



## **Historic Architectural Review Commission Staff Report for Item 4**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: March 25, 2025

Applicant: Serge Mashtakov P.E.

Application Number: H2025-0005

Address: 306 Truman Ave

### **Description of Work:**

Demolition of non-historic rear addition and stairs.

### **Site Facts:**

The building under review is a historic and contributing structure to the historic district built circa 1928 but the rear bump out addition is not historic. However, staff has found evidence showing that the main structure was built prior as it shows as early as the 1912 Sanborn Map. The house extends beyond the front 10-foot setback and the 5-foot side setbacks. The bathroom addition located on the west elevation sits over the property line. The site consists of a one-story historic structure with a sawtooth and a newer addition attached to the rear.

Currently the house sits on piers and is located within an X flood zone.



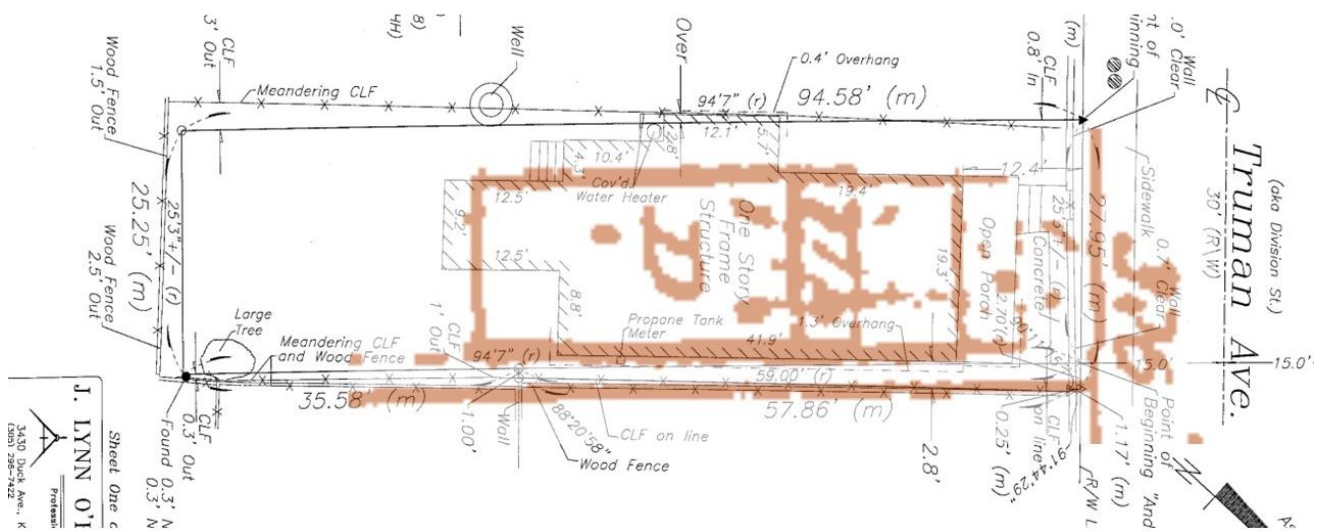
*Photo of house circa 1965. Monroe County Library.*



*Photo of house under review.*



1930s Aerial photo.



1962 Sanborn Map and survey.

### **Ordinance Cited on Review:**

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.



### **Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of a one-story non-historic addition in the rear portion of the property. The primary structure is recorded as early as the 1912 Sanborn Map and an aerial photo from the 1930s shows the primary structure along with the attached sawtooth. While it is uncertain when the rear bump out was built, it doesn't appear in the 1975 or 1981 aerial photo and when looking at the framing, it is evident that it is newer construction. The plans also include the removal of a non-historic concrete staircase in the front and a wooden staircase in the rear, as well as existing railings at the front porch.



*1975 Aerial Photo showing main structure and sawtooth.*

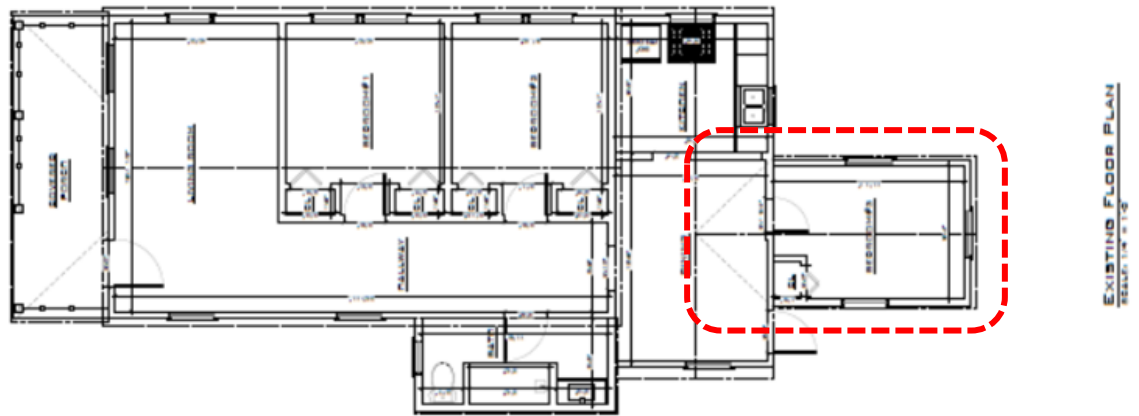


*1981 Aerial Photo showing main structure and sawtooth.*





*Foundation and underframe of rear addition.*



*Existing floor plan, dashed area to be demolished.*



*Existing Right Elevation, red dashed area to be demolished.*

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (b) of the LDR's. The criteria for demolition state the following:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

The existing rear addition and staircases are not historic and do not contribute to the character of the building.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The existing rear addition and staircases are not historic therefore they don't destroy the relationship with its surroundings.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

This will not be the case.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

Staff opines that the rear addition and staircases would not qualify as contributing in the near future.

In conclusion, it is staff's opinion that the request for demolition meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.



# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	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:

306 Truman Ave, Key West, FL 33040

NAME ON DEED:

DAREK LYZWINSKI

PHONE NUMBER 305-304-4412

OWNER'S MAILING ADDRESS:

306 Truman Ave, Key West, FL 33040

EMAIL lyzwinskil@aol.com

APPLICANT NAME:

Serge Mashtakov P.E.

PHONE NUMBER (305) 304-3512

APPLICANT'S ADDRESS:

3710 N Roosevelt Blvd, Key West, FL 33040

EMAIL Serge@artibusdesign.com

APPLICANT'S SIGNATURE:

*Serge Mashtakov*

DATE 01/31/2025

**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 \_\_\_\_ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO \_\_\_\_

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_\_ NO ☒

**DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.**

**GENERAL:** Remodeling and Rear Addition

**MAIN BUILDING:** Remodeling with relocation of entrance to the side elevation. Rear Addition.

New Doors and Windows. Wood Frame windows on Front and Aluminum frame windows and doors on sides and rear

**DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):**

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)

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b> HARC approved brick pavers	<b>FENCES:</b> Wood Picket Fences
<b>DECKS:</b> Wood frame rear composite decking rear deck	<b>PAINTING:</b> White paint or HARC approved pastel color
	Per approved submitted color
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
Short retaining wall in rear to elevate rear yard to pool	Residential in ground pool in the rear. Pool equipment
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**



## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	306 Truman Ave, Key West, FL 33040
<b>PROPERTY OWNER'S NAME:</b>	Darek Lyzwinski
<b>APPLICANT NAME:</b>	Serge Mashtakov, P.E. Artibus Design LLC

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

<b>PROPERTY OWNER'S SIGNATURE</b>		<b>DAREK LYZWINSKI</b> <b>JAN. 31. 2025</b>	<b>DATE AND PRINT NAME</b>
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the non-historic rear addition

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</b>
<b>(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:</b>
<div style="margin-left: 20px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</div>
N/A
<b>(2) Or explain how the building or structure meets the criteria below:</b>
<div style="margin-left: 20px;">(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.</div>
N/A



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The rear addition is not an important in defining the overall historic character of a district.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
No historic relationship between other buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Not defining to the historic character of a site or the surrounding district.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Does not qualify as contributing structure.

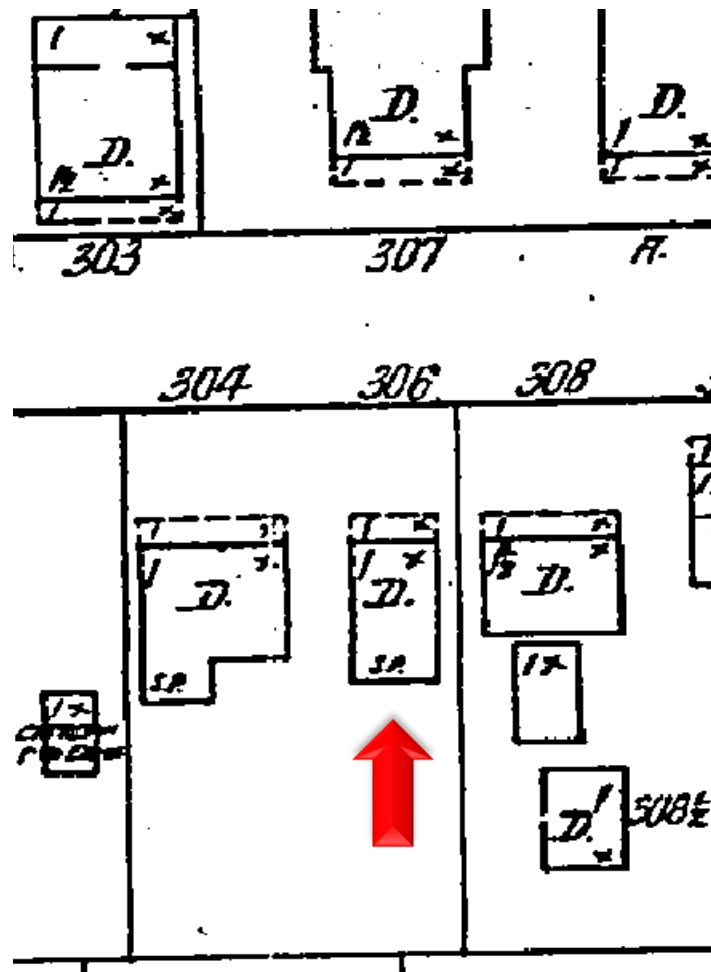


Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

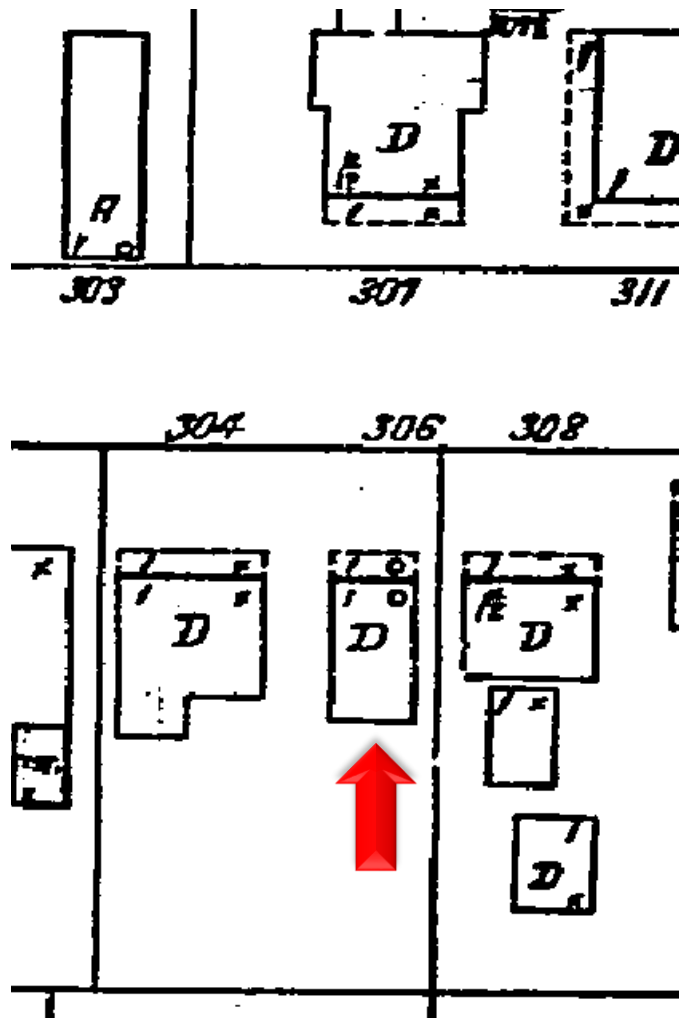
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not associated with events of local, state nor national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
No significant character, interest, or value is affected by the proposed demolition.
(d) Is not the site of a historic event with significant effect upon society.
Property is not the site of a historic event.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Does not portray the environment in an era of history.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
N/A
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
N/A



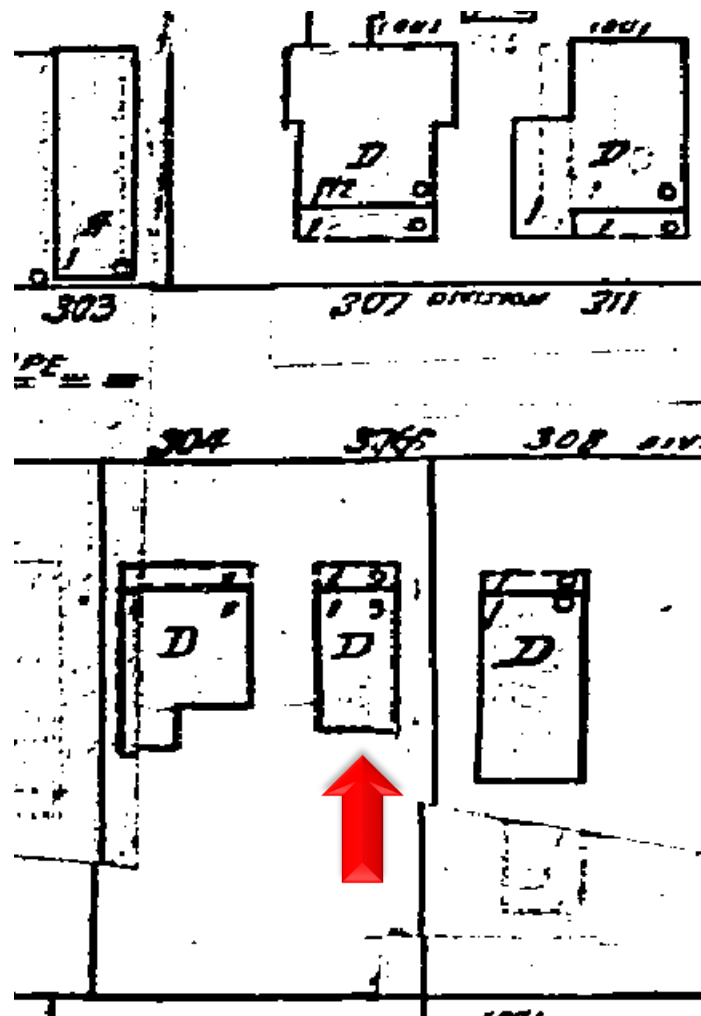
# SANBORN MAPS



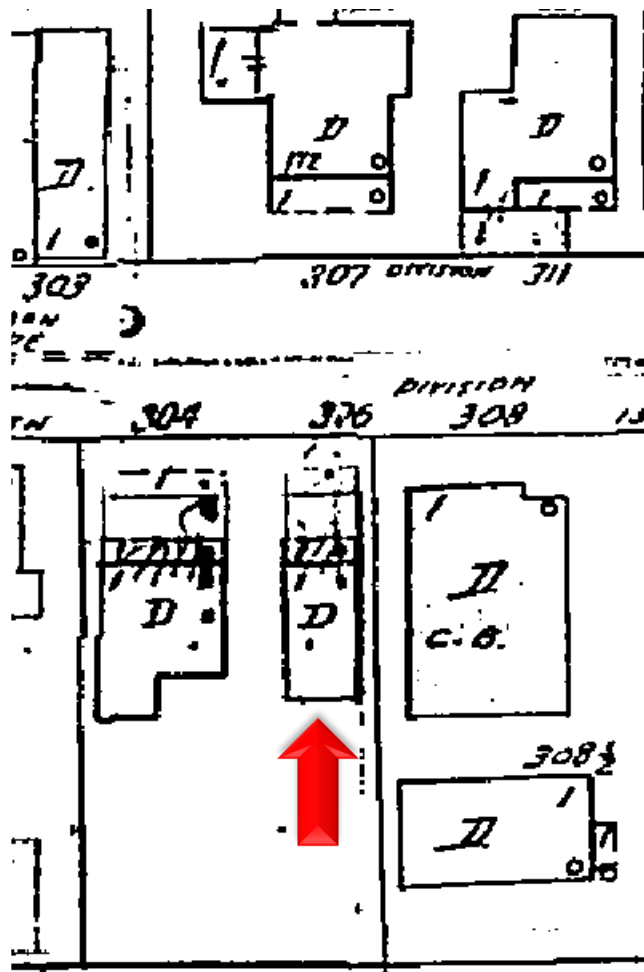
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



# PROJECT PHOTOS

306 TRUMAN AVE  
(HISTORICAL PHOTO)



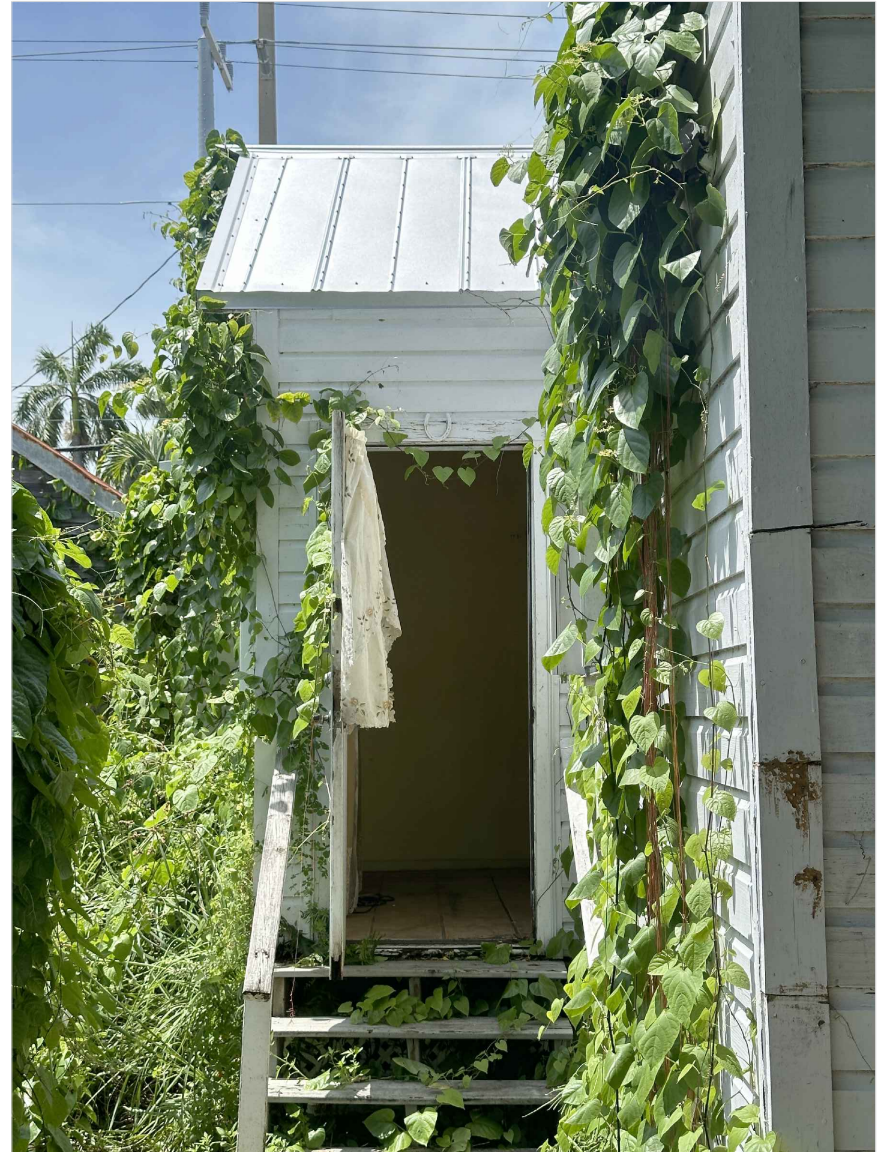


306 TRUMAN AVE  
(FRONT SIDE VIEW)





306 TRUMAN AVE  
(REAR SIDE VIEW)





306 TRUMAN AVE  
(RIGHT SIDE VIEW)





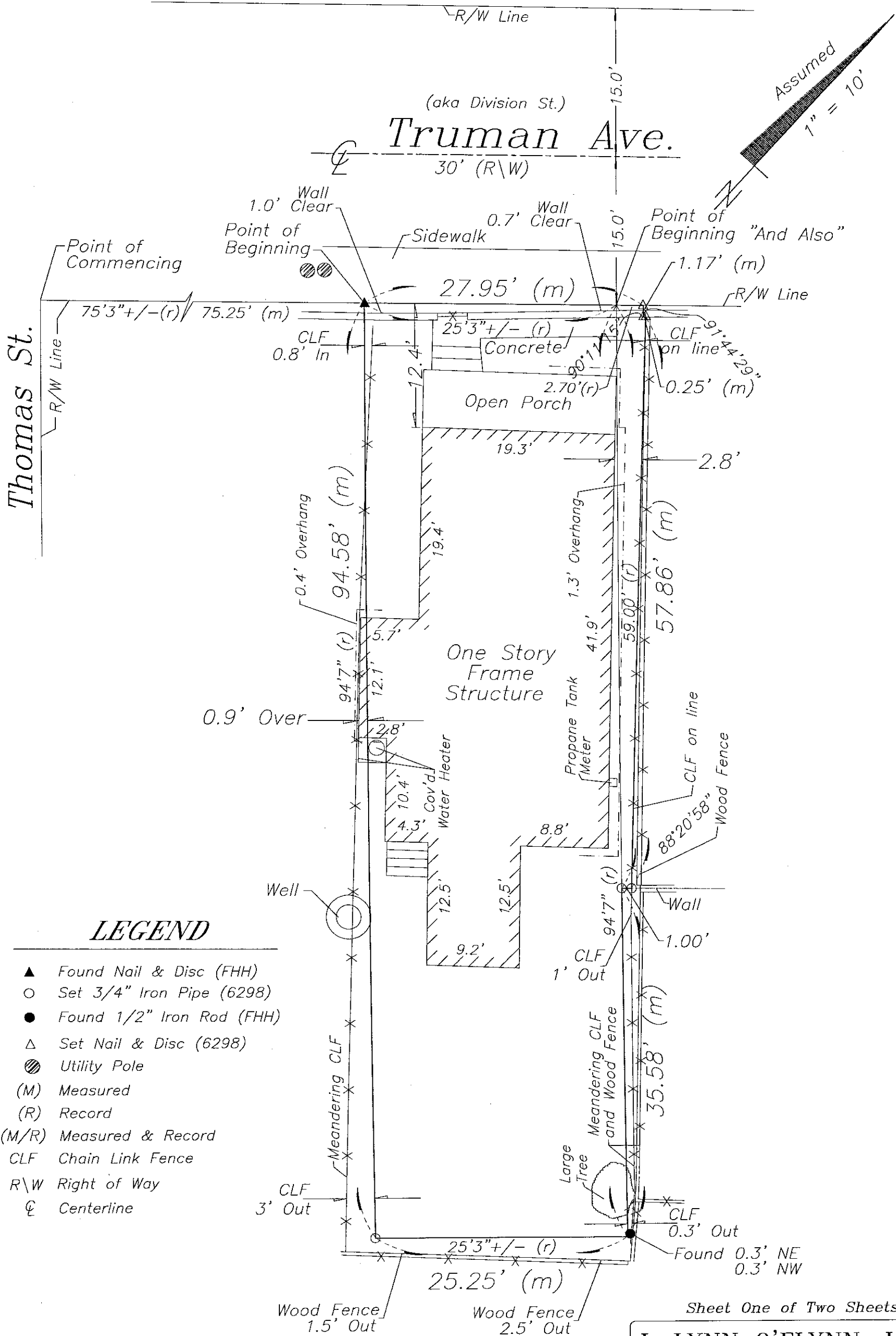
306 TRUMAN AVE  
(LEFT SIDE VIEW)





# SURVEY

# Boundary Survey Map of part of Lots 6 & 7, Square 1, Tract 10, Island of Key West



## LEGEND

- ▲ Found Nail & Disc (FHH)
- Set 3/4" Iron Pipe (6298)
- Found 1/2" Iron Rod (FHH)
- △ Set Nail & Disc (6298)
- ⊗ Utility Pole
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R/W Right of Way
- ℄ Centerline

**NOTE:**  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Boundary Survey Report of part of Lots 6 & 7, Square 1, Tract 10, Island of Key West

## NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 306 Truman Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: July 16, 2024 and January 9, 2025
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Tract Ten (10) but now better known and described as part of Lot Seven (7) of Square One (1) of Tract Ten (10).

COMMENCING at a point on Division Street distant Northeasterly from the corner of Thomas and Division Streets Seventy five (75) feet and Three (3) inches, more or less, and running thence along Division Street Northeasterly Twenty five (25) feet and Three (3) inches, more or less; thence at right angles Southeasterly Ninety-four (94) feet and Seven (7) inches; thence at right angles Southwesterly Twenty-five (25) feet and Three (3) inches, more or less; thence at right angles Northwesterly Ninety-four (94) feet and Seven (7) inches back to Division Street the Place of Beginning.

AND ALSO;

A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Tract Ten (10) but now better known and described as part of Lot Six (6) of Square One (1) of Tract Ten (10), said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northeasterly right of way line of Thomas Street with the Southeasterly right of way line of Truman Avenue (Division Street) and run thence Northeasterly along the Southeasterly right of way line of the said Truman Avenue for a distance of 100.50 feet to the Point of Beginning; thence Southeasterly and at right angles for a distance of 59.00 feet; thence Northeasterly and at right angles for a distance of 1.00 foot to an existing chain link fence; thence Northwesterly with a deflection angle of 88°20'58" to the left and along the said chain link fence for a distance of 57.86 feet to the Southeasterly face of an existing 6' high concrete block wall; thence Southwesterly with a deflection angle of 91°44'29" to the left and along the said Southeasterly face of wall for a distance of 0.25 feet to the wall corner; thence Northwesterly with a deflection angle of 90°11'15" to the right and along the Southwesterly face of said wall and extension thereof for a distance of 1.17 feet to the Southeasterly right of way line of the said Truman Avenue; thence Southwesterly and along the said Truman Avenue for a distance of 2.70 feet back to the Point of Beginning, containing 117 square feet, more or less.

BOUNDARY SURVEY FOR: Darek Lyzwinski;  
Jennifer Sanchez Law, P.A.;  
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

July 23, 2024  
January 6, 2025 added "And Also"

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



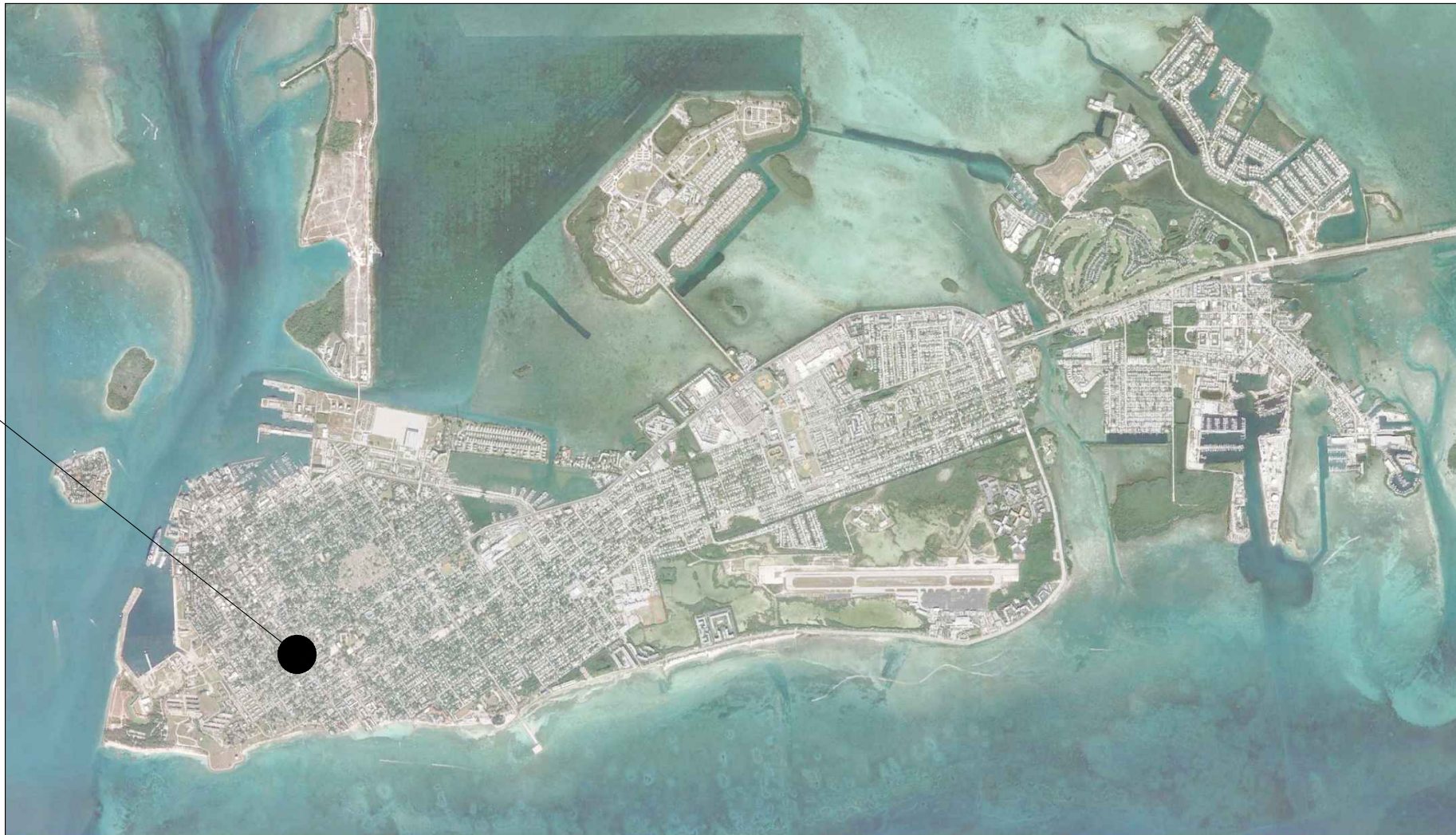
Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN

# HARC APPLICATION PLANS FOR 603 TRUMAN AVE

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
603 TRUMAN AVE,  
KEY WEST, FL 33040

CLIENT:  
DAREK LYZWINSKI LLC

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
SEALED BY SERGE MABITAGDOY, P.E. ON THE  
DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED AND  
THE SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

SERGE MABITAGDOY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
**DAREK LYZWINSKI**

PROJECT:  
**306 TRUMAN AVE**

SITE:  
**306 TRUMAN AVE  
KEY WEST, FL 33040**

TITLE:  
**COVER**

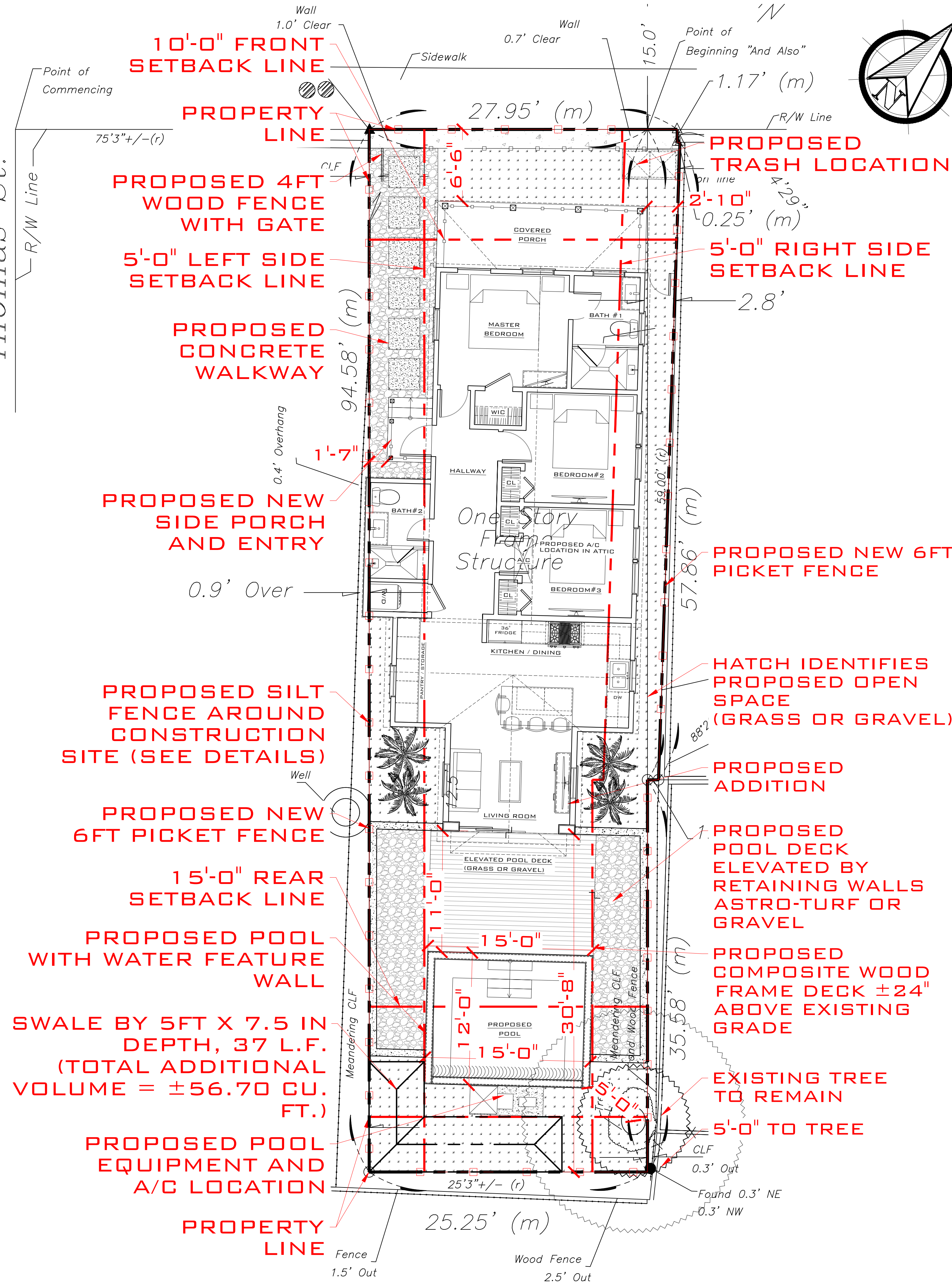
DATE OF TITLE	DATE	DRAWN	CHECKED
AS SHOWN	01/15/25	DA	SAM
PROJECT NO.	DRAWING NO.	REVISION	
2407-09	6-100		1







Thomas St.



## PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

### SITE DATA:

TOTAL SITE AREA: ±2,505.45 SQ.FT

LAND USE: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
FLOOD ZONE: X

### SETBACKS

FRONT:  
REQUIRED 10'-0"  
EXISTING 6'-6"  
PROPOSED NO CHANGES

RIGHT SIDE:  
REQUIRED 5'-0"  
EXISTING 2'-10"  
PROPOSED NO CHANGES

LEFT SIDE:  
REQUIRED 5'-0"  
EXISTING 0'-9"  
PROPOSED NO CHANGES

REAR:  
REQUIRED 15'-0"  
EXISTING 27'-9"  
PROPOSED 30'-8"

### MAXIMUM IMPERVIOUS SURFACE RATIO:

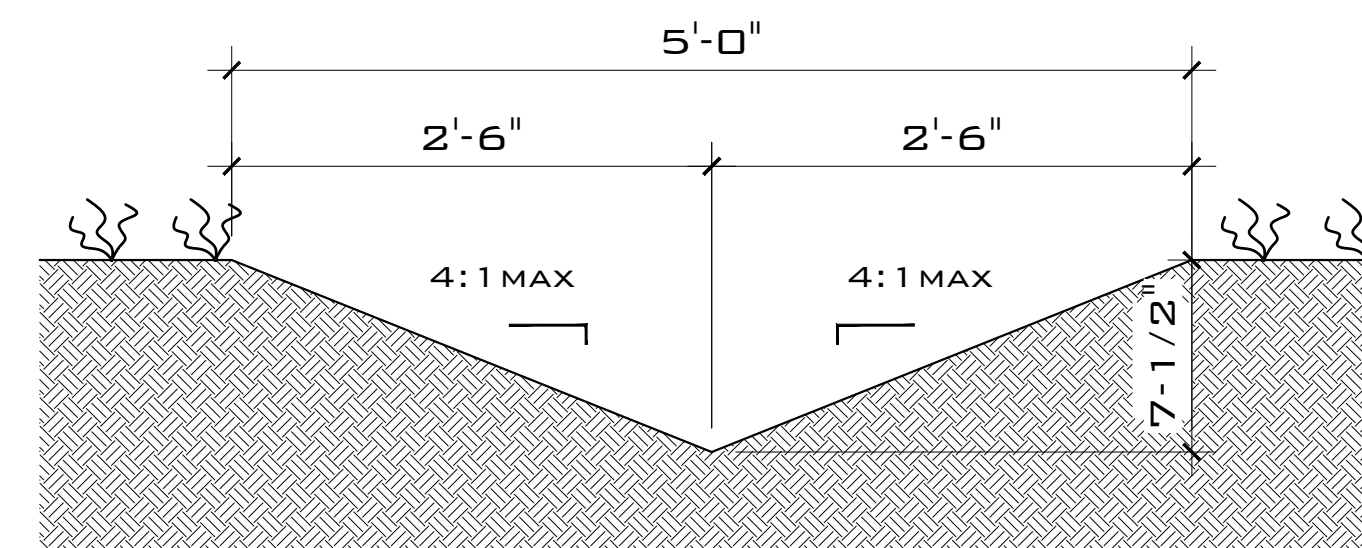
REQUIRED: 60% (±1,503.2 SQ.FT.)  
EXISTING 47.9% (±1,201.8 SQ.FT.)  
PROPOSED 58.8% (±1,474.4 SQ.FT.)

### MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (±1,002.1 SQ.FT.)  
EXISTING 44.4% (±1,122.2 SQ.FT.)  
PROPOSED 44.3% (±1,121.1 SQ.FT.) (IMPROVEMENT)

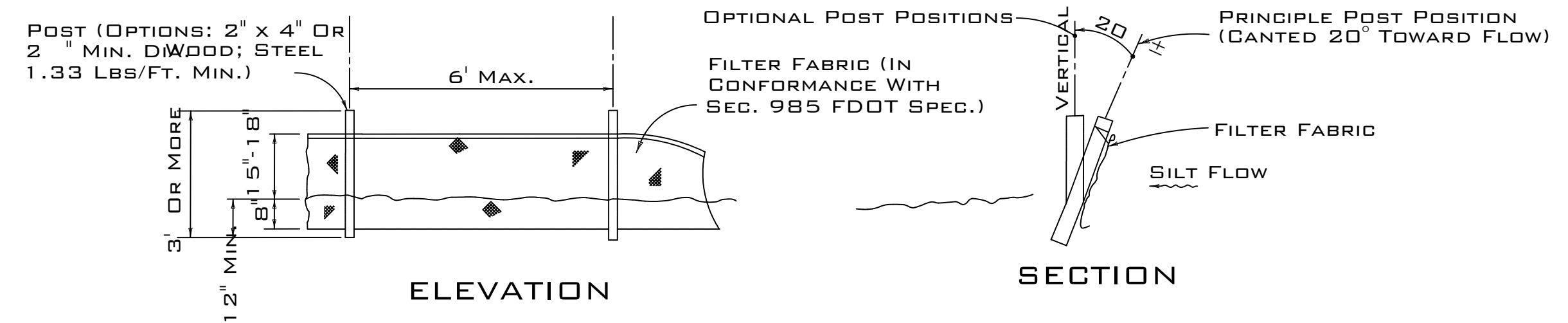
### OPEN SPACE MINIMUM:

REQUIRED 35% (±876.9 SQ.FT.)  
EXISTING 51.6% (±1,294.7 SQ.FT.)  
PROPOSED 35.1% (±879.6 SQ.FT.)

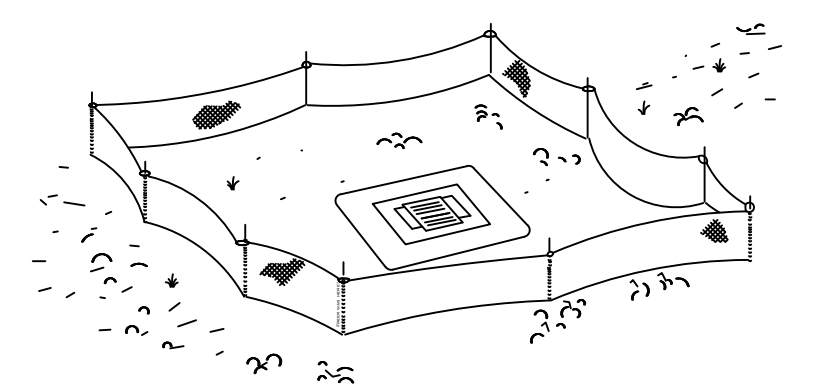


### TYPICAL 5FT SWALE DETAIL

SCALE: NTS



### TYPE III SILT FENCE



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

### SILT FENCE APPLICATIONS



## MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	ft <sup>2</sup>	Sidewalks	D	ft <sup>2</sup>
Decks / Patios	B	ft <sup>2</sup>	Pool/Deck	E	ft <sup>2</sup>
Driveways	C	ft <sup>2</sup>	Other	F	ft <sup>2</sup>

Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F) 1,201.80 1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	ft <sup>2</sup>	Sidewalks	D	ft <sup>2</sup>
Decks / Patios	B	ft <sup>2</sup>	Pool/Deck	E	ft <sup>2</sup>
Driveways	C	ft <sup>2</sup>	Other	F	ft <sup>2</sup>

Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F) 272.60 1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) 1,474.40 1

2. Determine Percentage of Impervious Coverage on site:

1,474.40 1 ft<sup>2</sup> / 2,505.40 2 ft<sup>2</sup> = 58.85% 2 % of Impervious Coverage

3. Determine "Disturbed Area" [(114-3)(9)(2) 4]

2,505.40 3 ft<sup>2</sup> - 2,505.40 3 ft<sup>2</sup> = 2,505.40 3 Disturbed Area

4. Determine Required Swale Volume - Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

2,505.40 3 ft<sup>2</sup> X 0.083 = 4a 3 ft<sup>3</sup> Swale Volume

b. For a NEW home with 40% or greater Impervious Coverage, use:

2,505.40 3 ft<sup>2</sup> X 0.208 X 58.85% 2 % = 4b 3 ft<sup>3</sup> Swale Volume

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

272.60 1b ft<sup>2</sup> X 0.083 = 4c1 3 ft<sup>3</sup> Added Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:

272.60 1b ft<sup>2</sup> X 0.208 = 4c2 3 ft<sup>3</sup> Added Swale Volume

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

( 5.00 1 ft X 0.63 2 ft ) / 2 = 1.56 2 ft<sup>2</sup> Cross Sectional Area\*\*

Width Depth

56.70 1 ft<sup>3</sup> / 1.56 2 ft<sup>2</sup> = 36.29 2 ft Swale Length

Swale Volume

Either 4 - a, b, c1 or c2 Cross Sectional Area

(\*\*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3. Updated 9/5/2012

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GERRIE MABINTAKY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71488

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(305) 304-3312  
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CA # 30835

DRAWN BY

DAREK LYZWINSKI

PROJECT

306 TRUMAN AVE

SITE

306 TRUMAN AVE

KEY WEST, FL 33040

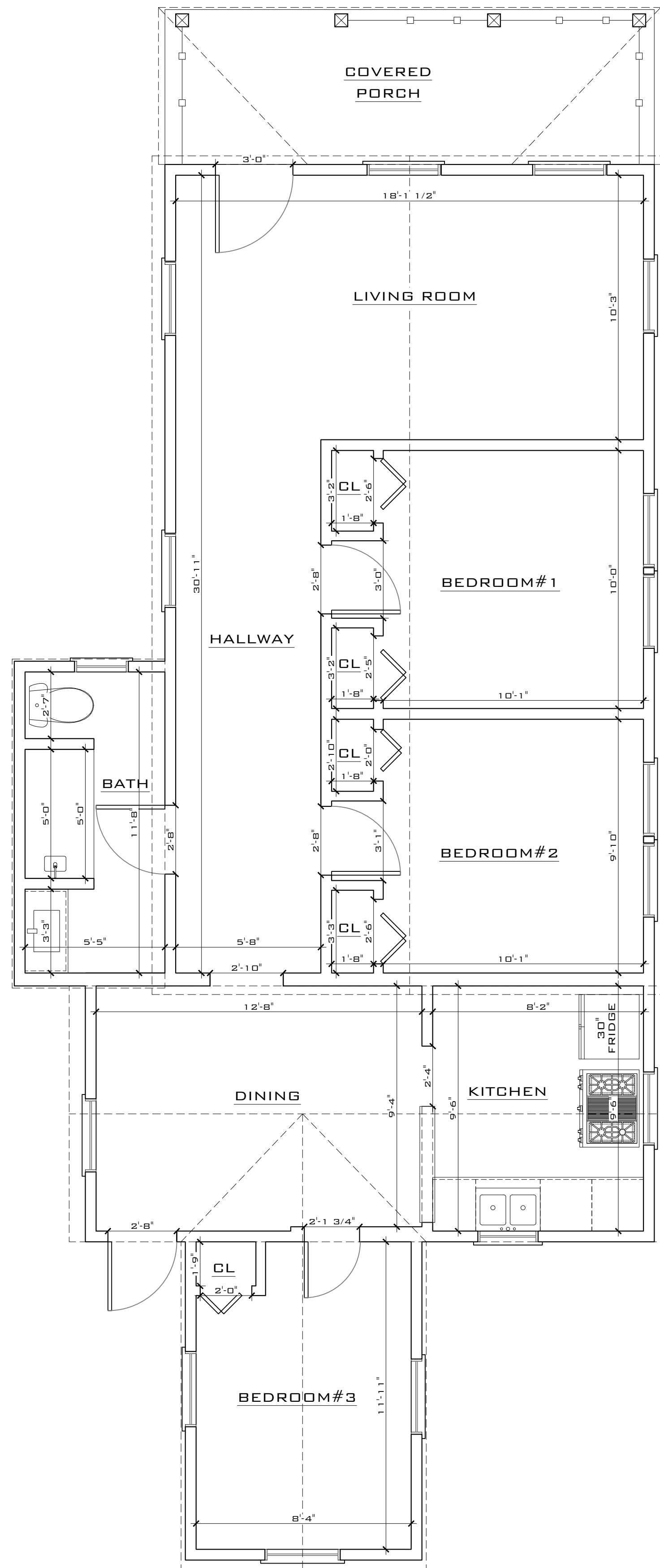
TITLE

PROPOSED SITE PLAN

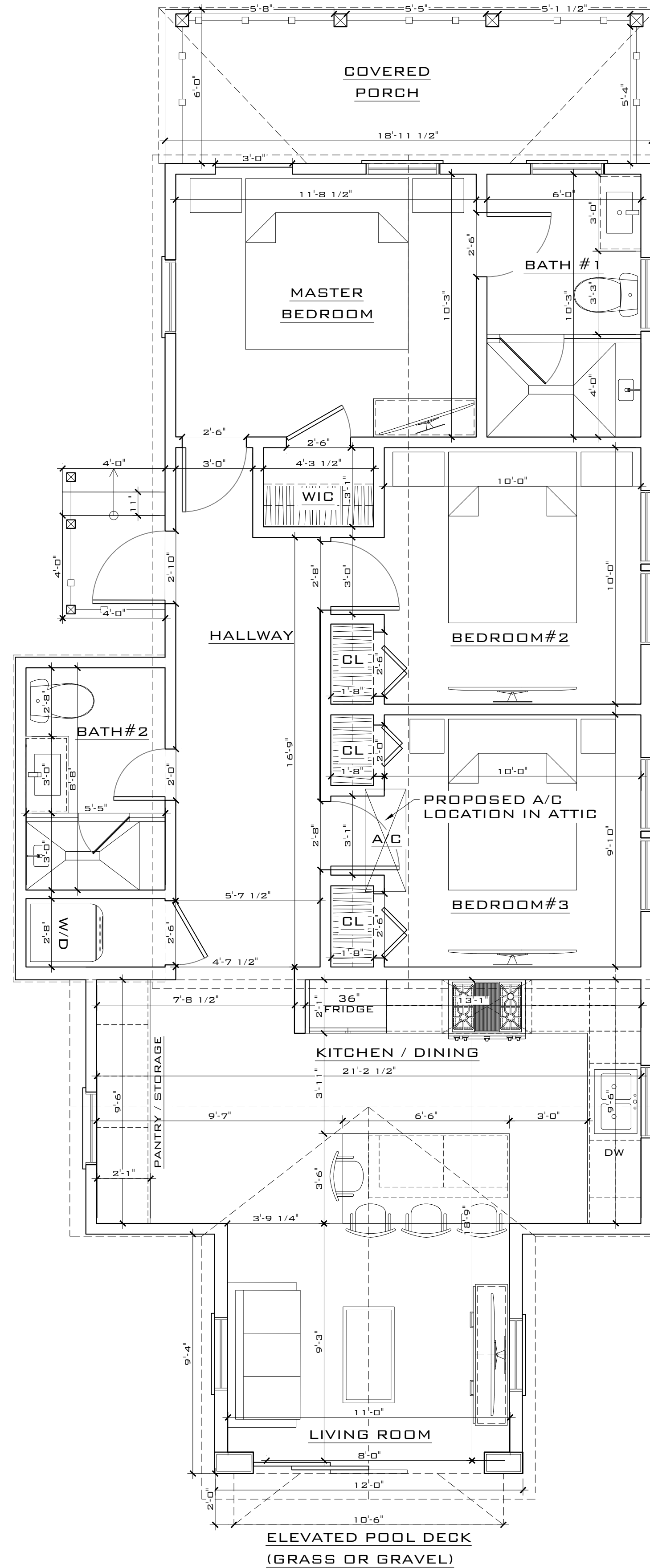
DATE OF ISSUE DATE: 01/15/25 DRAWN BY: DAREK LYZWINSKI CHECKED BY: GERRIE MABINTAKY

PROJECT NO.: 2407-09 SHEET NO.: C-102 OF 1





**EXISTING FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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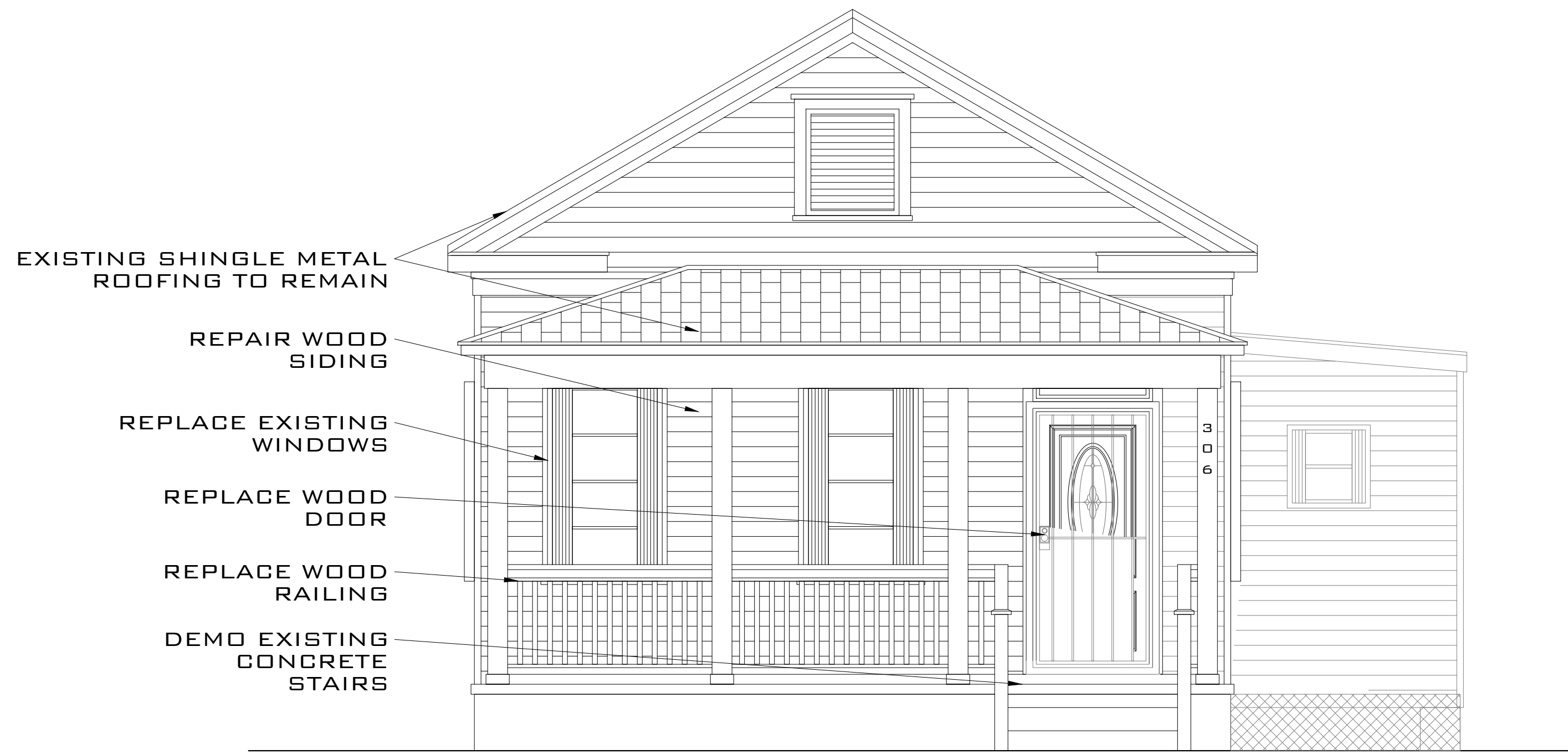
CLIENT:  
DAREK LYZWINSKI

PROJECT:  
306 TRUMAN AVE

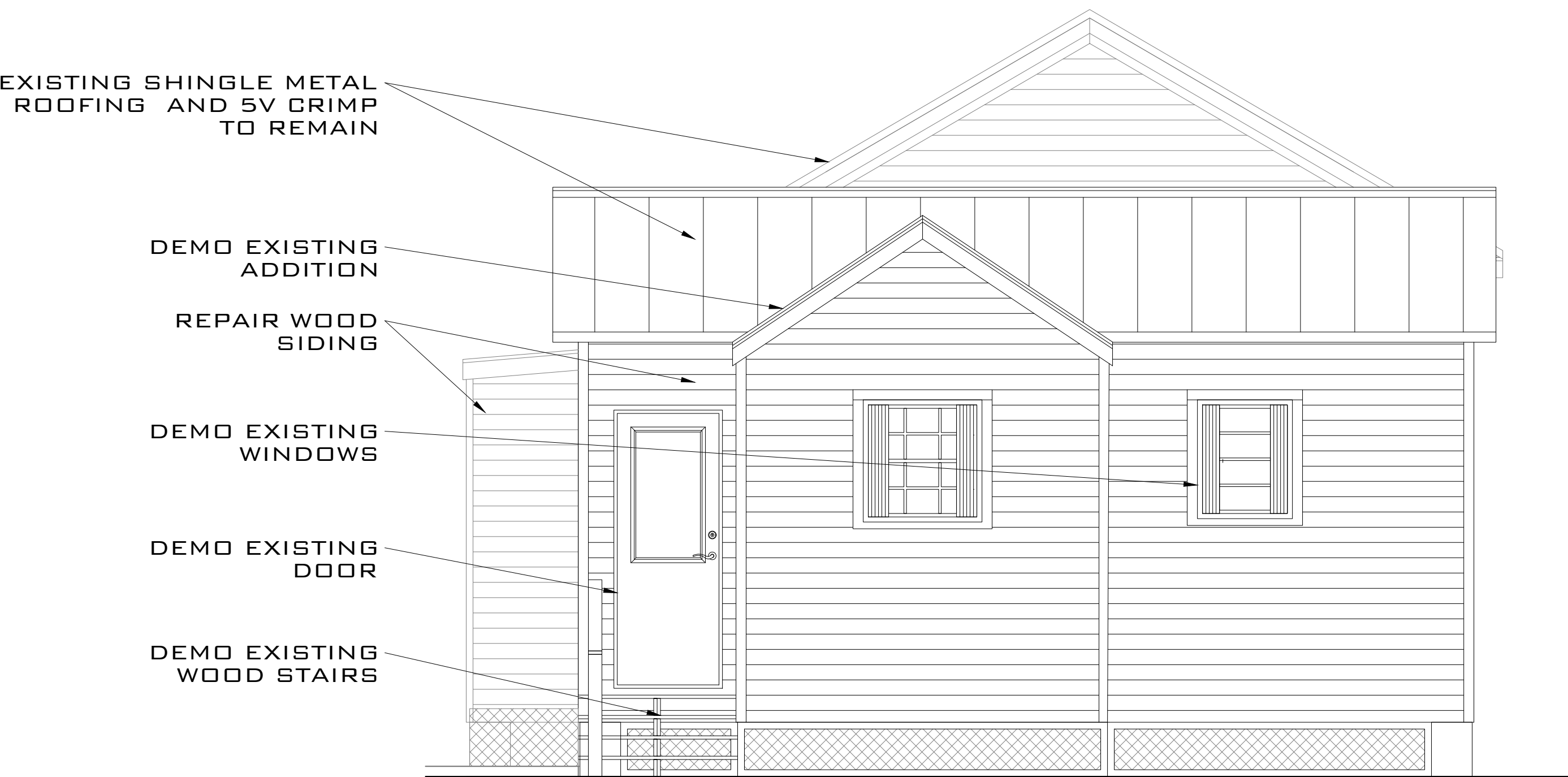
DATE: 306 TRUMAN AVE  
KEY WEST, FL 33040

TITLE:  
PROPOSED FLOOR PLAN

DATE	BY	DATE	BY	DATE	BY
2407-09	AS SHOWN	01/15/25	CA	01/15/25	SAF
	REVISION		REVISION		REVISION
	A-101				1



**EXISTING FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**EXISTING REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



EXISTING LEFT ELEVATION  
SCALE: 3/8" = 1'-0"



PROPOSED LEFT ELEVATION  
SCALE: 3/8" = 1'-0"



EXISTING SHINGLE  
METAL ROOFING TO  
REMAIN

REPLACE WOOD  
SIDING

REPLACE EXISTING  
WINDOWS

REPLACE WOOD  
RAILING

REPAIR EXISTING  
CONCRETE  
STAIRS

EXISTING SHINGLE  
METAL ROOFING  
AND 5V CRIMP TO  
REMAIN

DEMO EXISTING  
ADDITION

REPLACE WOOD  
SIDING

RELOCATE AND  
REPLACE EXISTING  
WINDOWS

## EXISTING RIGHT ELEVATION

SCALE: 3/8" = 1'-0"

EXISTING SHINGLE METAL  
ROOFING TO REMAIN

PROPOSED  
ALUMINUM FRAME  
WINDOWS

PROPOSED REPAIRED  
WOOD SIDING

PROPOSED  
ALUMINUM  
FRAME DOOR

PROPOSED  
NEW SIDE PORCH AND  
ENTRY

PROPOSED  
NEW WOOD RAILING

PROPOSED  
CRICKET

PROPOSED  
ADDITION

PROPOSED  
NEW 5VCRIMP  
METAL ROOFING

PROPOSED  
24" OVERHANG  
OVER REAR DOOR

PROPOSED  
WOOD SIDING

PROPOSED  
ALUMINUM FRAME  
WINDOWS

PROPOSED ELEVATED  
BY RETAINING WALLS  
SOIL

PROPOSED  
POOL DECK

## PROPOSED RIGHT ELEVATION (B)

SCALE: 3/8" = 1'-0"

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STATE OF FLORIDA  
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CA # 30835

CLIENT:  
DAREK LYZWINSKI

PROJECT:  
306 TRUMAN AVE

DATE: 306 TRUMAN AVE  
KEY WEST, FL 33040

TITLE:	PROPOSED FLOOR PLAN				
DATE OF ISSUE:	DATE:	DRAWN:	CHECKED:		
AS SHOWN:	01/15/25	DA	SAM		
PROJECT NO:	2407-09	DRAWING NO:	A-104	REVISION:	1

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 25, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO ONE-STORY HISTORIC STRUCTURE. NEW ADDITION TO REAR OF STRUCTURE, RELOCATION OF MAIN ENTRANCE TO SIDE ELEVATION, NEW POOL & POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC REAR ADDITION AND STAIRS.**

**#306 TRUMAN AVE.**

**Applicant – Serge Mashtakov    Application #H2025-0005**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared OLEH AMBROZIAK, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 520 GRINNELL ST, KEY WEST, FL 33040 on the 25 day of MARCH, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00 P.M., MARCH 25, 2025, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 42025-0006.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Date: 03/20/25

Address: 3710 N. ROOSEVELT BLVD

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of MARCH, 2025.

By (Print name of Affiant) OLEH AMBROZIAK who is personally known to me or has produced ID as identification and who did take an oath.

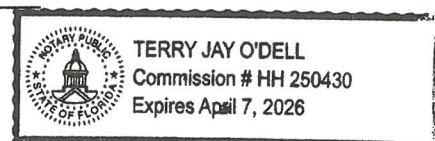
NOTARY PUBLIC

Sign Name: Terry O'Dell

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

My Commission Expires: April 7, 2026





306

NO  
TRESPASSING

JW  
RESIDENTS

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., March 25, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for

**RENOVATIONS TO ONE-STORY HISTORIC STRUCTURE, NEW ADDITION TO REAR OF STRUCTURE, RELOCATION OF MAIN ENTRANCE TO SIDE ELEVATION, NEW POOL & POOL DECK, AND SITE IMPROVEMENTS, DEMOLITION OF NON-HISTORIC REAR ADDITION AND STAIRS.**

**#306 TRUMAN AVE.**

Applicant - Serge Mashakov Application #H2025-0005

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-895-3975 or visit our website at [www.cityofkeywest.com](http://www.cityofkeywest.com).

**THE PUBLIC MEETING WILL BE HELD AT THE CITY ENGINEERING DEPARTMENT.**  
ON REQUEST, a list of the names of the owners of the properties at the meeting will be provided. The City will not be responsible for the accuracy of the information provided. The City will not be responsible for the accuracy of the information provided. The City will not be responsible for the accuracy of the information provided.





NO  
TRESPASSING

Public  
Meeting  
Notice

306



# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00025590-000000  
**Account#** 1026361  
**Property ID** 1026361  
**Millage Group** 11KW  
**Location** 306 TRUMAN Ave, KEY WEST  
**Address**  
**Legal** KW PB1-25-40 PT LOTS 6 & 7 SQR 1 TR 10 E2-286 OR605-714 OR838-1718  
**Description** OR840-201 OR987-2269 OR993-1552 OR1087-2388 OR1498-154  
OR1828-361 OR3235-390 OR3305-2210 OR3305-2253 OR3305-2265  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6021  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision** Tracts 10 and 15  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

LYZWINSKI DAREK  
 306 Truman Ave  
 Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$154,878	\$150,477	\$154,148	\$109,491
+ Market Misc Value	\$1,189	\$1,189	\$1,189	\$1,189
+ Market Land Value	\$711,909	\$731,085	\$354,756	\$287,640
= Just Market Value	\$867,976	\$882,751	\$510,093	\$398,320
= Total Assessed Value	\$867,976	\$99,220	\$96,331	\$93,526
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$867,976	\$74,220	\$71,331	\$68,526

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$711,909	\$154,878	\$1,189	\$867,976	\$867,976	\$0	\$867,976	\$0
2023	\$731,085	\$150,477	\$1,189	\$882,751	\$99,220	\$25,000	\$74,220	\$500,000
2022	\$354,756	\$154,148	\$1,189	\$510,093	\$96,331	\$25,000	\$71,331	\$413,762
2021	\$287,640	\$109,491	\$1,189	\$398,320	\$93,526	\$25,000	\$68,526	\$304,794
2020	\$278,052	\$98,541	\$1,189	\$377,782	\$92,235	\$25,000	\$67,235	\$285,547
2019	\$296,269	\$100,106	\$1,189	\$397,564	\$90,162	\$25,000	\$65,162	\$307,402
2018	\$296,269	\$100,106	\$1,189	\$397,564	\$88,481	\$25,000	\$63,481	\$309,083

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,505.00	Square Foot	0	0

## Buildings

Building ID	1990	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1928	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2007	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	1121	Roof Type	GABLE/HIP	
Finished Sq Ft	1007	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	AVERAGE	Heating Type		
Perimeter	160	Bedrooms	2	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	24	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,007	1,007	0
OPF	OP PRCH FIN LL	114	0	0
TOTAL		1,121	1,007	0

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1960	1961	3 x 22	1	66 SF	4
CH LINK FENCE	1964	1965	0 x 0	1	752 SF	1
WALL AIR COND	1985	1986	0 x 0	1	1 UT	1

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/30/2024	\$100	Quit Claim Deed	2485036	3305	2265	11 - Unqualified	Improved		
12/30/2024	\$750,000	Warranty Deed	2485035	3305	2253	19 - Unqualified	Improved		
12/30/2024	\$100	Quit Claim Deed	2485025	3305	2210	11 - Unqualified	Improved		
7/26/2023	\$0	Order (to be used for Order Det. Heirs, Probate in	2426760	3236	851	19 - Unqualified	Improved		
1/1/1981	\$8,000	Warranty Deed		833	1718	U - Unqualified	Improved		

## Permits

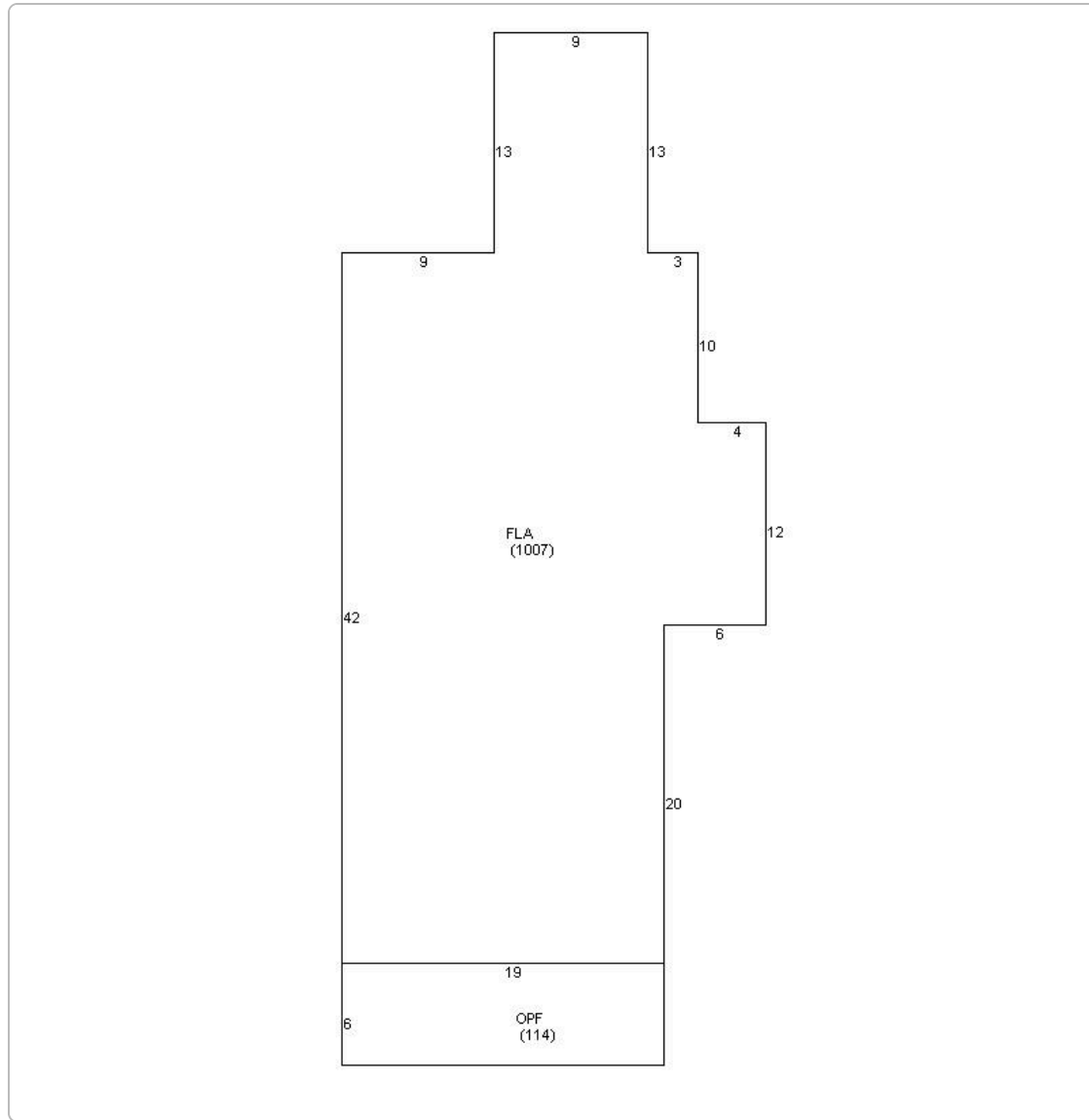
Number	Date Issued	Status	Amount	Permit Type	Notes
21-2252	09/03/2021	Completed	\$15,015	Residential	Remove and Replace Roof x 2 Main roof is Conch (victorian) shingles and middle roof is 5Vcrimp. N.O.C.

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





### Photos



2024 TRIM Notice (PDF)

Contact Us

