



TP 2021-0003 ✓

Project - Conceptual Landscape
Plan with tree
removal

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5/14/21

Tree Address 322 Truman + 324 Truman ICD

Cross/Corner Street Terry Lane (9)

List Tree Name(s) and Quantity Removal of existing Spanish Limes and (1) Sapodilla.

Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☐ Shade ☐ Unsure

Reason(s) for Application:

☒ Remove ☐ Tree Health ☐ Safety ☒ Other/Explain below

☐ Transplant ☐ New Location ☐ Same Property ☐ Other/Explain below

☐ Heavy Maintenance Trim ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

5-18-21
modified
8-Spanish Limes
1-Coccoloba
60

Additional Information and Explanation Trees are volunteers growing along property line which will impede access along property line if allowed to mature

Property Owner Name TDGROUP TRUMAN AVE LLC

Property Owner email Address jaalvarez@tdgroupfl.com

Property Owner Mailing Address PO Box 370524, Key Largo, FL 33037

Property Owner Phone Number 305-807-5338

Property Owner Signature _____

Representative Name Smith Hawks

Representative email Address AJ@smithhawks.com

Representative Mailing Address 138 Simonton Street

Representative Phone Number 305-296-7227

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ☐

Sketch location of tree in this area including cross/corner Street

Please identify tree(s) with colored tape

Architect: Thomas E. Pope, PA
Tom Pope - Gavin Scarbrough
610 White St ICD 33040
305-296-3611

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date May 5, 2021
Tree Address 322-324 Truman Avenue
Property Owner Name TDGROUP TRUMAN AVE LLC
Property Owner Mailing Address PO Box 370524
Property Owner Mailing City, State, Zip Key Largo, FL 33037
Property Owner Phone Number 305-807-5338
Property Owner email Address jaalvarez@tdgroupfl.com
Property Owner Signature *Jose Alvarez*

Representative Name Smith Hawks
Representative Mailing Address 138 Simonton Street
Representative Mailing City, State, Zip Key West, FL 33040
Representative Phone Number 305-296-3611
Representative email Address AJ@smithhawks.com

I Jose Alvarez hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there is any questions or need access to my property.

Property Owner Signature *Jose Alvarez*

The forgoing instrument was acknowledged before me on this 14th day May 2021.
By (Print name of Affiant) Jose Alvarez who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name:

Print name:

Shanion Snow *Shanion Snow*
Shanion Snow

My Commission expires: 8.21.2022 Notary Public-State of Florida (Seal)



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5/14

Tree Address 322-324 AB
322 Truman Ave.

Cross/Corner Street Terry Lane

List Tree Name(s) and Quantity New planting as proposed in attached plans.

Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☐ Shade ☐ Unsure

Reason(s) for Application:

☐ Remove ☐ Tree Health ☐ Safety ☒ Other/Explain below

☐ Transplant ☐ New Location ☐ Same Property ☐ Other/Explain below

☐ Heavy Maintenance Trim ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

Additional Information and Explanation New planting related to major development plan and redevelopment of property as affordable housing.

Property Owner Name TDGROUP TRUMAN AVE LLC

Property Owner email Address jaalvarez@tdgroupfl.com

Property Owner Mailing Address PO Box 370524, Key Largo, FL 33037

Property Owner Phone Number 305-807-5338

Property Owner Signature 

Representative Name Smith Hawks, PL

Representative email Address AJ@smithhawks.com

Representative Mailing Address 138 Simonton Street, Key West, FL 33040

Representative Phone Number 305-296-7227

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ☐

Sketch location of tree in this area including cross/corner Street

Please identify tree(s) with colored tape

See plans attached

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5/14/21

Tree Address 322-324 af.
322 Truman

Cross/Corner Street Terry Lane (8)

List Tree Name(s) and Quantity Removal of existing Spanish Limes. + 1 - Coconut palm 5-18-21

Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☐ Shade ☐ Unsure

Reason(s) for Application:

☒ Remove ☐ Tree Health ☐ Safety ☒ Other/Explain below

☐ Transplant ☐ New Location ☐ Same Property ☐ Other/Explain below

☐ Heavy Maintenance Trim ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

Additional Information and Explanation Trees are volunteers growing along property line which
will impede access along property line if allowed to mature

Property Owner Name TDGROUP TRUMAN AVE LLC

Property Owner email Address jaalvarez@tdgroupfl.com

Property Owner Mailing Address PO Box 370524, Key Largo, FL 33037

Property Owner Phone Number 305-807-5338

Property Owner Signature 

Representative Name Smith Hawks

Representative email Address AJ@smithhawks.com

Representative Mailing Address 138 Simonton Street

Representative Phone Number 305-296-7227

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Sketch location of tree in this area including cross/corner Street

Please identify tree(s) with colored tape

See Plans attached

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

Karen DeMaria

From: Anthony J. Davila <aj@smithhawks.com>
Sent: Tuesday, May 18, 2021 11:47 AM
To: Karen DeMaria
Cc: Tom Pope; Holly Booton
Subject: TDGroup Truman Ave Request

Karen,

We are requesting to remove 8 spanish lime and 1 coconut palm. 2 coconut palms, 1 spanish lime, 1 sapodilla and 1 poinciana currently existing will remain.

Tom, please correct if the above is incorrect.

Thank you,

Anthony J. Davila - "AJ"
Associate Attorney
AJ@smithhawks.com

SMITH/HAWKS

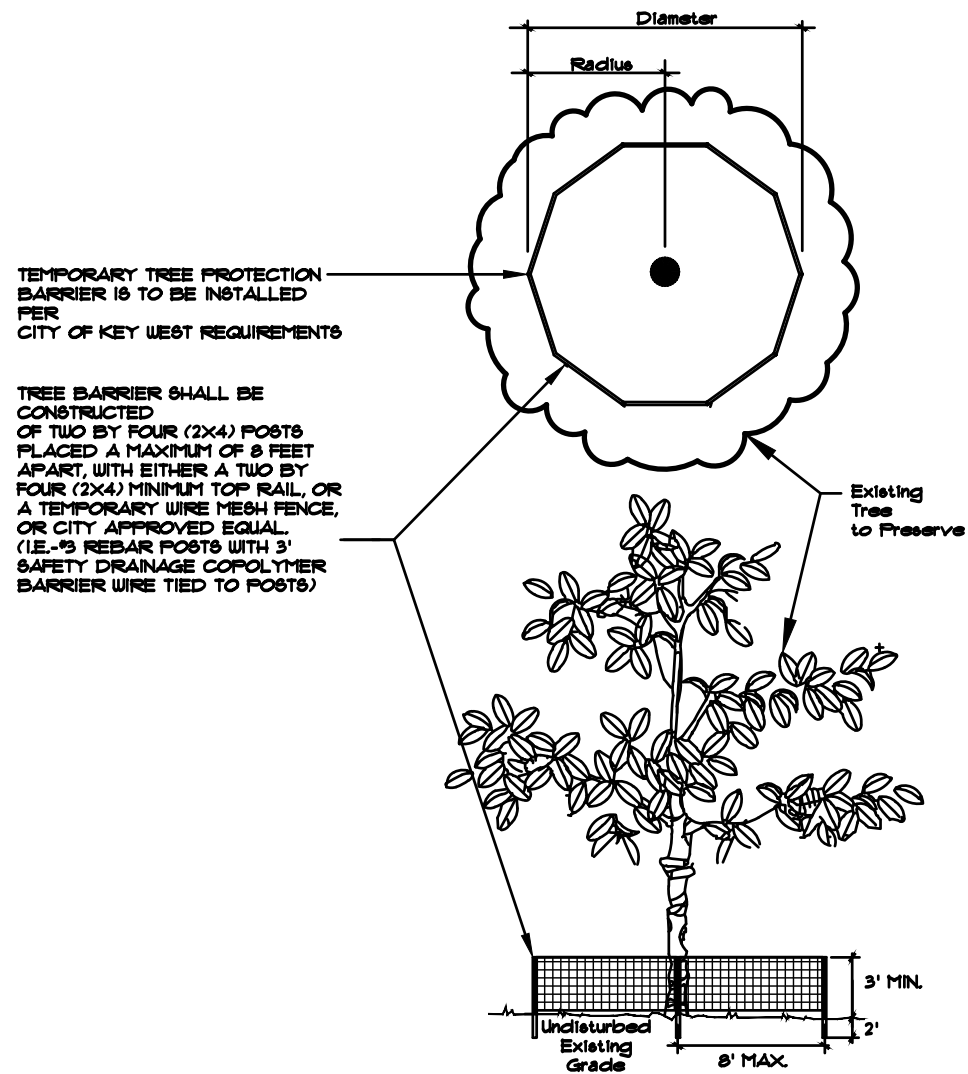
ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.
TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

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TREE PROTECTION BARRIER DETAIL

NO SCALE

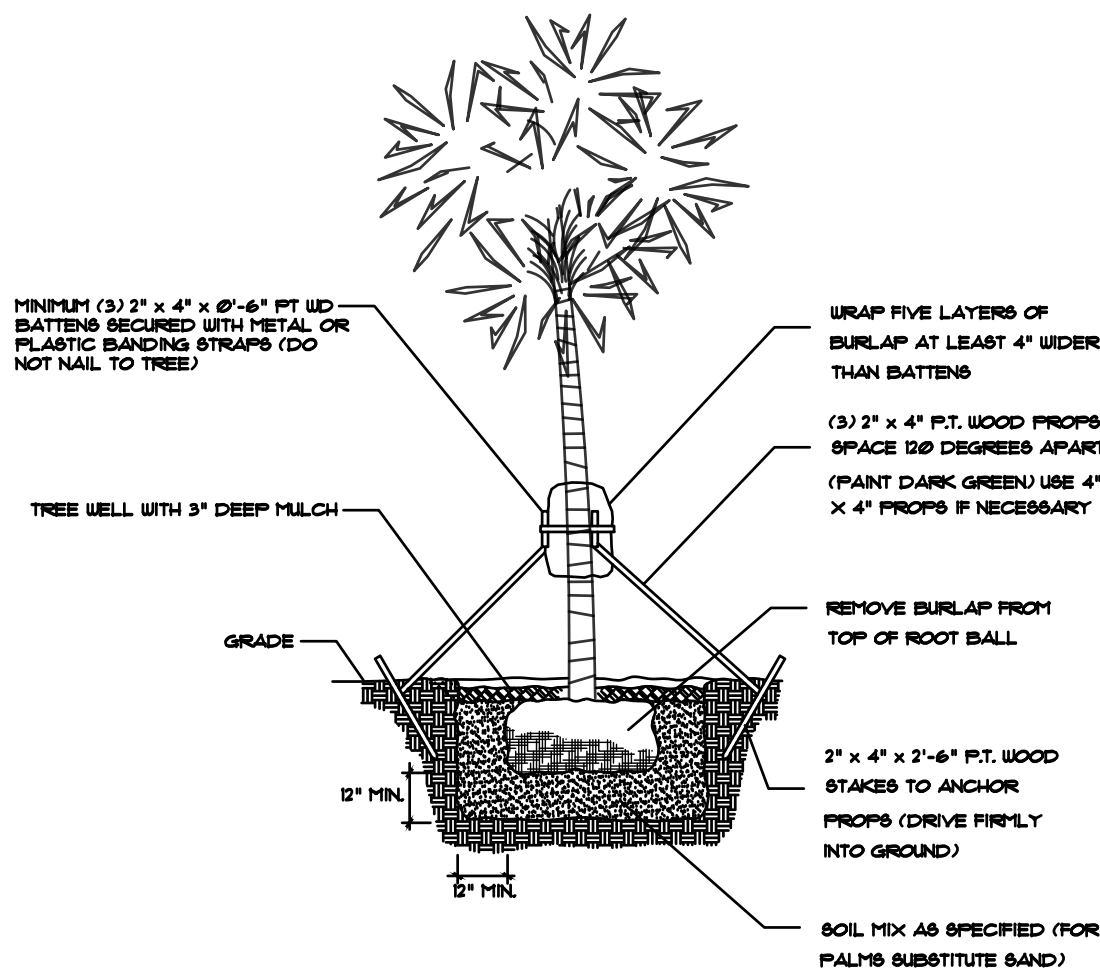
NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS (SUCH AS TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.

NO ATTACHMENT (WIRE SIGNS, ETC.) SHALL BE ATTACHED TO A PROTECTED TREE. PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LINES WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.

ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.

OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.



TREE SUPPORT DETAIL

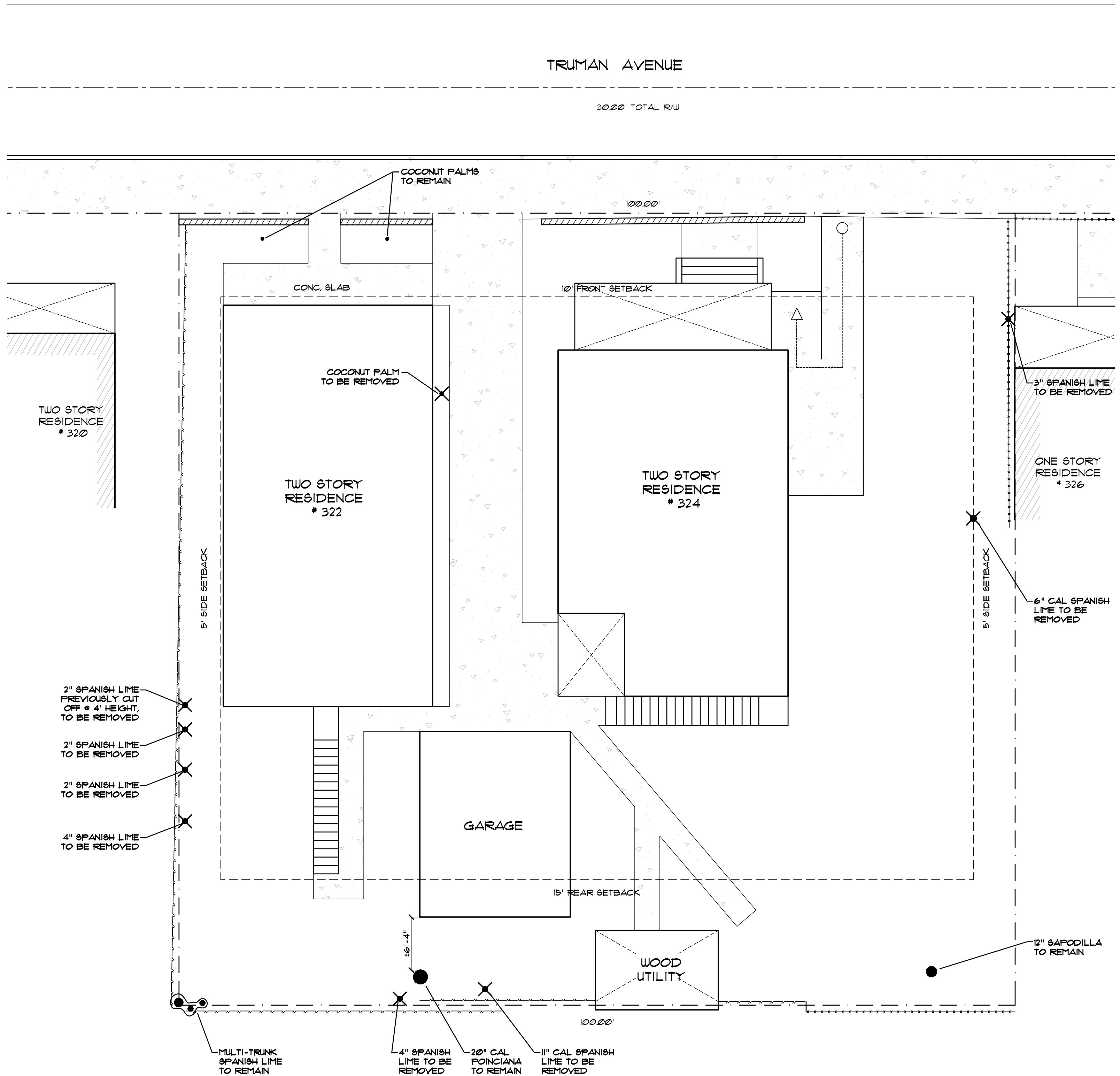
NO SCALE

NOTE: BURLAP IS NOT NECESSARY FOR SABAL PALMS

TREES				
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	DISPOSITION
1	Delonix regia	Royal Poinciana	20"	Remain
1	Melicoccus bijugatus	Spanish Lime	Multi-trunk	Remain
2	Cocos nucifera	Coconut Palm	10"	Remain
1	Manikara zapota	Sapodilla	12"	Remain
8	Melicoccus bijugatus	Spanish Lime	2" - 12" (Approx. 64" Total)	Remove
1	Cocos nucifera	Coconut Palm	10"	Remove

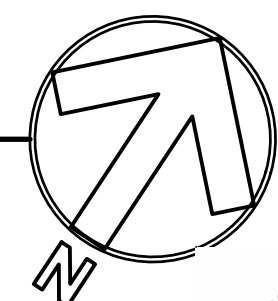
Plant List

NTS



Tree Disposition Plan

1/8" = 1' - 0"

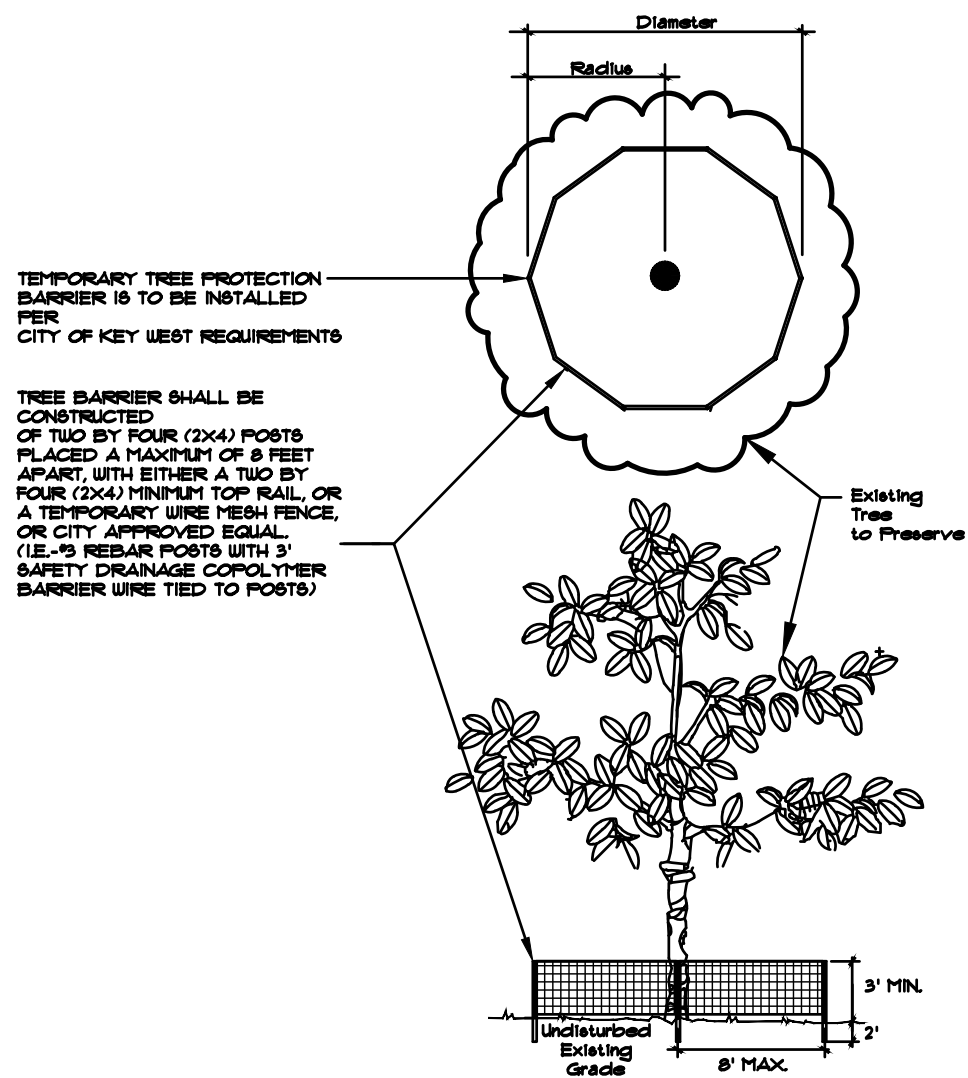


sheet:
10.1

date:
1/26/21
revision:

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

322-324 Truman Avenue
Key West, FL
322-324 Truman Ave



TREE PROTECTION BARRIER DETAIL

NO SCALE

NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS SUCH TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

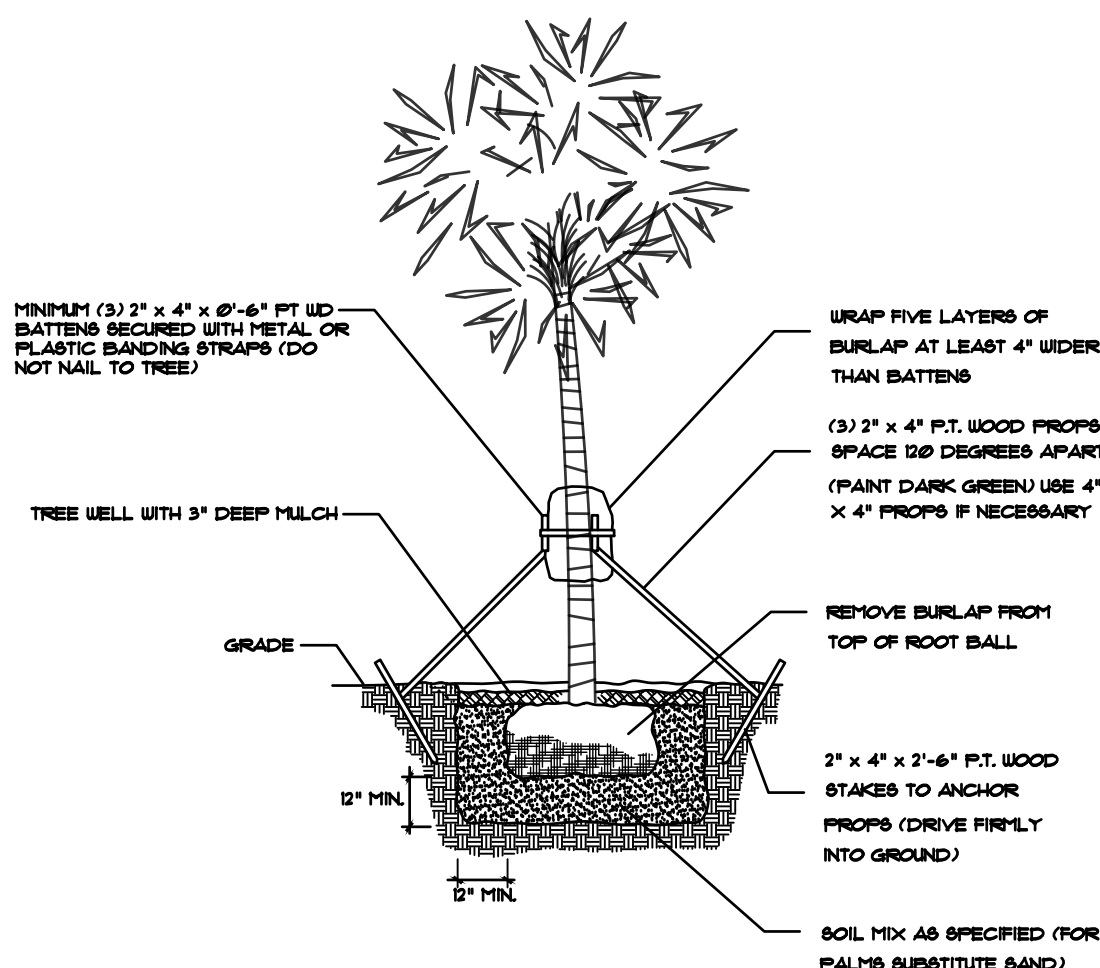
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PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LINES WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.

ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.

OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.



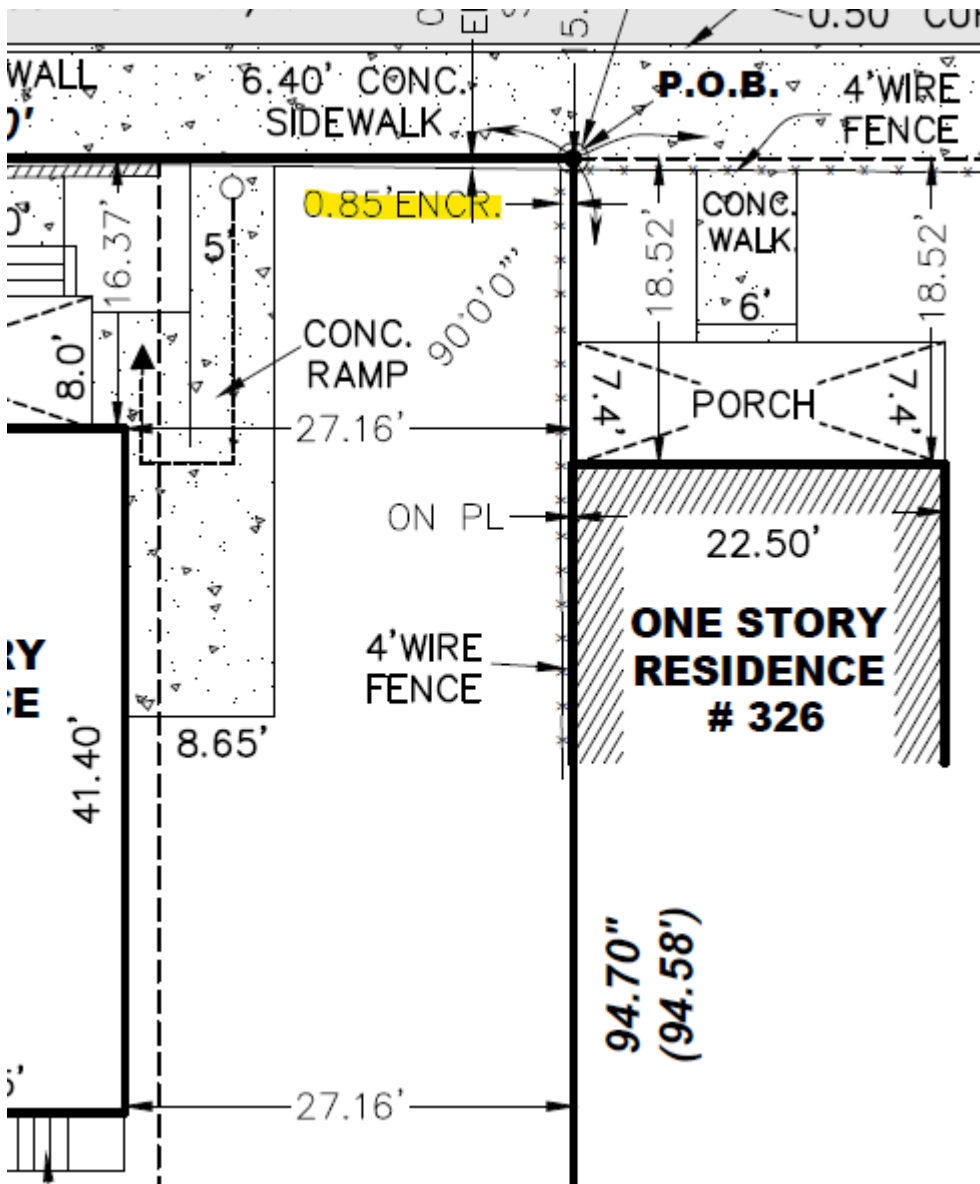
Karen DeMaria

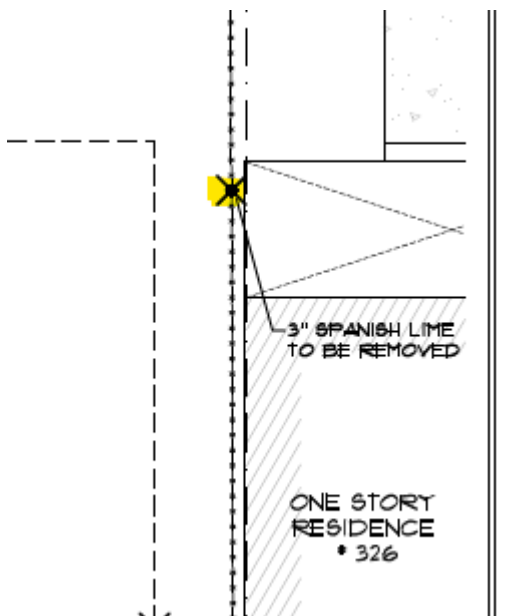
From: Anthony J. Davila <aj@smithhawks.com>
Sent: Friday, June 4, 2021 10:30 AM
To: Karen DeMaria
Cc: Tom Pope
Subject: [EXTERNAL] RE: 322 and 324 Truman-Tree #1
Attachments: Survey (Revised 12-2019) (00217820xDBB48).PDF

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Karen, I will see if I can get in contact with them.

The survey indicates that the fence is over 10 inches inside our property and the tree seems to be right near the fence, so is it necessary if we cannot get ahold of them? Admittedly, I have not walked the property and seen the tree placement.





Thank you,

Anthony J. Davila - "AJ"

Associate Attorney

AJ@smithhawks.com

SMITH / HAWKS

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Sent: Friday, June 4, 2021 10:20 AM

To: Anthony J. Davila <aj@smithhawks.com>; Tom Pope <tom@p-s-architects.com>

Subject: 322 and 324 Truman-Tree #1

Tom and AJ:

I am working on my staff report for this property and realized that the base of tree #1 appears to be on the property line with 326 Truman Avenue (owned by Cecil Wilson Bain). We need a signed letter or email in the file from the property owner that they are aware of the removal request and agree with it.

Sincerely,

Karen

Karen DeMaria

Karen DeMaria
Urban Forestry Manager
Certified Arborist FL-6585A

City of Key West
305-809-3768



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SMITH/HAWKS

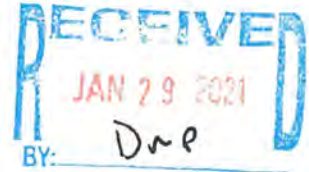
ATTORNEYS AT LAW

Barton W. Smith, Esq
Telephone: (305) 296-7227
Facsimile: (305) 296-8448
Email: Bart@smithhawks.com

VIA HAND DELIVERY

January 29, 2021

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040



Re: **TDGroup Truman Ave, LLC – Application for Major Development Plan for 322-324½ Truman Avenue (RE #s 00025530-000000, 00025520-000000 & 00025500-000000)**

Dear Katie,

Enclosed please find TDGroup Truman Ave, LLC's ("Applicant") Application for Major Development Plan for the redevelopment of eighteen (18) permanent residential dwelling units as fourteen (14) affordable housing units and four (4) market rate housing units at the real property located at 322-324 1/2 Truman Ave., Key West, FL 33040 and having Monroe County Real Estate #s 00025530-000000, 00025520-000000 & 00025500-000000 ("Property"). Pursuant to Chapter 108, Article II of the City of Key West Land Development Regulations ("LDRs"), Major Development Plan approval is required because the Property is in the historic district and the proposed redevelopment is for more than five (5) units.

Existing Conditions

Applicant owns three separate contiguous parcels that will be unified via the recording of a unity of title. The total Property contains approximately 9,470 square feet. The Property is in the Historic Medium Density Residential zoning district ("HMDR District") and near the intersection of Truman Avenue and Whitehead Street, directly across the street from the Key West Lighthouse Museum.



Currently existing on the Property are two (2) residential buildings that have a total of eighteen (18) permanent residential units. The building at 322 Truman Ave. (“322 Building”) is in disrepair and is proposed to be demolished. A Lawful Unit Determination dated January 2, 2018, attached as Exhibit A, found that there are sixteen (16) permanent residential units vested at the 322 Building. There are existing code violations at the 322 Building that proposed redevelopment would remedy.



The building at 324 Truman Ave. (“324 Building”) contains two units, one upstairs and one downstairs. The 324 Building is a historically contributing structure and the exterior is not proposed to be altered.



		322	TRUMAN	AVE	1982 Exp		
MO02229	SANDS AND JOHNSON HOUSE	324	TRUMAN	AVE	11157	c1920	Box (American 4 Square)

* Snip from City of Key West Historic Building Survey showing that the 322 Building is not historically contributing, and the 324 Building is historically contributing

Proposed Redevelopment

The proposed redevelopment will retain the existing density while significantly upgrading and modernizing the living conditions. Applicant is proposing to upgrade the de facto affordable housing efficiency units that are already on the Property by redeveloping them on the Property and declaring fourteen (14) of the units as affordable housing units as defined in the LDRs. The Site Plan enclosed as Tab F (collectively, the “Plans”) shows that the 322 Building will be demolished, and five (5) new buildings will be constructed to spread out the dwelling units and comply with the Design Guidelines in Key West’s Historic District (“HARC Guidelines”).



Compatible with HARC Guidelines

The new construction proposed is compatible with the existing historically contributing structure on the Property, compatible with the directly adjacent properties, compatible with the subarea, and compatible with the HMDR District. The proposed redevelopment design, as more particularly shown in the plans attached as Tab F, preserves the historic character of the neighborhood by utilizing similar size, scale, shape, and textures of existing historical buildings, as encouraged by the HARC Guidelines.

The following is provided as written support of the project’s compatibility with the HARC Guidelines for new construction:

Guideline 1: Acceptable proposals will be compatible with the size, scale, color, texture, material and character of the district, sub-area or block and designed so that when completed the urban context in which it stands will not be jarred by the look of the new building. New buildings shall not overshadow the historic properties around it.

The Plans show that the new buildings proposed will blend in nicely with the historic properties in the area. The size, scale, and shape of the proposed buildings will enhance the appearance of the neighborhood and HMDR District without sticking out. The proposed buildings' size scale were modeled of existing buildings near the Property and other buildings in the historic districts. Additionally, the proposal provides a significant upgrade on the current conditions and new affordable housing.

Guideline 2: Acceptable development may be designed in a variety of architectural styles, so long as the design preserves or enhances and reflects the sense of place and creates a continuity of character of the area.

The architectural styles proposed draw from those used by nearby historic buildings to create a continuous sense of character.

Guideline 3: Proposals that are based on traditional architecture must avoid creating a false sense of history.

The proposal does not create a false sense of history, but instead creates a positive contribution to the look and function of the neighborhood.

Guideline 4: Many recent modular homes brought to the historic districts lack a level of detailing (e.g. lack of window reveals) and do not have the proportions of the vernacular style they seek to mimic. Proposals that do not have appropriate proportions or architectural detailing of that style of property are not allowed.

As shown in the Plans, the proposal does include significant architectural detailing and appropriate proportions to achieve the compatibility sought by the HARC Guidelines. The Plans show that the proposed buildings do not seek to mimic a style that is overambitious that could eventually look fraudulent.

Guideline 5: New construction proposals for sites on public or private lanes shall be subject to the same review criteria as construction proposals sited on the grid pattern streets.

Not applicable.

Guideline 6: A new building shall be situated on its site in a manner similar to directly adjacent historic buildings of the same typology. This includes consideration of building setbacks, orientation and front and side yards open space. This guideline also applies to new buildings where their adjacent context is non-historic. For residential development, acceptable proposals must be located on the site no further forward than the front façade set back of existing adjacent property.

The proposed buildings will be situated very similarly to directly adjacent buildings and the rest of the block. The existing 324 Building, not proposed to be altered, has a porch a few feet into the 10-foot front yard setback. The new proposed buildings will comply with the front yard setback, provide a covered porch, and have a front face of the buildings in line with the existing buildings so that the façade of the new construction is compatible with the adjacent buildings.

Guideline 7: The front and the entrance of a primary structure must face the street. Where the width of a lot does not allow a front entrance, the new building front façade shall not be solid and must

include openings and fenestrations that cannot be obscured by any architectural element. A new building must be oriented parallel to the lot lines, maintaining the traditional grid and development pattern of the block.

The entrances to the proposed buildings are not in the front, but the front façade of the new buildings will not be solid and include openings, as suggested by this Guideline 7. The new buildings proposed are all oriented parallel to Truman Avenue to maintain the traditional grid pattern of the block.

Guideline 8: New development must maintain and reinforce the human scale and pedestrian orientation of the neighborhood by continuing the pattern by which buildings and other site elements relate to the street.

The proposal does not disrupt the human scale and pedestrian orientation of the neighborhood. The Property complete as proposed will enhance the human scale of the neighborhood with the porches and internal setbacks between the buildings.

Guideline 9: Acceptable development must keep an active frontage and through space planning encourage the visual link between public and private realms. Where front porches are part of the established context the new design must incorporate such architectural feature.

As front porches are prevalent in the adjacent structures and the neighborhood, it was a goal to provide a front porch in the new buildings. The landscaping shown in the Plans will further enhance the pleasant and walkable character of the neighborhood.

Guideline 10: Proposals that include garages or carports visible from the public realm can only be located on a site where carports and garages exist on adjacent properties. In any other location, any garage or carport must not be visible from the public realm.

Not applicable.

Guideline 11: New buildings must be of a similar scale, form and massing to buildings on adjacent sites of the same land use.

The street view drawings in the Plans show that the new buildings will be substantially similar in scale, form, and massing to buildings adjacent to the Property, which are shown on the street view drawings.

Guideline 12: Roof forms, bays and other projecting elements shall be similar to those of same land use found on the block of the proposed building.

The roof forms of the proposed buildings will be similar to the contributing structure on the site and the directly adjacent neighboring properties, which are typical in this block and in the HMDR District.

Guideline 13: New buildings should generally be consistent with the existing height of buildings of same land use in the district, sub-area and/or immediate block. Buildings at the corners of major named and numbered streets may exceed the height of adjacent buildings, particularly if there is a prevailing pattern of such height differentiation in the immediate area and adjacent corners.

The new buildings are consistent with the height of two-story buildings in the land use district and the immediate block. The height of all proposed building is comfortably less than the 30 feet maximum height in the HMDR District.

Guideline 14: There must be a consistency of scale and proportion. The width and height of new construction shall be similar to those buildings of the same land use immediately adjacent to it.

The width and height of the new construction is consistent with the 324 Building and the buildings directly adjacent to the Property. The Plans show a scale and proportion consistent with existing buildings and in harmony with the neighborhood.

Guideline 15: Notwithstanding Guidelines 13 and 14 the height of proposals must not exceed two and a half stories.

No building is proposed to exceed two and a half stories.

Guideline 16: When the first floor of a new building has to be higher than existing neighboring structures to meet FEMA standards, floor-to-floor heights shall be reduced, along with a proportionate reduction in width to maintain the established height pattern of neighboring structures and scale of the historic district. Alternately, a second floor may be located partly within a sloping roof form to maintain the established height pattern.

As shown in the Plans, the floor-to-floor heights proposed are similar to the historically contributing structure to remain on the Property and the properties adjacent to the Property. The proposed porch floors, porch roofs, windows and roof lines align with 324 Building.

Guideline 17: Residential proposals shall include a front porch of broadly the same width as those on adjacent properties. Solid facades with no porches or facades creating a false sense of an enclosed front porch are prohibited.

The front porches proposed are substantially similar in width to those on adjacent properties and other residential properties in the HMDR District. Additionally, the porch roofs proposed are similar in height and pitch to other properties in the area.

Guideline 18: Use roof forms that appear similar to the established range of roof shapes of same typology in the immediate surrounding area and are compatible with the architectural style of a new building.

The roof shapes proposed are similar and compatible with those in the immediate surrounding area and are compatible with the architectural style of each proposed building. Two of the proposed buildings will have gabled roofs and three of the proposed buildings will have hip roofs, both of which are typical in the immediate areas and the historic districts.

Guideline 19: Air conditioning, transformers, satellite dishes, mechanical equipment and related access and safety rails etc. installed on the roof must not be visible when viewed from any public domain.

Not applicable.

Guideline 20: Roof decks and widow's walks are not allowed on new residential development. They may be acceptable in exceptional circumstances on commercial development, where immediate adjacent buildings have the same elements. The use of roof decks, rear balconies or widows walks that clearly jeopardize the privacy of immediately adjacent properties are prohibited.

Not applicable.

Guideline 21: Any proposed dormers must be compatible and proportionate to the building and its roof. Dormers with a large width that creates a full story are discouraged.

No dormers proposed.

Guideline 22: Materials used for roofs, walling and windows etc, shall echo those used on the predominant or adjacent historic structures of same typology.

The roofs of the new buildings will be v-crimp metal, which is typical in the block and the rest of the HMDR District. The walling will be of similar texture and the windows will be of similar shape and size as adjacent structures on the block.

Guideline 23: New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials shall appear similar in scale, proportion, texture and finish to those used in historic buildings.

The materials used for the proposed buildings will appear similar in finish to those in existing historic buildings. The proposal utilizes significant detailing to show a great looking and compatible final product.

Guideline 24: The pattern and proportions of window and door openings establish a rhythm and shall fall within the range associated with historic buildings of same typology in the area including size and reveals. They shall be similar in scale, proportion, and character to those used traditionally in the neighborhood.

As shown in the Plans, the pattern and proportion of the window and door openings are modeled after the existing historically contributing structures near the Property. The proposal from the street is compatible with the other nearby properties.

Guideline 25: Solid to void ratios of walling to windows and doors shall be similar to the typology in the immediate area.

The solid to void ratios are very similar to the existing 324 Building and other properties in the HMDR District.

Compliance with Land Development Regulations

The proposed redevelopment is in compliance with the LDRs except as to the variances requested for impervious surface, lot coverage, open space ratio, rear setback, and parking. The variances are necessary due to the existing density and the size of the Property making it non feasible to redevelop the Property being fully consistent with the LDRs. An Application for Variance with justification for the variances was submitted to the Planning Department on even date herewith.

- a. Use. The predominant and encouraged use in the HMDR District is permanent residential. The proposed redevelopment of the Property will include all permanent residential uses with fourteen (14) of the units being deed-restricted affordable housing and all the units being previously established on the Property.
- b. Height. The maximum height in the HMDR District is 30 feet. All proposed buildings are to be under 27 feet tall. The new buildings are also proposed to be slightly shorter than 324 Building and the existing historically contributing buildings on both sides of the Property.
- c. Front Setback. Both proposed buildings closest to Truman Avenue are outside of the 10-foot setback and the front yard required is provided, as shown in Tab F. The existing 324 Building does encroach into the 10-foot setback and is not proposed to be altered.
- d. Side Setback. The required 5-foot setback back from the properties on each side of the Property is provided.

Applicant respectfully requests that the Major Development Plan be granted to authorize the redevelopment on the Property. Thank you for your consideration and assistance, and please do not hesitate to contact me with any questions.

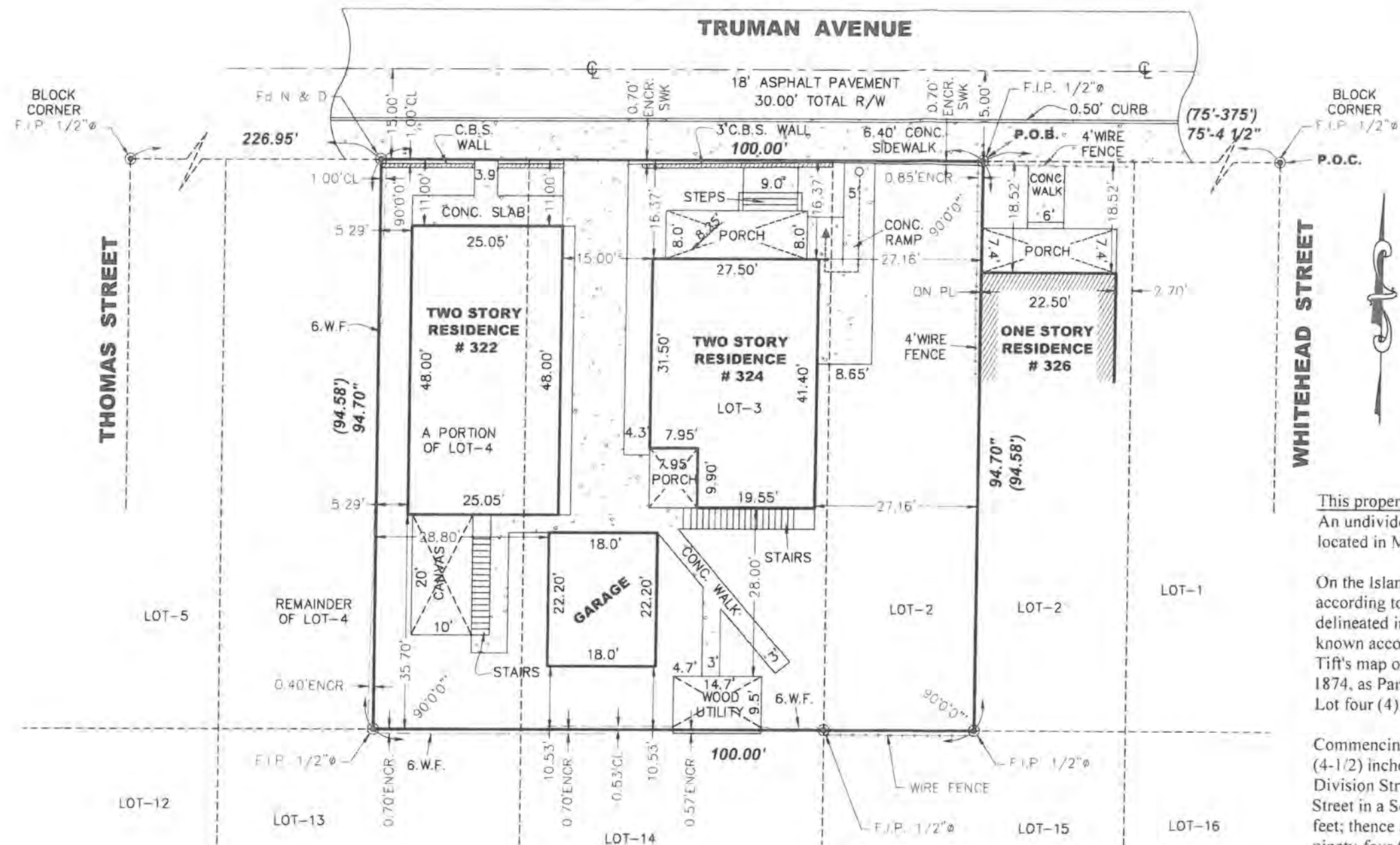
Sincerely,



Barton W. Smith

BWS/AJD/bg

Enclosures



NOTE

- All clearances and/or encroachments shown hereon are of the apparent physical use, hence legal ownership not determined.
- The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
- Code restrictions and title search not reflected in this survey.
- Underground utilities, improvements, footings and encroachments, if any not located.
- The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
- Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
- No identification cap found on property corners unless otherwise noted.
- All roads shown hereon are public unless otherwise noted.
- The graphic portions of this document are intended to be displayed at the graphic name scales as depicted.
- Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
- Accuracy: The expected use of land as classified in the minimum technical standards (517 FAC) is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND

A = Arc
 ASPH = Asphalt
 BM = Bench Mark
 BRG = Bearing
 CATV = Catch basin
 CB = Catch basin
 CBS = Concrete Block Structure
 CH = Chord
 Chatla = Chattahoochee
 CL = Center Line
 CLF = Chain Link Fence
 CL = Clear
 CONC = Concrete
 D = Delta
 Ø = Diameter
 DH = Drill Hole
 DME = Drainage & Maintenance Easement
 E.B. = Electric Box
 Enc = Encroachment
 F.F. = Finish Floor
 F.H. = Fire Hydrant
 F.I.R. = Found Iron Rebar
 FPL = Florida Power & Light
 F.I.P. = Found Iron Pipe
 FD = Found
 L.P. = Light Pole
 M = Measured
 M.F. = Metal Fence
 M.H. = Manhole
 M = Monument Line
 MON = Monument
 N/A = Not Applicable
 N/D = Nail & Disc
 NTS = Not to Scale
 O/S = Offset
 O.U.L. = Overhead Utility Lines
 OH = Overhang
 P = Plat
 PB = Plat Book
 PC = Point of Curvature
 P.C.C. = Point of Compound Curvature
 PCP = Permanent Control Point
 PG = Page
 P.I. = Point of Intersection
 PL = Property Line
 PL = Planter
 P.O.B. = Point of Beginning
 P.O.C. = Point of Commencement
 P.P. = Power Pole
 P.R.M. = Permanent Reference Monument
 P.R.C. = Point of Reverse Curvature
 PT = Point of Tangency
 R = Radius
 R/R = Railroad
 PSM = Professional Surveyor Mapper
 R/W = Right-of-Way
 SWK = Sidewalk
 Sec. = Section
 (TYP) = Typical
 T = Tangent
 U.E. = Utility Easement
 W.F. = Wood Fence
 W.M. = Water Meter
 W.V. = Water Valve
 + = Denotes Spot Elevations Taken

This property described as:
 An undivided interest in the following real property located in Monroe County, Florida, described as follows:

On the Island of Key West and is part of Tract Ten (10) according to William A. Whitehead's map of said Island, delineated in February, A.D., 1829, but now better known according to Howe's Diagram of Charles. W. Tift's map of the City of Key West, delineated in July, 1874, as Part of Lot Two (2), Lot Three (3) and Part of Lot four (4) (Square One (1), of said Tract Ten (10):

Commencing seventy-five (75) feet, four and one-half (4-1/2) inches from the corner of Whitehead and Division Streets and running thence along Division Street in a Southwesterly direction one hundred (100) feet; thence at right angles in a southeasterly direction ninety-four (94) feet and seven (7) inches; thence at right angles in a Northeasterly direction one hundred (100) feet; thence at right angles in a; Northwesterly direction ninety-four (94) feet, seven (7) inches back to the point of beginning.

Certified to:
 TDGroup Truman Ave LLC
 Smith Hawks, PL
 First American Title Insurance Company

Address:
 322 - 324 Truman Avenue, Key West, FL 33040

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:				
02/21/19 SURVEY UPDATE <i>TA</i>				
12/20/19 SURVEY UPDATE <i>TA</i>				
FLOOD ZONE	COMM No	PANEL No	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
X	120168	1516	K	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV		
02/18/05	02/18/05	+ N/A - N.G.V.D.		

BOUNDARY SURVEY
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the **FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS** in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Rene Aiguesvives
 RENE AIGUESVIVES 04/21/17
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale	Drawn by	Drwg. No.
03/31/17	1"=20'	R.S.	17-19114