



## Historic Architectural Review Commission Staff Report for Item 2

**To:** Acting Chairman Greg Oropeza and Historic Architectural Review Commission Members

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** February 28, 2023

**Applicant:** Serge Mashtakov, Engineer

**Application Number:** H2023-001

**Address:** 610 Duval Street

### **Description of Work:**

New two-story single-family residence. New pool and site improvements.

### **Site Facts:**

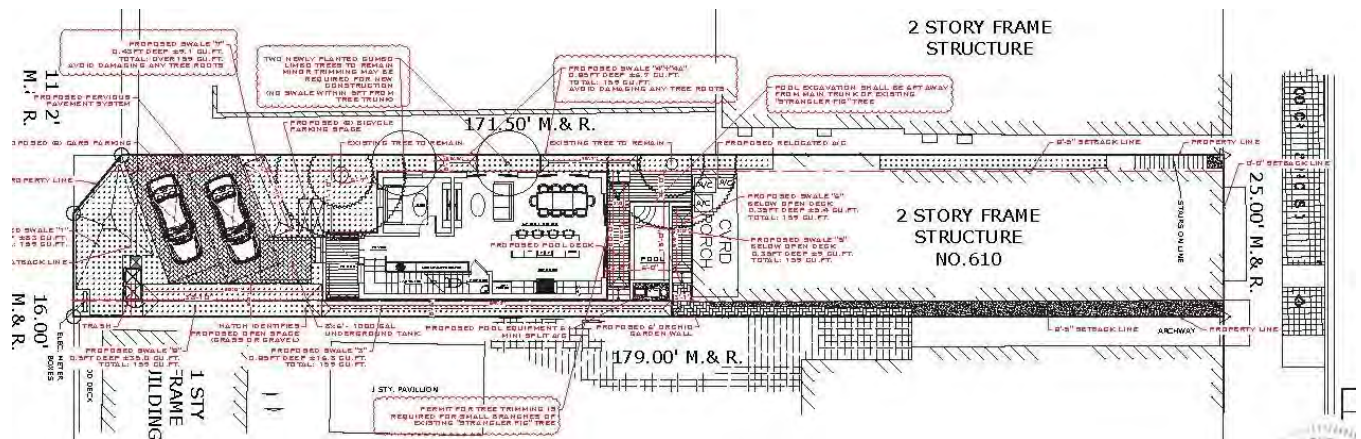
The site under review consists of one two-story multiuse building listed as a contributing resource. The site measures approximately 179' deep by 25' wide. The site fronts Duval Street and in the rear, it faces a parking lot and single-family homes on which the majority are single story. Towards the northwest side the property has access to Lang Milian Alley. Two mature trees will be kept and protected as part of the development. Sanborn maps from 1948 and 1962 **depict a one-story dwelling unit**. The lot is located on the "x" flood zone. In 2021 the project received 2 BPAS units, one affordable and one market rate. The Planning Board approved under Resolution 2022-058 variances to building coverage, parking, and open space.

### **Guidelines Cited on Review:**

- New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, **11**, 12, **13**, **14**, 15, **17**, 18, 22, 23, 24, and 25.
- Decks, patios, hot tubs, spas, and related equipment (page 39a), first paragraph.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 1 and 2.

## Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a two-story frame structure to be built behind a historic two-story mixed-use building. The plans also include a small pool and deck between the two buildings. Two parking spaces and bicycle parking for two are proposed towards the northwest side of the lot and in front of the building.



*Proposed site plan.*

The new structure will be setback approximately 38'-10" from the rear property line. The structure will be approximately 29'-8" high from ridge to grade and 19'-8" wide. The building will be rectangular in footprint and will have a two-story porch facing west. The porch will extend out from the building approximately eight feet. The house will have a front gable roof, finished with metal v-crimp panels. The structure's exterior cmu walls will be finished with stucco with vertical banding, doors, windows and shutters will be aluminum as well as the proposed porch railings. Columns and decking material of the front porch will be wood. On the rear façade aluminum Bahama shutters are proposed on the second floor and sliders will be installed on the first floor.



*Proposed front elevation.*



*Context view with new proposed house*

### **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed design does not conform with some cited guidelines. Although the two-story single family house will be setback from the rear property line, the majority of single family structures, of which are of same land use, are one-story. The closest house, 5 Aronovitz Lane is a one-story with a second-floor addition at the rear. Two-story structures in the immediate area either are commercial, mixed used or multi-family structures, which are not same

land use buildings as states in the guidelines for new construction. In addition, staff finds the proportions of the proposed structure foreign to existing structures in the area, the width vs. height ratio makes this building too skinny for the site and the urban context.

# 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 # <b>23-0001</b>	REVISION #	INITIAL & DATE <b>TK</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

610 Duval St, Key West, FL 33040

NAME ON DEED:

Frank D. Strafaci

PHONE NUMBER 305-859-2203

OWNER'S MAILING ADDRESS:

10267 SW 22 Place, Davie, FL 33324

EMAIL Frank@fstrafaci.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 01/05/2023

**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: New 2 story single family residence, Concrete Walls

MAIN BUILDING: New detached 2 story single family residence

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)

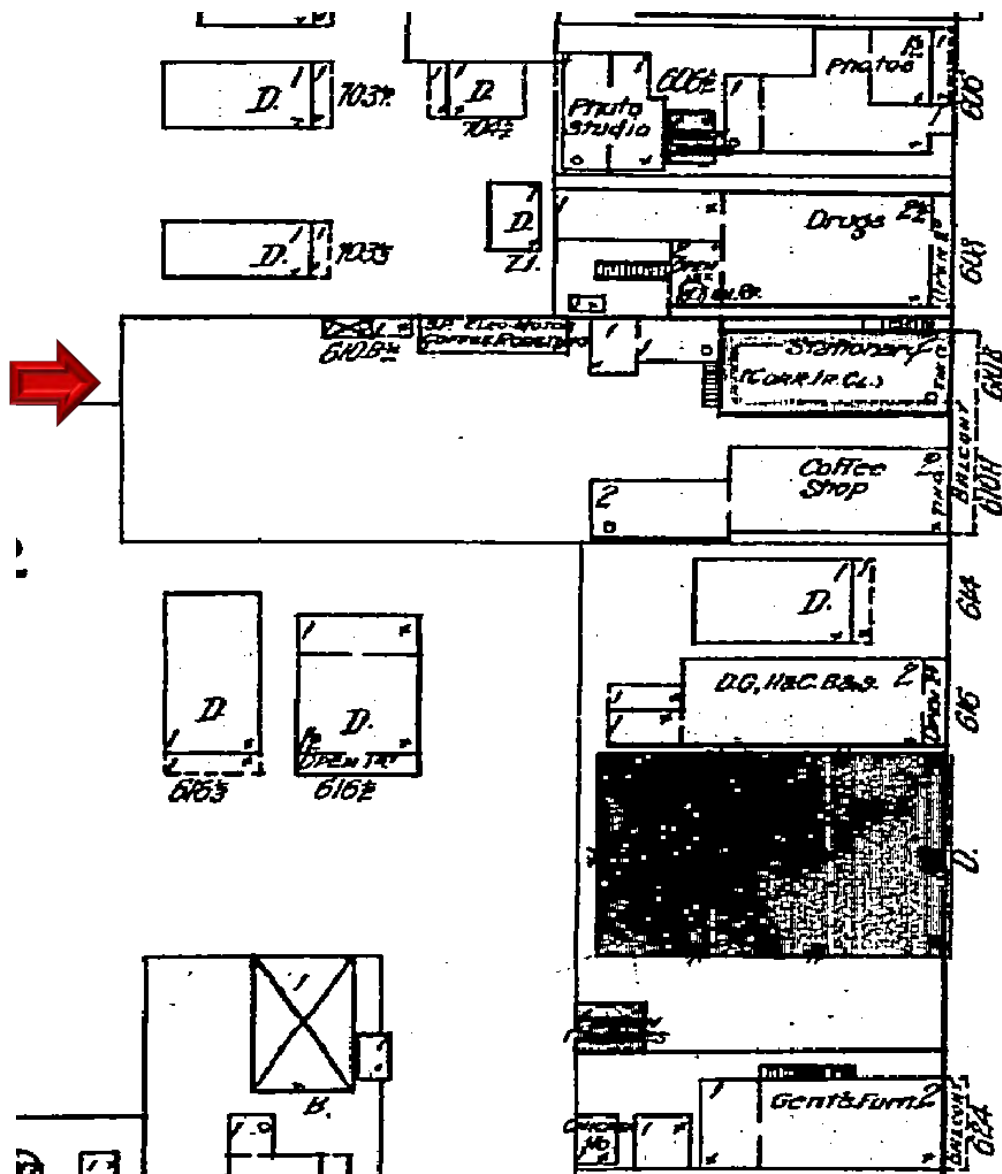
ACCESSORY STRUCTURE(S): N/A	
PAVERS: HARC approved concrete pavement	FENCES: Wood Picket Fences
DECKS: Wood frame rear composite decking rear porch.	PAINTING: White paint or HARC approved pastel color
	Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No major grading is proposed.	Residential in ground pool in the rear. Pool equipment
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
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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.

# SANBORN MAPS

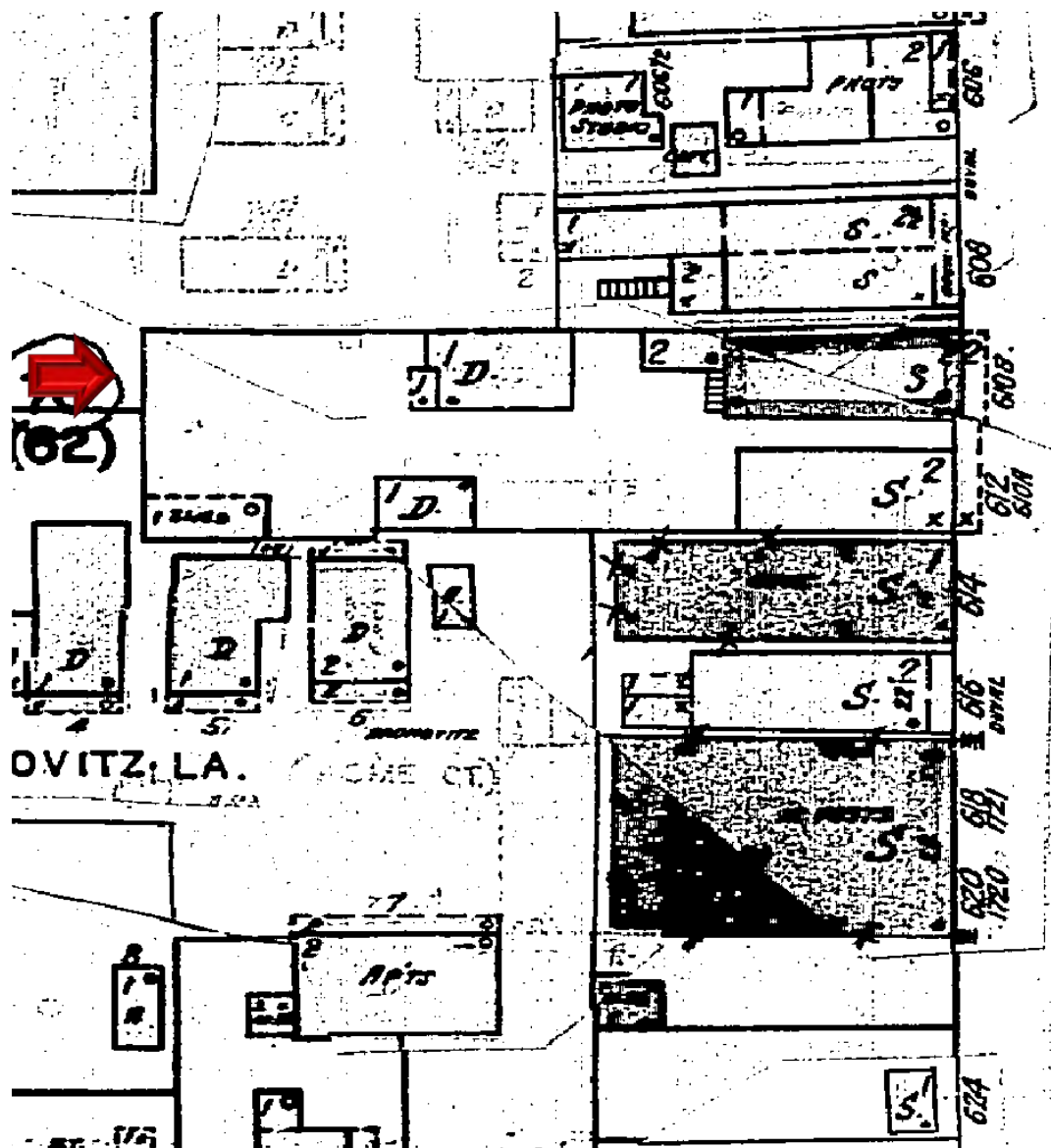




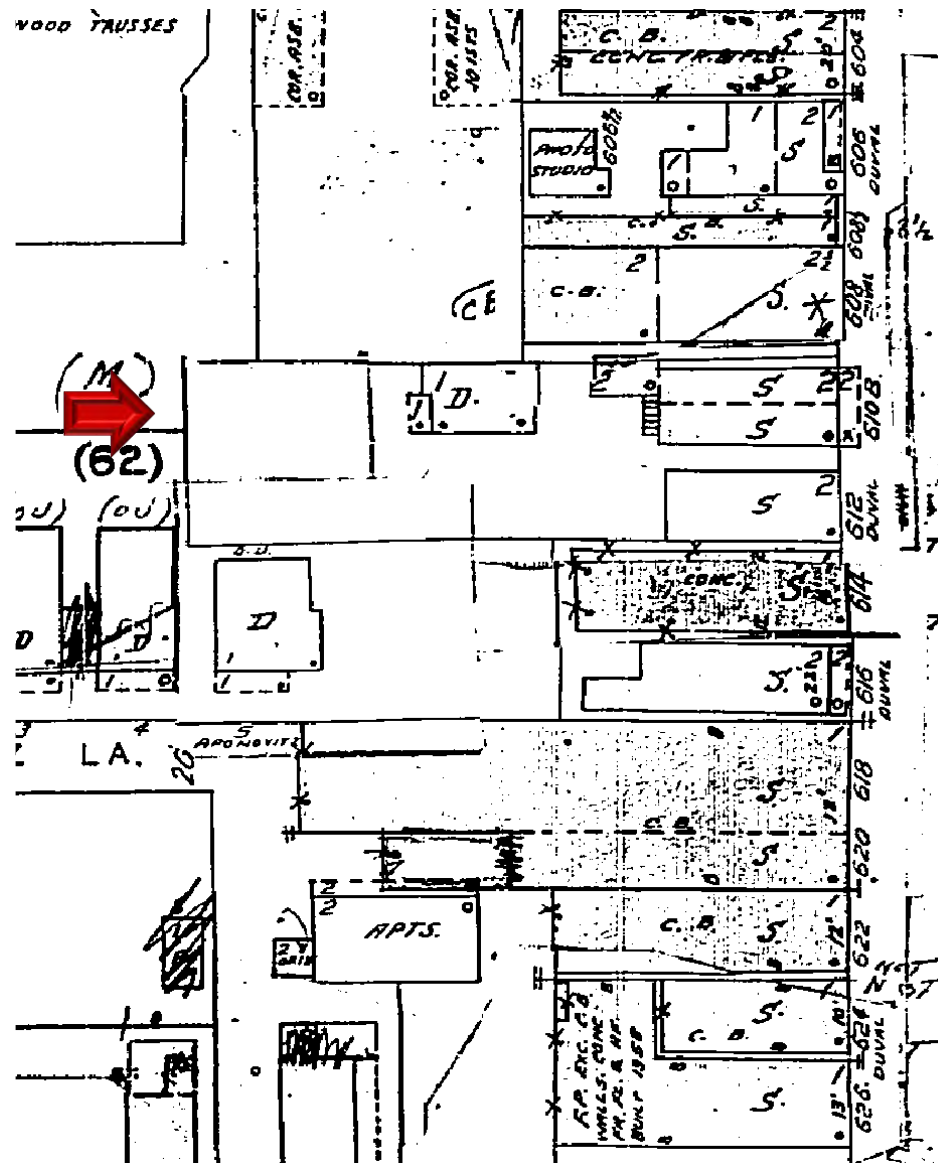
Sanborn Map 1912



## Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

# PROJECT PHOTOS



610 Duval Street circa 1920. Monroe County Library.





**610 Duval Street circa 1945's. Monroe County Library.**

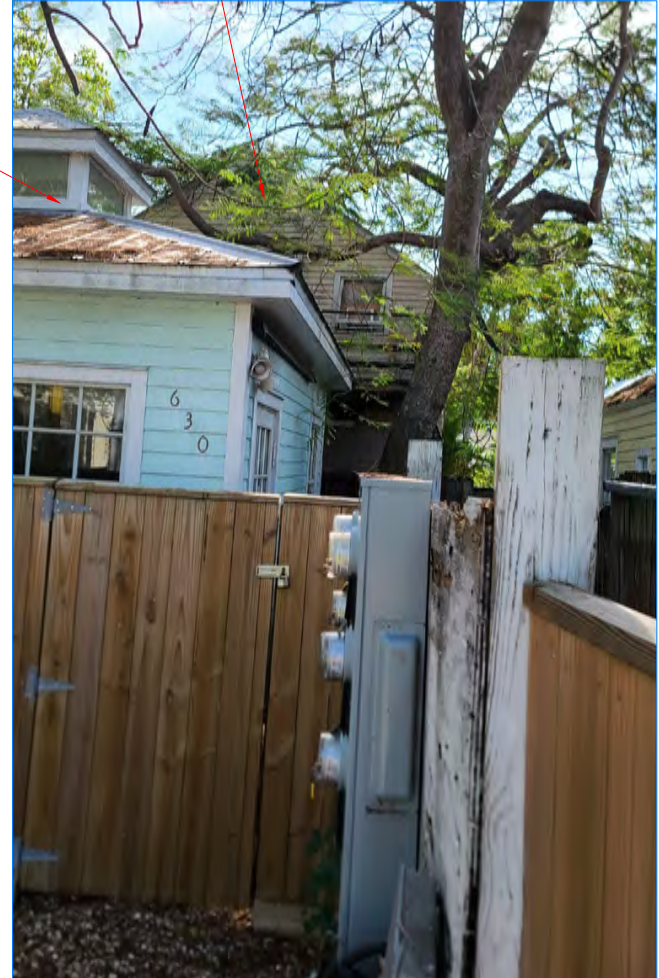
# 610 DUVAL ST (EXISTING CONDITION)

620 DUVAL ST  
COMMERCIAL BUILDINGS  
(OLD TOWN KEY WEST DEVELOPMENT LTD)

2 STORY FRAME STRUCTURE  
5 ARONOVITZ LN



SOUTH WEST  
VIEW



SOUTH  
VIEW



# 610 DUVAL ST (EXISTING CONDITION)

612 DUVAL ST

614 DUVAL ST



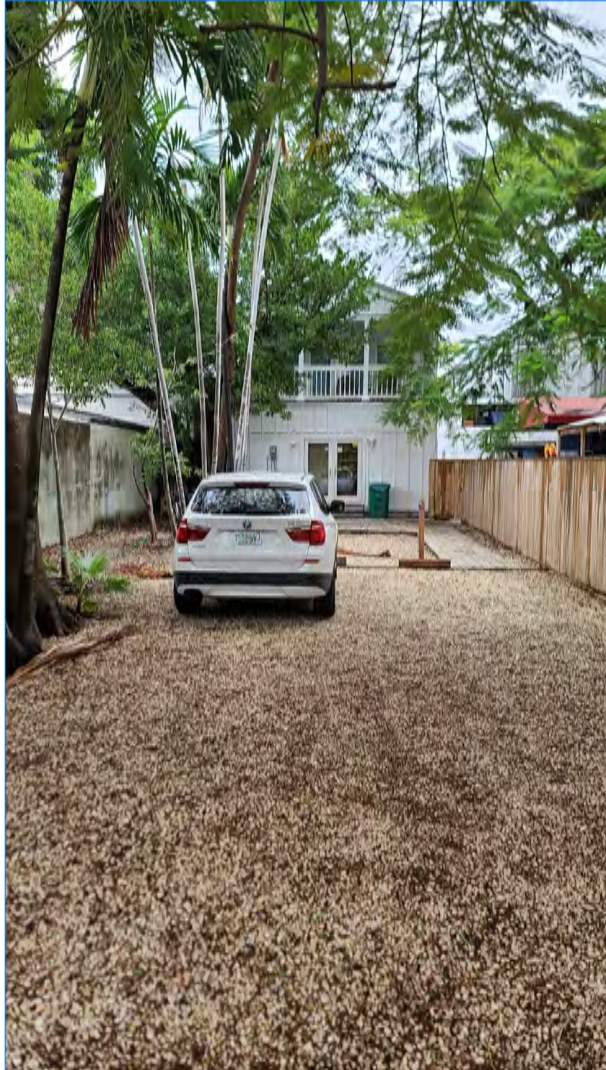
NORTH EAST  
VIEW

608 DUVAL ST



NORTH  
VIEW

# 610 DUVAL ST (EXISTING CONDITION)



REAR VIEW

604 DUVAL ST 610 DUVAL ST 620 DUVAL ST



VIEW FROM SOUTHARD ST



This aerial view of a residential neighborhood in Key West, Florida, shows a proposed new building at 610 Duval St. The image includes various labels for existing structures, streets, and businesses.

**Streets and Locations:**

- Queen downtown
- Mr. Z's steaks • \$
- Onlywood Pizzeria Trattoria Pizza • \$\$
- Island Mystique Tobacco Shop
- 610 Duval St, Key West, FL 33040
- Sunshine Apparel Clothing store
- Mojoes Sports Bar and Bistro
- Abstracta
- Kaya Isla
- Wyland Gallery the Florida Key
- Island Colors Clothing store
- 618b
- 406-408
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**Businesses and Landmarks:**

- Pirate Scooter Rentals
- Mr. Z's steaks • \$
- Onlywood Pizzeria Trattoria Pizza • \$\$
- Island Mystique Tobacco Shop
- 610 Duval St, Key West, FL 33040
- Sunshine Apparel Clothing store
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# SURVEY



ABBREVIATIONS:	
A	= ARC
A/C	= AIR CONDITIONER
BLDG.	= BUILDING
CB	= CATCH BASIN
CBS	= CONCRETE, BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING.
C & G	= CURB AND GUTTER.
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D	= DEGREE
D	= DELTA
DIP	= DUCTILE IRON PIPE
E	= EAST
EB	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
FIP	= FOUND IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
FND	= FOUND
I.P.	= IRON PIPE.
L	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
M & R	= MEASURED AND RECORD
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO.	= NUMBER
N & DISC	= NAIL AND DISC
NO ID.	= NO IDENTIFICATION NUMBER
N.T.S.	= NOT TO SCALE
OBV	= OBSERVED ANGLE
O/E	= OVERHEAD ELECTRIC
O/E	= OVERHEAD ELECTRIC
ORB	= OFFICIAL RECORDS BOOK
O'	= MINUTE OR FEET
O"	= SECOND OR INCH
P	= PLAT
PAV	= PAVEMENT
PB	= PLAT BOOK
PCC	= POINT OF COMPOUND CURVATURE
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCE
PT	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS OR RECORD
REG	= REGULAR
RNG	= RANGE
RLS	= REGISTERED LAND SURVEYOR
R/W	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER,INC

FLOOD INFORMATION:	
COMMUNITY NUMBER	: 120635
PANEL NUMBER	: 12086C0283L
SUFFIX	: N/A
DATE OF FIRM	: 09-11-2009
FIRM ZONE	: X
BASE FLOOD ELEVATION	: N/A

FIELD WORK INFORMATION:	
DATE FIELD WORK	: 07-29-2019
DATE DRAFTING	: 08-02-2019
DATE SIGNED AND SEALED	: 08-05-2019
REVISED FIELD SURVEY	: N/A



MONROE COUNTY SURVEYING & MAPPING,INC

SURVEYORS & MAPPERS, CIVIL ENGINEERS

A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)

1100 TRUMAN AVENUE KEY WEST, FL 33040

PH: (786) 325-4668 OR (305) 293-0466 FAX (305) 531-4589

MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

SYMBOL LEGEND:

LIGHT POLE

WOOD POLE

ELECTRIC BOX

TRAFFIC SIGNAL BOX

FIRE HYDRANT

STORM SEWER/CATCH BASIN

WATER METER

SIGN

TELEPHONE BOX

WATER VALVE

ELEVATIONS

TRAFFIC LANE FLOW

CENTER LINE

MONUMENT LINE

DIAMETER.

SYMBOL LEGEND:

LIGHT POLE

WOOD POLE

ELECTRIC BOX

TRAFFIC SIGNAL BOX

FIRE HYDRANT

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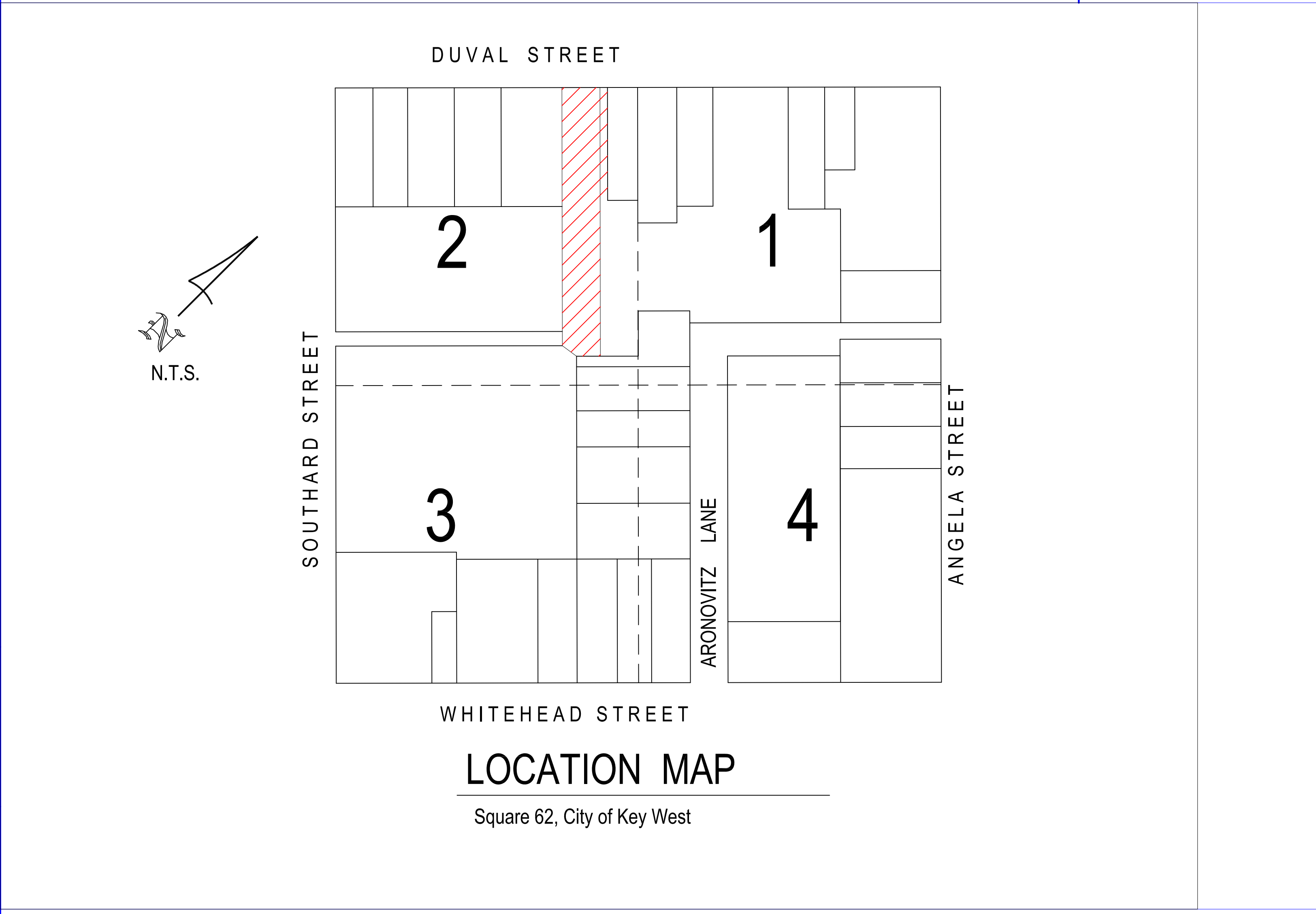
ELEVATIONS

TRAFFIC LANE FLOW

CENTER LINE

MONUMENT LINE

DIAMETER.



LOCATION MAP (N.T.S.)

BENCHMARK INFORMATION:

AA0007 TIDAL BM - This is a Tidal Bench Mark.

AA0007 DESIGNATION - 872 4580 TIDAL 30

AA0007 PID - AA0007

AA0007 STATE/COUNTY- FL/MONROE

AA0007 COUNTRY - US

AA0007 USGS QUAD - KEY WEST (1971)

AA0007

AA0007 \*CURRENT SURVEY CONTROL

AA0007

AA0007\* NAD 83(1986) POSITION- 24 33 16.89 (N) 081 48 13.95 (W) HD\_HELD1

AA0007\* NAVD 88 ORTHO HEIGHT - 4.592 (meters) 15.07 (feet) ADJUSTED

AA0007

AA0007 GEOID HEIGHT - -21.739 (meters) GEOID12B

AA0007 DYNAMIC HEIGHT - 4.584 (meters) 15.04 (feet) COMP

AA0007 MODELED GRAVITY - 978,953.8 (mgal) NAVD 88

AA0007

AA0007 SUPERSEDED SURVEY CONTROL

AA0007

AA0007 NGVD 29 (???/92) 5,000 (m) 16.40 (f) SUPERSEDED 1 2

AA0007 NGVD 29 (09/01/92) 5,000 (m) 16.40 (f) ADJUSTED 1 2

SURVEYORS NOTE:

THIS IS SHEET 1 OF 2, FOR THE GRAPHIC MAPS PLEASE SEE THE REMAINING SHEET 2 OF 2

DRAWING SCALE 1"= 10'

SHEET SIZE 24"X36"

THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE ATTACHED SHEET 2 OF 2

## LEGAL DESCRIPTIONS:


### PARCEL ONE

**BOUNDARY SURVEY OF:** The Northerly ½ of the following described property, to-wit: A part of Lot Two (2) in Square Sixty-two (62), on the Island of Key West, Florida, according to WM. A. Whitehead's map, delineated in February, A.D. 1829; Commencing at a point on Duval Street, at the Southeast corner of said Lot Two (2) running thence along the line of said Duval Street, in a Northwesterly direction, Fifty (50) feet; thence at right angles in a Southwesterly direction, Seventy-nine (79) feet; thence at right angles in a Southeasterly direction Fifty (50) feet to the South line of said lot Two; thence at right angles in a Northeasterly direction Seventy-nine (79) feet to the place of beginning on Duval Street.

### PARCEL TWO

The Northerly ½ of the following described property, to-wit: A part of said Lot Two (2), according to said Whitehead's map, commencing at a point which is Seventy-nine (79) feet from the corner of Southard and Duval Streets and one Hundred and Fifty-one (151) feet in a Southeasterly direction, back from Southard Street, and running thence from said last named point, in a Southeasterly direction, Fifty (50) feet to the dividing line of Lots One (1) and Two (2); thence along said dividing line in a Southwesterly direction, one Hundred (100) feet; thence at right angles in a Northwesterly direction, Fifty (50) feet; thence at right angles in a Northeasterly direction, One Hundred (100) feet to the place of beginning.

**PARCEL THREE:**  
**LESS AND EXCEPT;**  
A portion of Lot 2, Square 62, according to William a. Whitehead's Map of the City of Key West and being more particularly described as follows: COMMENCE at the intersection of the Northeasterly right of way line of Whitehead Street and the Southeasterly right of way line of Southard Street; thence in a Northeasterly direction along the said Southeasterly right of way line of Southard Street for 224.00 feet; thence at a right angle and in a Southeasterly direction 151 feet; to the Point of Beginning; thence at a right angle and in a Southwesterly direction for 7.50 feet; thence at an angle and in a Southeasterly direction for 9.00 feet; thence at an angle to the right of 39 48' 20" and in a northerly direction for 11.72 feet to the Point of Beginning.



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PH: (786) 325-4668 OR (305) 293-0466 FAX (305) 531-4589

MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT:

610 DUVAL STREET

KEY WEST, FL 33040



EDDIE A. MARTINEZ

PROFESSIONAL SURVEYOR AND MAPPER NO. LS6755

STATE OF FLORIDA

JOB No.

N/A

DRAWN:

DRF

FIELD BOOK:

J.C.CAREAGA

REVISED:

EAM

SCALE:

1"=10'

SHEET No.

1 OF 2

REVISIONS

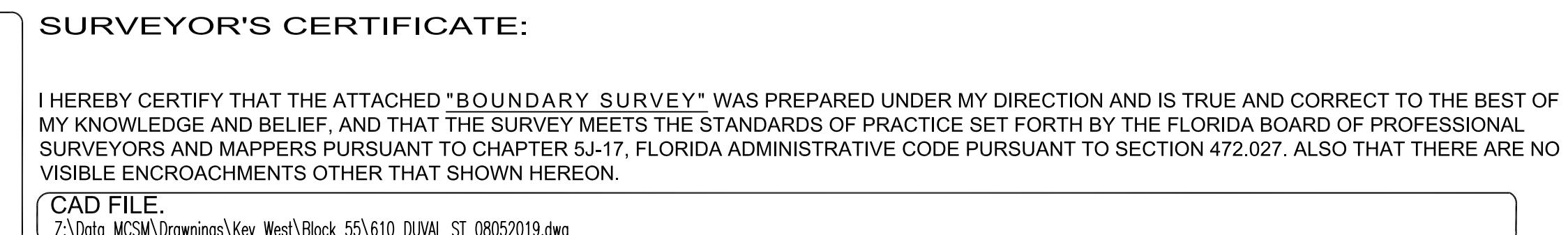
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THAT SHOWN HEREON.

CAD FILE:  
Z:\Data\MCMA\Drawings\Key West\Block 55\610 DUVAL ST 08052019.dwg



THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT  
THE ATTACHED SHEET 1 OF 2



# PROPOSED DESIGN

# HARC & VARIANCE APPLICATION FOR 610 DUVAL ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
610 DUVAL ST,  
KEY WEST, FL 33040

CLIENT:  
FRANK D. STRAFACI

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL			
SIGNATURE:			
DATE:			
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			

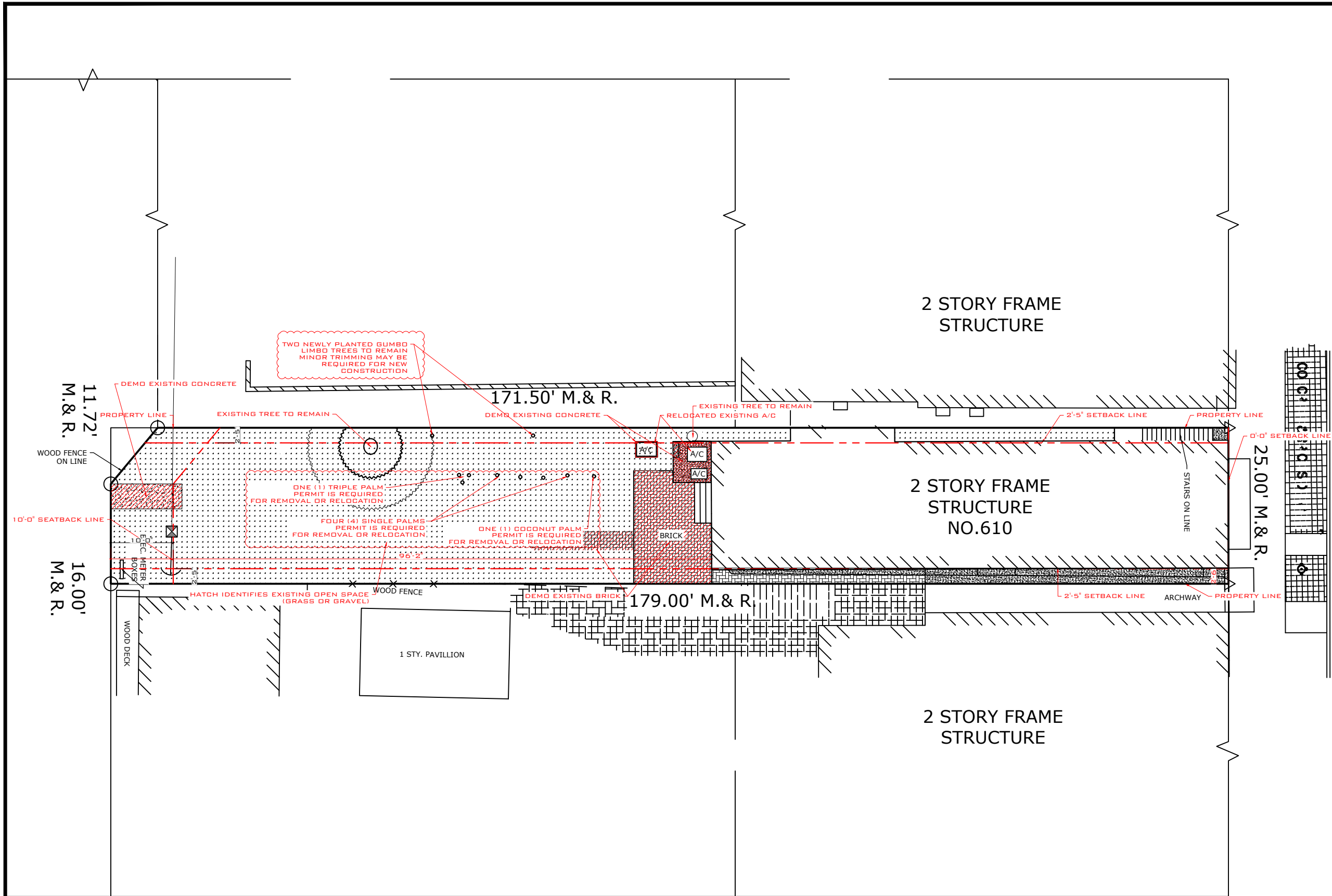
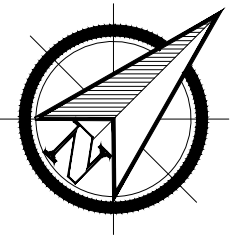
REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:	FRANK D. STRAFACI
PROJECT:	610 DUVAL ST

SITE:			
610 DUVAL ST, KEY WEST, FL 33040			
TITLE:			
COVER			
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/05/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-01	A-100	1	



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SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

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ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
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CA # 30835

CLIENT: FRANK D. STRAFACI

PROJECT: 610 DUVAL ST

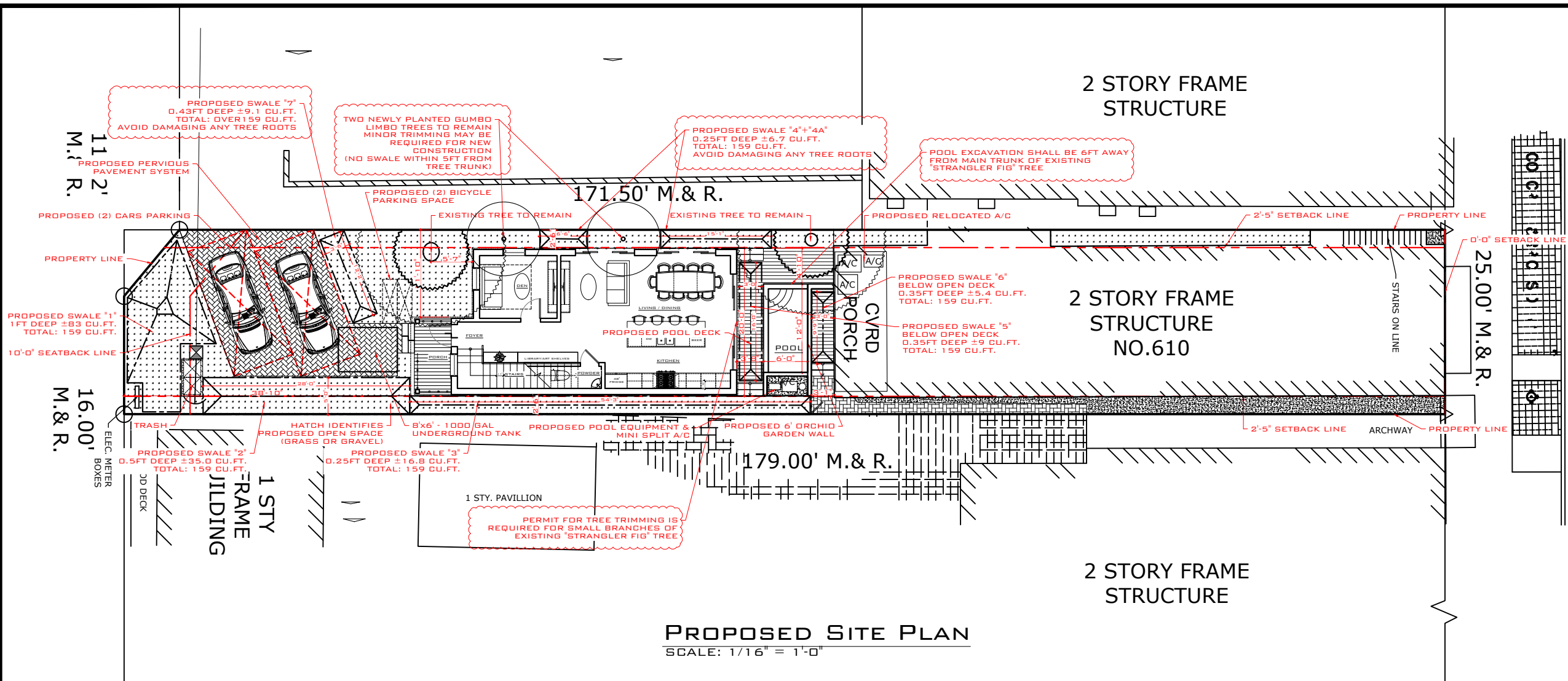
SITE: 610 DUVAL ST.  
KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

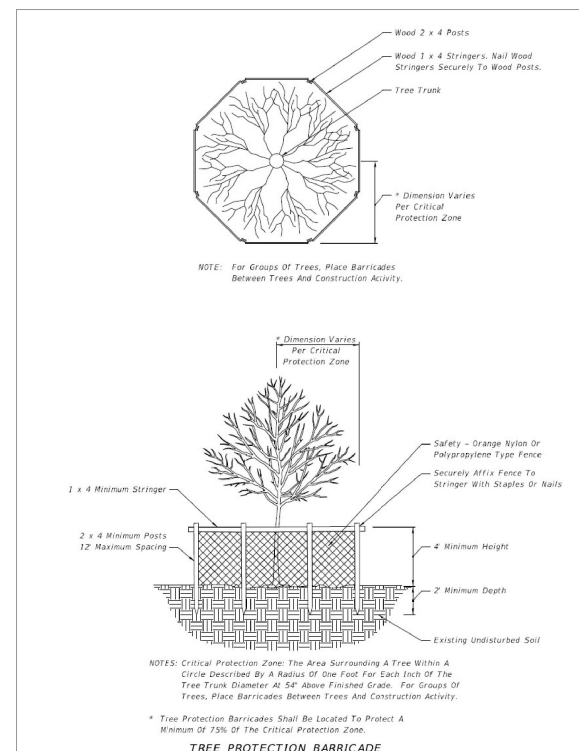
SCALE AT 11x17: AS SHOWN	DATE: 09/05/22	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2201-01	DRAWING NO: C-101	REVISION: 1	

EXISTING SITE PLAN / DEMO  
SCALE: 1/16" = 1'-0"





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



**NOTE: INSTALL TREE PROTECTION BARRICADE 5FT AROUND ALL EXISTING TREES WITHIN CONSTRUCTION WORK ZONE. PROTECT ANY TREE ROOTS WITHIN 10FT OF THE TRUNK, MANUAL EXCAVATION IS REQUIRED.**

SCALE AT 11x17: AS SHOWN	DATE: 09/05/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-01	DRAWING NO: C-101		REVISION: 1



SITE DATA:

TOTAL SITE AREA: ±4,440.48 SQ.FT (0.102 ACRE)  
LAND USE: HRCC-1 (HISTORIC COMMERCIAL CORE)  
FLOOD ZONE: X

SETBACKS

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

LEFT SIDE:  
REQUIRED 2'-6"  
EXISTING 2'-6"  
PROPOSED 2'-6"

RIGHT SIDE:  
REQUIRED 2'-6"  
EXISTING 0'-0"  
PROPOSED NO CHANGES VARIANCE REQUIRED

REAR:  
REQUIRED 10'-0"  
EXISTING 96'-2"  
PROPOSED 33'-2"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 70% (3,108.33 SQ.FT.)  
EXISTING 52.47% (±2,330.0 SQ.FT.)  
PROPOSED 70% (±3,108.0 SQ.FT.)

EX. BUILDING: ±1,764.8 SQ.FT.  
NEW BUILDING: ±808.9 SQ.FT.  
POOL & EQ. PAD: ±100.7 SQ.FT.  
PAVEMENTS: ±231.1 SQ. FT.

DRIVEWAY PERVIOUS PAVERS: ±405.0 SQ.FT. (50% CREDIT)  
202.5 SQ.FT.

TOTAL: ±3,108.0 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (2220.24 SQ.FT.)  
EXISTING 39.74% (±1,764.8 SQ.FT.)  
PROPOSED 57.95% (±2,573.7 SQ.FT.)  
VARIANCE REQUIRED

MAXIMUM DENSITY: 22DU/ACRE

REQUIRED: 2.244 DWELLING UNITS  
EXISTING: 1 DWELLING UNIT  
PROPOSED: 2 DWELLING UNITS

FLOOR AREA RATIO (FAR):

REQUIRED: 1.0 (4,440.48 SQ.FT.)  
EXISTING: 0.358 (1,591 SQ.FT.)  
(COMMERCIAL FLOOR AREA ONLY)

OPEN SPACE MINIMUM:

EX. COMMERCIAL FLOOR AREA ±1,591 SQ.FT.  
EX. RESIDENTIAL FLOOR AREA ±1,612 SQ.FT.  
PROPOSED RES. FLOOR AREA ±1,465 SQ.FT.  
TOTAL FLOOR AREA: ±4,668 SQ.FT.  
% COMMERCIAL 34.08%  
% RESIDENTIAL 65.92%

REQUIRED OPEN SPACE FOR COMMERCIAL 20%  
34.08%\*4,440.48\*20%=302.66 SQ.FT

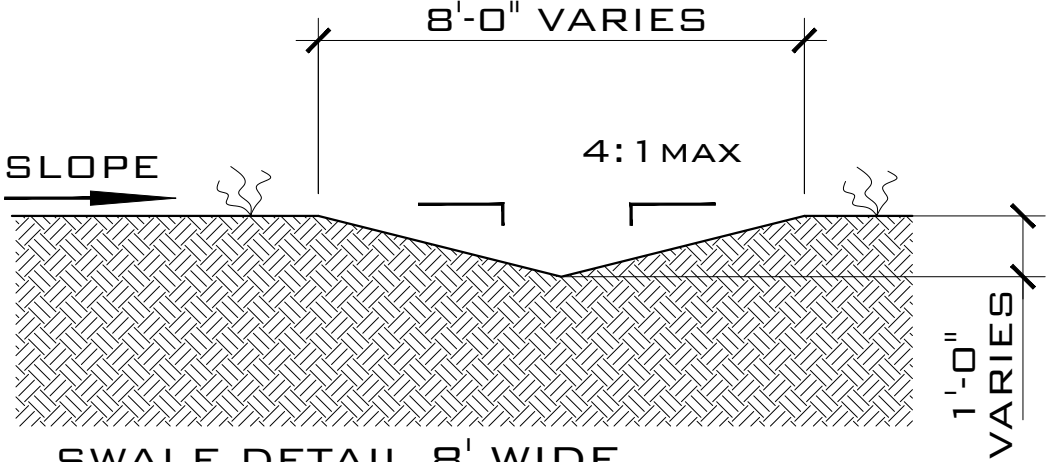
REQUIRED OPEN SPACE FOR RESIDENTIAL 35%  
65.92%\*4,440.48\*35%=1,024.51 SQ.FT.

RESULTING PERCENTAGE: 23.07%

EXISTING 46.63% (±2,070.48 SQ.FT.)  
PROPOSED 21.89% (±972.1 SQ.FT.)  
VARIANCE REQUIRED

PARKING CALCS:

RETAIL STORES: 1 SPACE PER 300 SQ.FT.: 5.3 SPACES  
2 SINGLE-FAMILY DWELLINGS: 2.0 SPACES.  
EX. 2 SPACES,  
PROPOSED: 2 SPACES.



SWALE DETAIL 8' WIDE  
WIDTH VARIES, SEE SITE PLAN  
SCALE: NTS



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	2,343.28	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>
Decks / Patios	B	0.00	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) 2,343.28 1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	808.90	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>
Decks / Patios	B	0.00	ft <sup>2</sup>	Pool/Deck	E		ft <sup>2</sup>
Driveways	C	0.00	ft <sup>2</sup>	Other	F	-44.18	ft <sup>2</sup>

Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F) 764.72 1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) 3,108.00 1

2. Determine Percentage of Impervious Coverage on site:

3,108.00 1 ft<sup>2</sup> / 4,440.48 ft<sup>2</sup> = 69.99% 2 % of Impervious Coverage  
Total Impervious Coverage Total Lot Area

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

4,440.48 ft<sup>2</sup> - 0.00 ft<sup>2</sup> = 4,440.48 3 Disturbed Area

Total Lot Area Native Vegetation - If no BMP enter "0"  
For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

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

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

4,440.48 3 ft<sup>2</sup> X 0.083 = 4a ft<sup>3</sup> Swale Volume  
Disturbed Area

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

4,440.48 3 ft<sup>2</sup> X 0.208 X 69.99% 2 % = 4b ft<sup>3</sup> Swale Volume  
Disturbed Area % of Impervious Coverage

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:  
764.72 1b ft<sup>2</sup> X 0.083 = 4c1 ft<sup>3</sup> Added Swale Volume  
Impervious Coverage PROPOSED Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:  
764.72 1b ft<sup>2</sup> X 0.208 = 159.06 4c2 ft<sup>3</sup> Added Swale Volume  
Impervious Coverage PROPOSED Swale Volume

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

( 8.00 ft X 1.00 ft ) / 2 = 4.00 ft<sup>2</sup> Cross Sectional Area\*\*  
Width Depth  
206.75 ft<sup>3</sup> / 4.00 ft<sup>2</sup> = 51.69 ft Swale Length  
Swale Volume Cross Sectional Area

Either 4 - a, b, c1 or c2 (\*\*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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SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

ARTIBUS DESIGN  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

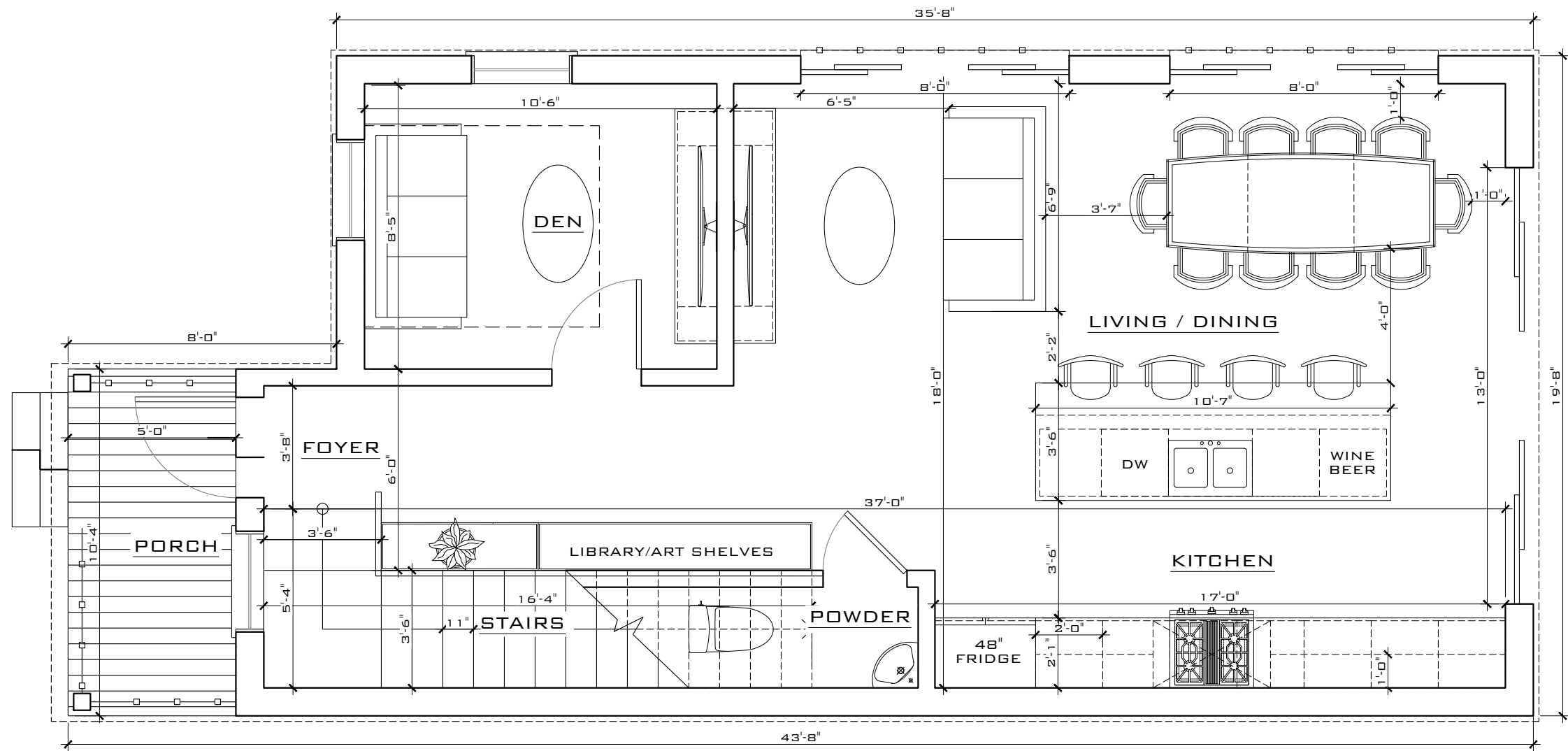
CLIENT:  
FRANK D. STRAFACI

PROJECT:  
610 DUVAL ST

SITE:  
610 DUVAL ST,  
KEY WEST, FL 33040

TITLE:  
SITE DATA

SCALE AT 11X17: DATE: 10/18/22 DRAWN: OA CHECKED: SAM  
AS SHOWN  
PROJECT NO: 2201-01 DRAWING NO: C-103 REVISION: 1



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

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SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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KEY WEST, FL 33040  
(305) 304-3512  
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CA # 30835

CLIENT: FRANK D. STRAFACI

PROJECT: 610 DUVAL ST

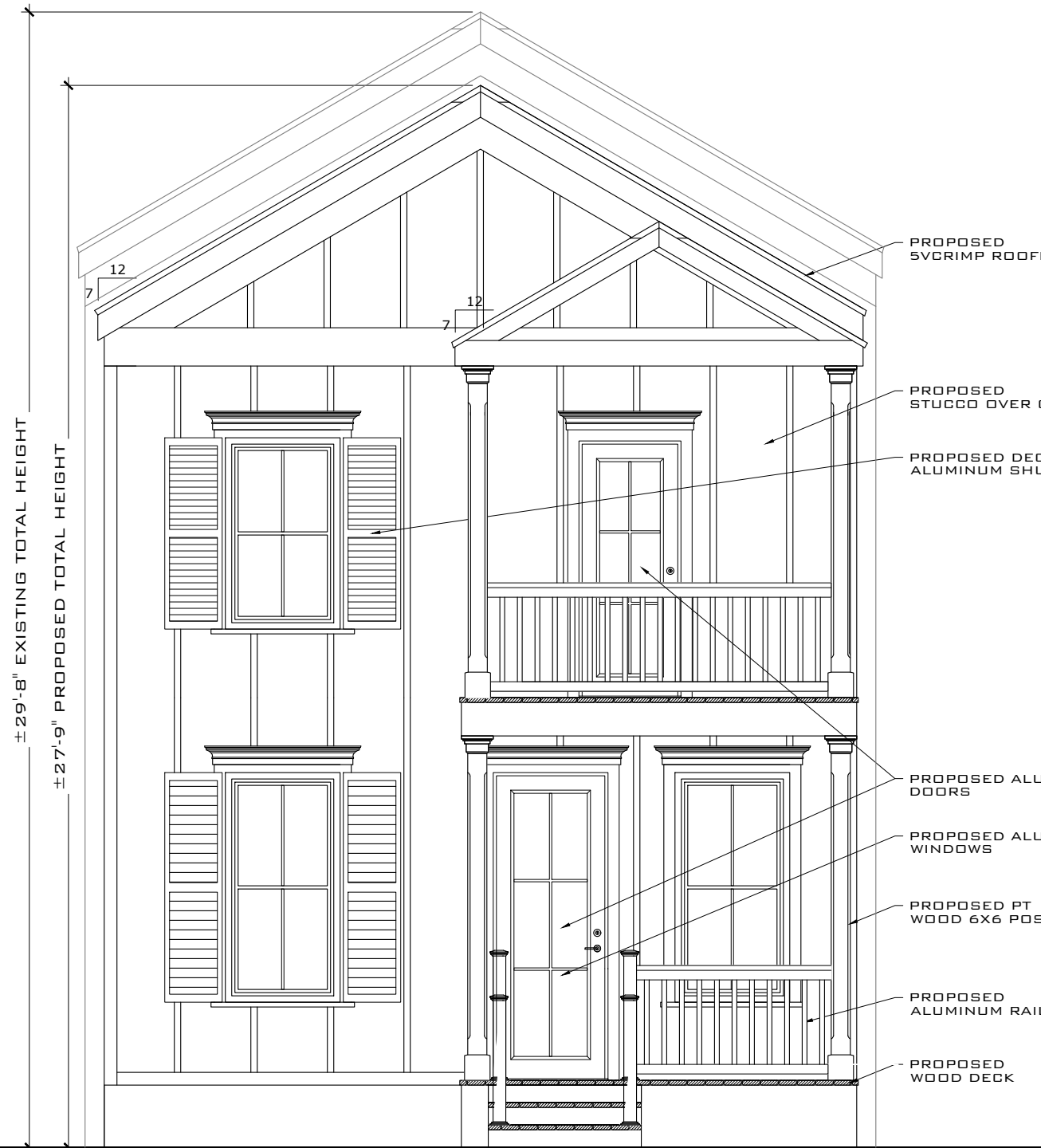
SITE: 610 DUVAL ST,  
KEY WEST, FL 33040

TITLE: PROPOSED 1ST FLOOR PLAN

SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 09/05/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-01	DRAWING NO: A-101	REVISION:	1

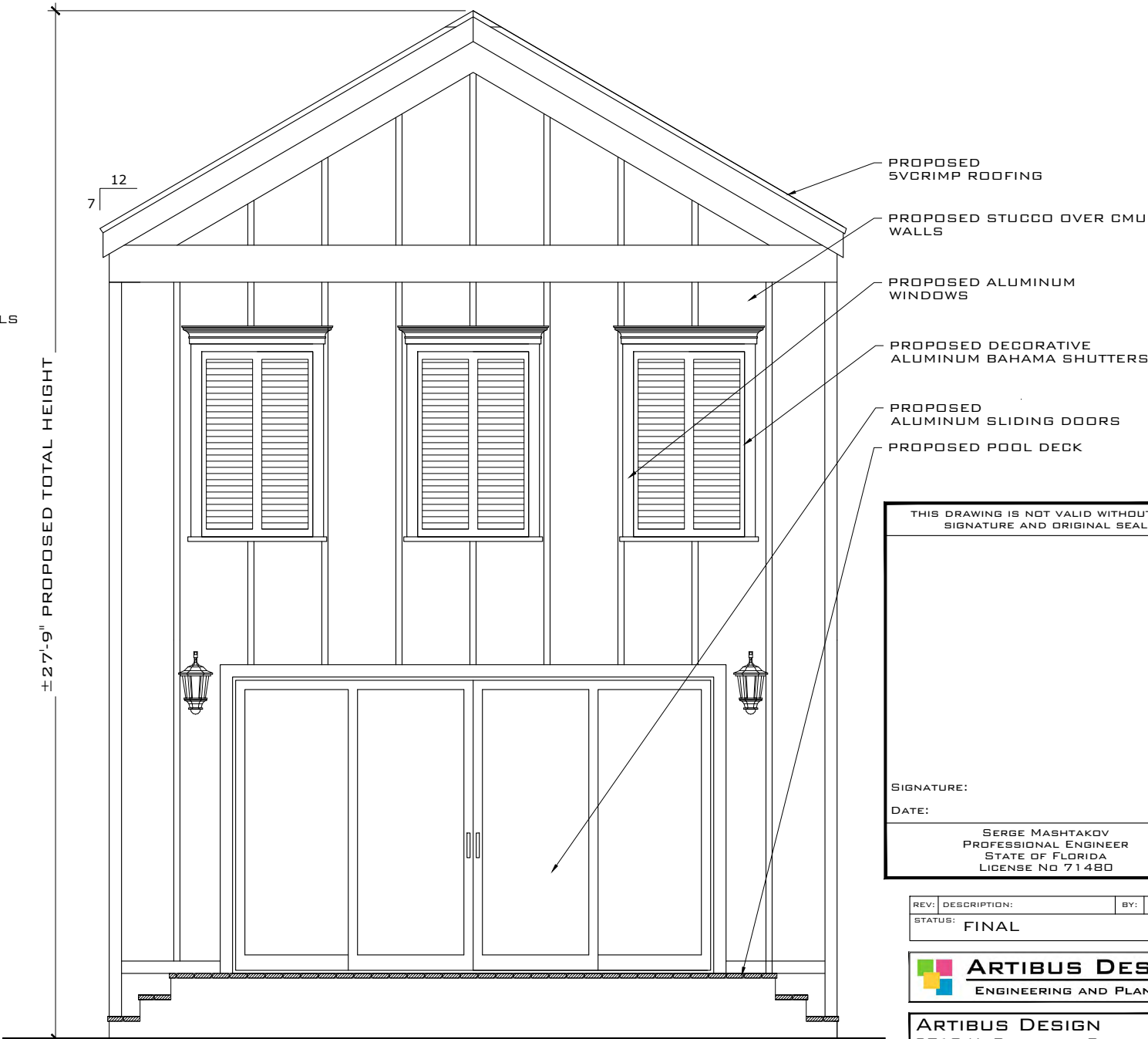


SCALE AT 11x17: AS SHOWN	DATE: 09/05/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-01	DRAWING NO: A-102		REVISION: 1



**PROPOSED FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**

SCALE: 1/4" = 1'-0"

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SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

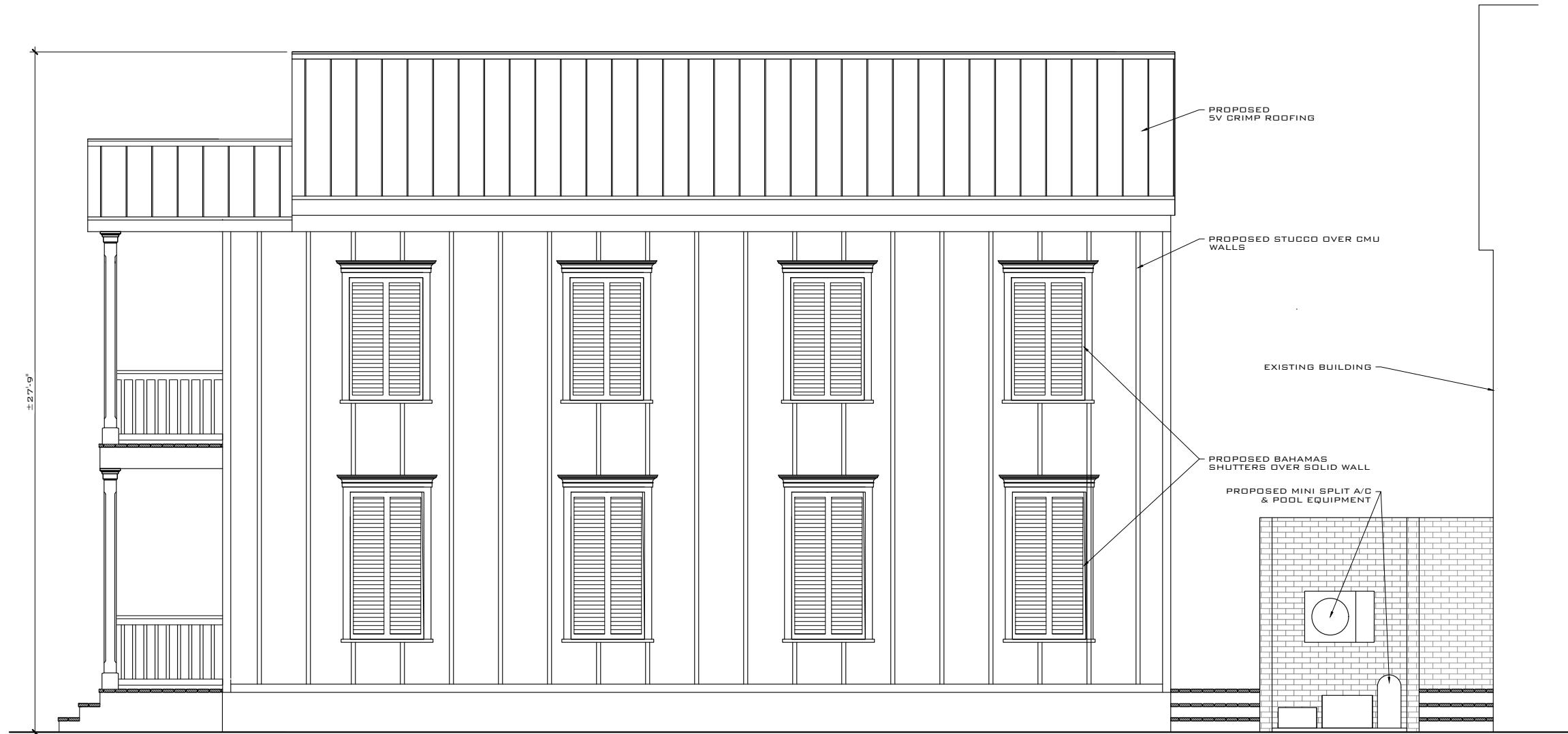
CLIENT: FRANK D. STRAFACI

PROJECT: 610 DUVAL ST

SITE: 610 DUVAL ST,  
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-01	A-103	1	



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"

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SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:	FRANK D. STRAFACI
PROJECT:	610 DUVAL ST

SITE:	610 DUVAL ST, KEY WEST, FL 33040		
TITLE:	PROPOSED ELEVATIONS		
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/05/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-01	A-104	1	



PROPOSED LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

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SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

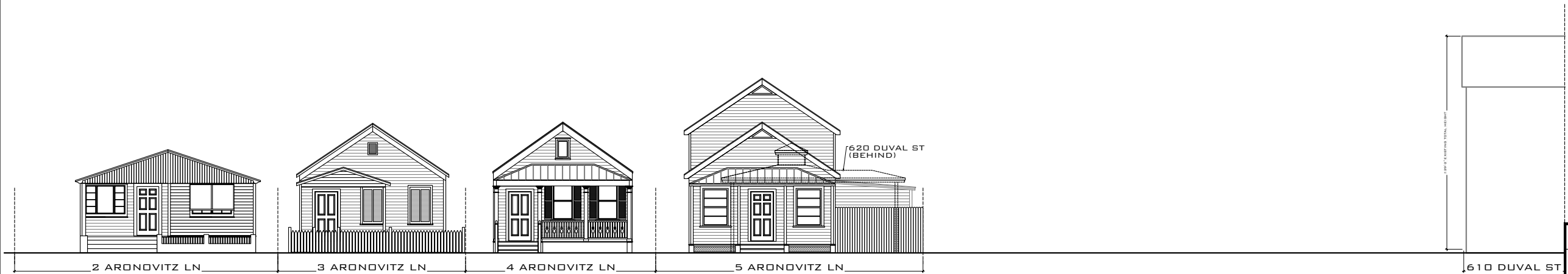


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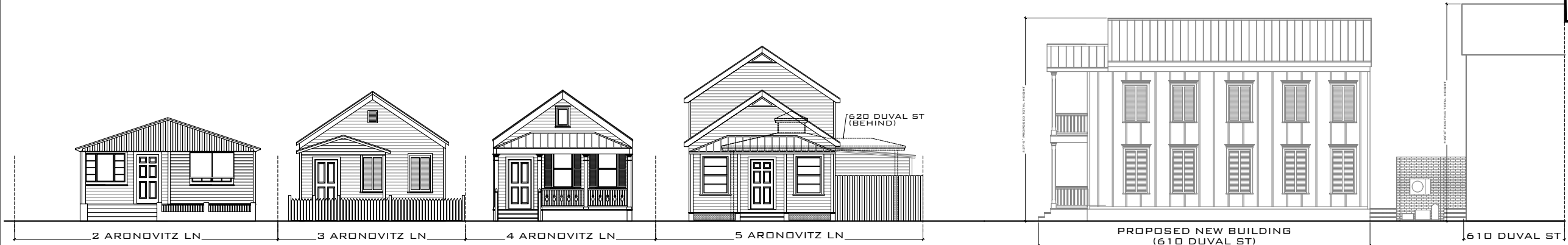
CLIENT:	FRANK D. STRAFACI
PROJECT:	610 DUVAL ST

SITE: 610 DUVAL ST, KEY WEST, FL 33040			
TITLE: PROPOSED ELEVATIONS			
SCALE AT 11x17: AS SHOWN	DATE: 09/05/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-01	DRAWING NO: A-105	REVISION: 1	





**EXISTING STREETSCAPE ( ARONOVITZ LN )**  
SCALE: 1/16" = 1'-0"



**PROPOSED STREETSCAPE ( ARONOVITZ LN )**  
SCALE: 1/16" = 1'-0"


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SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: FRANK D. STRAFACI

PROJECT: 610 DUVAL ST

SITE: 610 DUVAL ST, KEY WEST, FL 33040			
TITLE: STREETSCAPE			
SCALE AT 11x17: AS SHOWN	DATE: 01/05/23	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-01	DRAWING NO: A-106	REVISION: 1	

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 28, 2023, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T U-verse channel 99, or type this link into your browser:

<http://keywestcity.granicus.com/MediaPlayer> . If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY SINGLE-FAMILY RESIDENCE. NEW POOL AND SITE IMPROVEMENTS.**

**#610 DUVAL STREET**

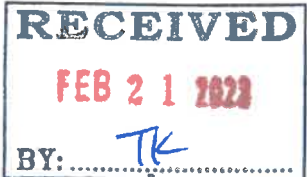
**Applicant – Serge Mashtakov, Artibus Design    Application #H2023-0001**

**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 305-809-3973 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 Artibes Design Alena Haichenia, 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: 610 Duval St on the 20 day of February, 2023.

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 28th of February, 2023 2023.

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 H2023-0001

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

### Signed Name of Affiant:

Artibes Design  
Date: 02/20/2023  
Address: 3710 N Roosevelt Blvd  
City: Key West  
State, Zip: Florida, 33040

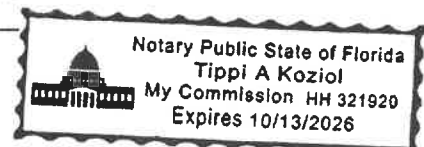
The forgoing instrument was acknowledged before me on this 21 day of February, 2023.

By (Print name of Affiant) Artibes Design who is personally known to me or has produced FL DL as identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: Tippi A. Koziol  
Print Name: Tippi A. Koziol

Notary Public - State of Florida (seal)  
My Commission Expires: 10/13/26







# PROPERTY APPRAISER INFORMATION





## 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** 00012600-000000  
**Account#** 1012971  
**Property ID** 1012971  
**Millage Group** 10KW  
**Location** 610 DUVAL St, KEY WEST  
**Address**  
**Legal** KW PT LOT 2 SQR 62 G6-5 OR481-201 OR796-2055/56 OR876-153 OR884-1425/26  
**Description** OR1001-1559 OR1201-1157 OR1411-299 OR1633-747/55 OR1737-2140/41  
 OR1789-2036/39 OR1789-2080/81  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 32050  
**Property** STORE COMBO (1200)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

610 DUVAL STREET LLC  
 7301 SW 57th Ct  
 Ste 560  
 South Miami FL 33143

## Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$329,362	\$339,496	\$339,496	\$322,855
+ Market Misc Value	\$1,566	\$1,566	\$1,566	\$1,566
+ Market Land Value	\$724,950	\$724,950	\$724,950	\$724,950
= Just Market Value	\$1,055,878	\$1,066,012	\$1,066,012	\$1,049,371
= Total Assessed Value	\$1,055,878	\$1,066,012	\$1,016,328	\$923,935
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,055,878	\$1,066,012	\$1,066,012	\$1,049,371

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	4,475.00	Square Foot	0	0

## Buildings

**Building ID** 39571  
**Style**  
**Building Type** 1 STY STORE-A / 11A  
**Gross Sq Ft** 3294  
**Finished Sq Ft** 3203  
**Stories** 3 Floor  
**Condition** GOOD  
**Perimeter** 444  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 35  
**Interior Walls**

**Exterior Walls** AB AVE WOOD SIDING  
**Year Built** 1933  
**EffectiveYearBuilt** 1994  
**Foundation**  
**Roof Type**  
**Roof Coverage**  
**Flooring Type**  
**Heating Type**  
**Bedrooms** 0  
**Full Bathrooms** 3  
**Half Bathrooms** 0  
**Grade** 450  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	21	0	0
FLA	FLOOR LIV AREA	3,203	3,203	0
OUU	OP PR UNFIN UL	70	0	0
TOTAL		3,294	3,203	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1979	1980	1	750 SF	2
FENCES	1987	1988	1	24 SF	2
TIKI	1987	1988	1	42 SF	1

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/29/2002	\$755,000	Warranty Deed		1789	2036
2/1/1983	\$132,000	Warranty Deed		876	153
9/1/1979	\$115,000	Conversion Code		796	2055

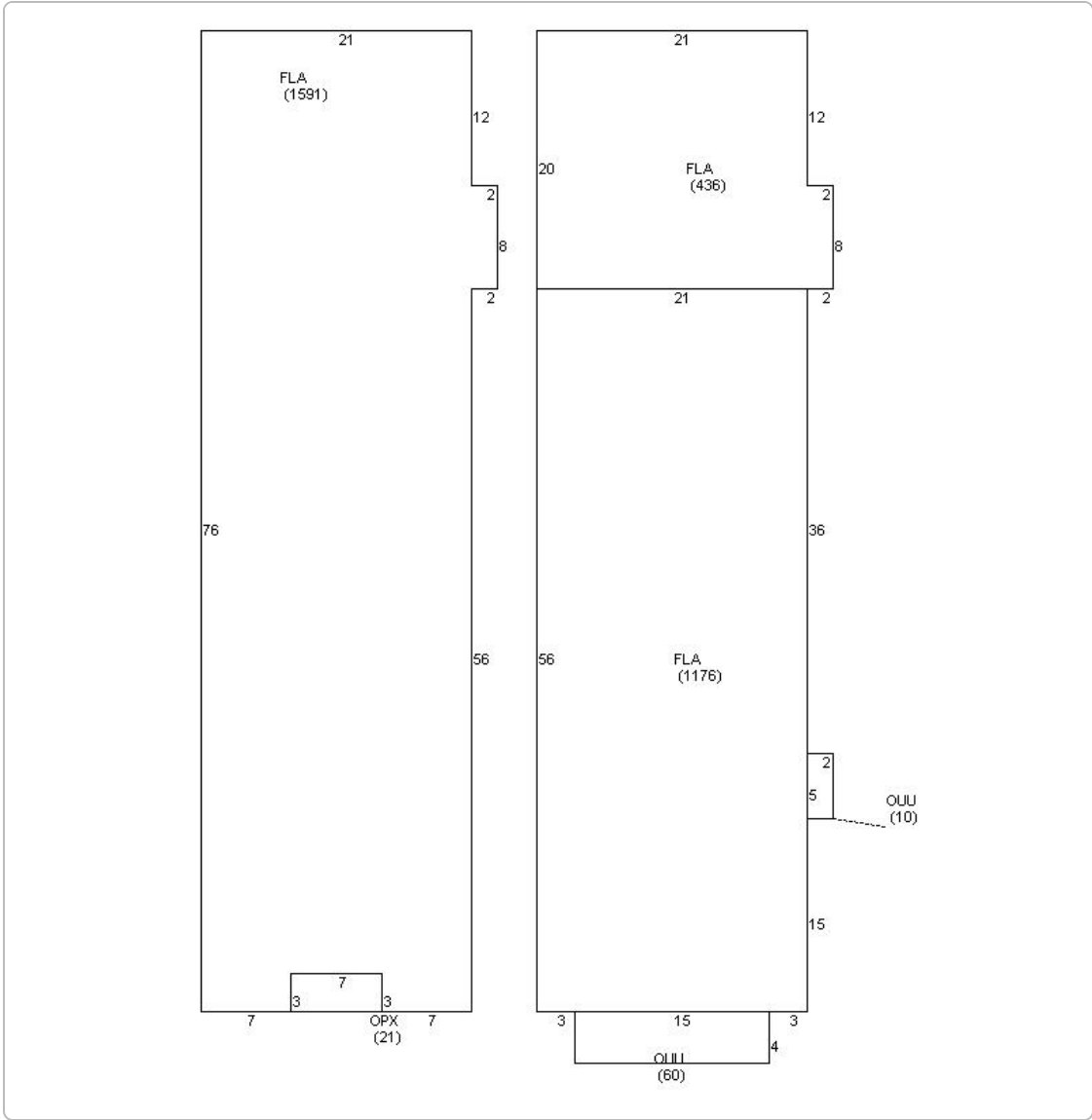
## Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
BLD2021-0973	4/14/2021	6/23/2021	\$11,575	Commercial
BLD2020-3642	12/16/2020	12/30/2020	\$6,838	Commercial
BLD2019-4423	1/28/2020	6/15/2020	\$20,735	Commercial
BLD2019-2671	9/16/2019	12/26/2019	\$22,384	Commercial
11-3619	10/17/2011		\$19,000	Commercial
11-3623	10/17/2011		\$2,500	Commercial
11-3619	10/5/2011		\$18,000	Commercial
11-3620	10/5/2011		\$1,500	Commercial
11-3623	10/4/2011		\$1,500	Commercial
05-3250	11/3/2005		\$68,500	Commercial
02-2572	6/20/2003	5/12/2004	\$68,500	Commercial
03-0685	3/12/2003	10/3/2003	\$675	Commercial
02-1376	3/3/2003	5/12/2004	\$10,000	Commercial
02-2572	2/28/2003	5/12/2004	\$10,000	Commercial
02-2572	2/27/2003	5/12/2004	\$26,000	Commercial
02-2572	2/21/2003	5/12/2004	\$5,500	Commercial
02/2572	11/18/2002	5/12/2004	\$6,250	Commercial
02/2572	11/18/2002	5/12/2004	\$16,000	Commercial
02/2572	11/6/2002	10/3/2003	\$9,750	Commercial
02/1376	7/29/2002	10/3/2003	\$12,500	Commercial
9700464	2/1/1997	7/1/1997	\$2,000	Commercial
	1/1/1900		\$0	Commercial

## View Tax Info

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## Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)**2021 Notices Only**

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

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