



City of Key West  
Planning Department  
1300 White Street  
Key West, Florida 33040

December 22, 2022

Mr. Bart Smith  
Smith Hawks PL  
138 Simonton Street  
Key West, Florida 33040

**RE: MAJOR DEVELOPMENT PLAN- NEW AFFORDABLE  
WORKFORCE HOUSING DEVELOPMENT ON VACANT LOT. TOTAL  
OF 126 UNITS.  
FOR: 918 FORT STREET - COA # H2022-0046  
TRUMAN WATERFRONT PARK**

Dear Mr. Smith:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above-mentioned project on the public hearing held on Tuesday, December 20, 2022. The Commissioners made their motions based on the submitted documents. A request for constructing the trash areas with concrete blocks was recommended and agreed to.

You may now apply for the necessary permits and required approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner  
City of Key West  
1300 White Street  
Key West, Florida 33040

305.809.3973

[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)

Cc Patti McLauchlin City Manager

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>Harc 2022-0047</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:	918 Fort Street	
NAME ON DEED:	The Naval Properties Local Development Authority of the City of Key West	PHONE NUMBER <small>c/o Agent</small>
OWNER'S MAILING ADDRESS:	1300 White Street, Key West, FL 33040	EMAIL <small>c/o Agent</small>
APPLICANT NAME:	Smith Hawks, PL	PHONE NUMBER 305-296-7227
APPLICANT'S ADDRESS:	138 Simonton Street, Key West, FL 33040	EMAIL bart@smithhawks.com / aj@smithhawks.com
APPLICANT'S SIGNATURE:	<i>a.j. Davila</i> Anthony J. Davila, as Agent	DATE 10/24/2022

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE\_\_\_ ELEVATION OF A STRUCTURE\_\_\_  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO<sup>x</sup>\_\_\_ INVOLVES A HISTORIC STRUCTURE: YES\_\_\_ NO<sup>x</sup>\_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO<sup>x</sup>\_\_\_

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
Located in Truman Waterfront, former Navy property. Proposed to be an extension of Bahama Village neighborhood.
Please see site plans submitted.
MAIN BUILDING:
3 buildings exclusively for affordable workforce housing. Total of 126 units.
Maximum height proposed is 35 feet.
Proposed buildings are 52,869.5 square feet total.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
N/A

RECEIVED  
OCT 31 2022  
*[Signature]*

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
N/A	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
See landscape plans	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
	See provided materials rendering

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 12.20.22	<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: 
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
APPROVED INCORPORATE STAFF REPORT. MEETS MASS		
SCALE & REPORTED.		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE: 12.20.22	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.