

TDGROUP TRUMAN AVE

Request for Conceptual Landscape Plan Approval with Tree Removal

Property Characteristics



- 322-324 1/2 Truman Ave., on the block between Whitehead Street and Thomas Street
- Across the street from the Key West Lighthouse Museum



Property
Characteristics



Street View

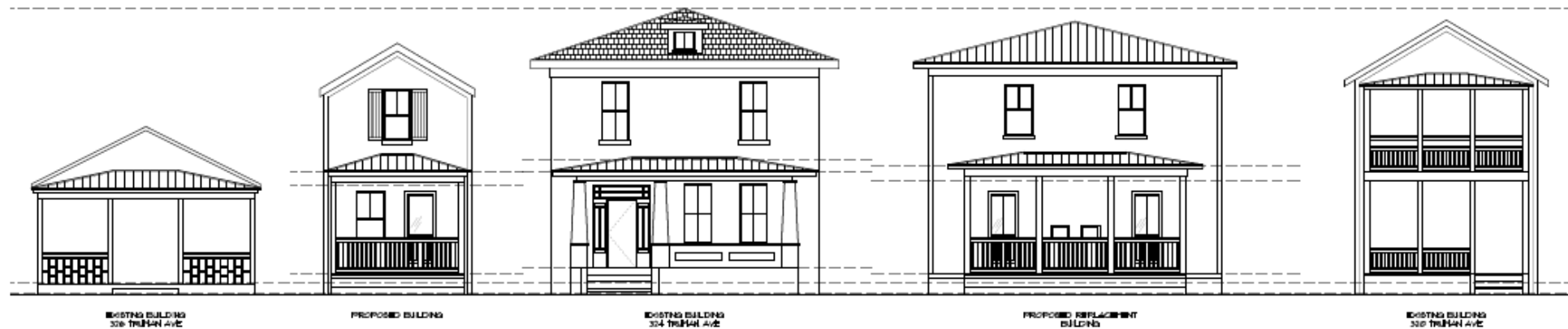
Context & Development Plan



- Lawful Unit Determination dated January 2, 2018 found that 16 permanent residential units existed in this building
- Dormitory style with shared facilities and entrance/exit

Context & Development Plan

- Instead of transferring units off-site, decided to utilize the units where they have been historically and where affordable housing is needed
- Proposing significantly upgraded brand new units that will all have their own entrance/exit and facilities
- Voluntarily declaring and restricting 14 of the 18 units affordable



Proposed Truman Ave. Elevation
3/6/24 - 7 - 02



610 White St, Key West FL

322-324 Truman Ave

Key West, FL

322-324 Truman Avenue

Landscape Plan

Plant List

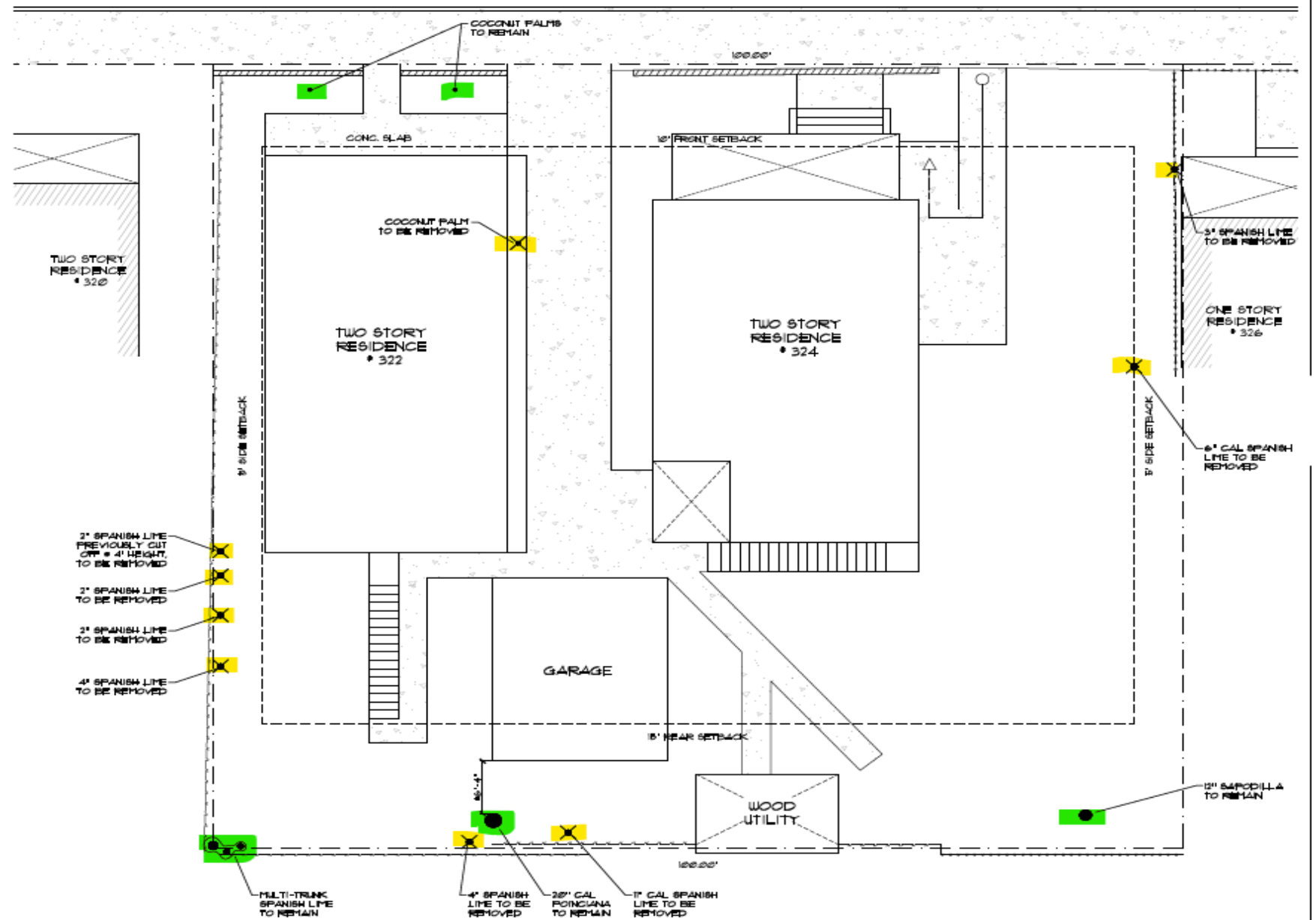
TREES & PALMS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
2	Pimenta Dioica	Allspice	6'-8' PH (2" DBH)
3	Coccoloba diversifolia	Pigeon Plum	8' min. PH (2" DBH)
1	Myrcianthes fragrans	Simpson Stopper	8' min. PH (4"-6" DBH)
1	Thrinax radiata	Green Thatch Palm	8' PH Double
12	Canella winterana	Wild Cinnamon	6'-8' PH (2" DBH)
3	Eugenia foetida	Spanish Stopper	45 Gal. (2"DBH)
2	Calypttranthes zuzygium	Myrtle of the River	8' min. PH (4"-6" DBH)
GROUND COVERS & SHRUBS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
150	Barleria repens	Coral Creeper	1 gal.
24	Chrysobalanus icaco	Cocoplum	7 gal.
11	Ficus 'Green Island'	Ficus microcarpa	3 gal.
37	Psychotria nervosa	Dwarf Wild Coffee	3. gal.
72	Phymatosorus scolopendria	Wart Fern	1 gal.
28	Plumbago auriculata	Blue Plumbago	1 gal.
ADDITIONAL ITEMS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
		3/4" Granite Gravel	as needed
		Black Eucalyptus Mulch	3" depth in all planted areas
		Planting soil	as needed

Plant List

NTS

Tree Disposition Plan

Yellow=remove
Green=remain



Tree Disposition Plan

1/2" = 1' - 0"



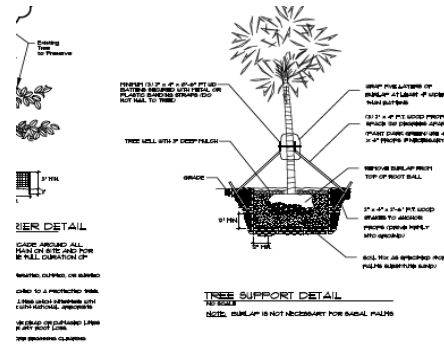
Tree Disposition Plan

Yellow=remove
Green=remain

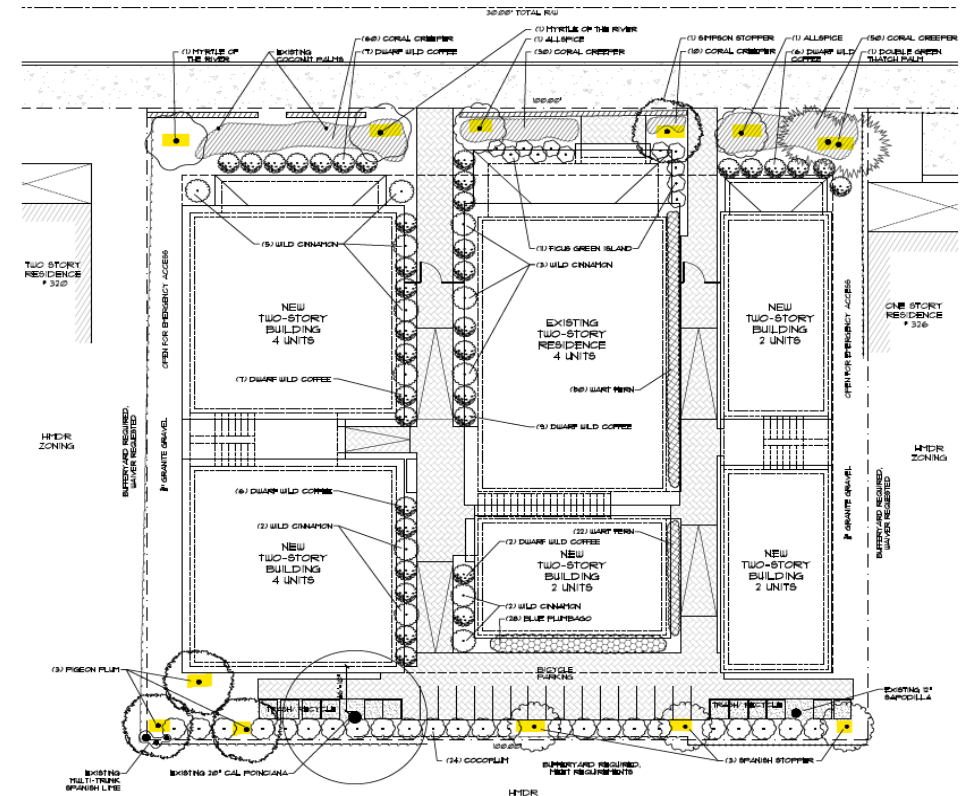
TREES				
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	DISPOSITION
1	Delonix regia	Royal Poinciana	20"	Remain
1	Melicoccus bijugatus	Spanish Lime	Multi-trunk	Remain
2	Cocos nucifera	Coconut Palm	10"	Remain
1	Manikara zapota	Sapodilla	12"	Remain
8	Melicoccus bijugatus	Spanish Lime	2" - 12" (Approx. 64"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

Criteria for Approval

- Sec. 110-327(1) Some of the trees proposed for removal are tangled up and hazard to fence
- Sec. 110-327(3) Some of the trees proposed for removal hinder emergency access required by Fire Marshal
- Sec. 110-327(5) and (6) All trees proposed for removal are being replaced with equivalent or greater trees on the same parcel, as shown in the Landscaping Plan and Plant List

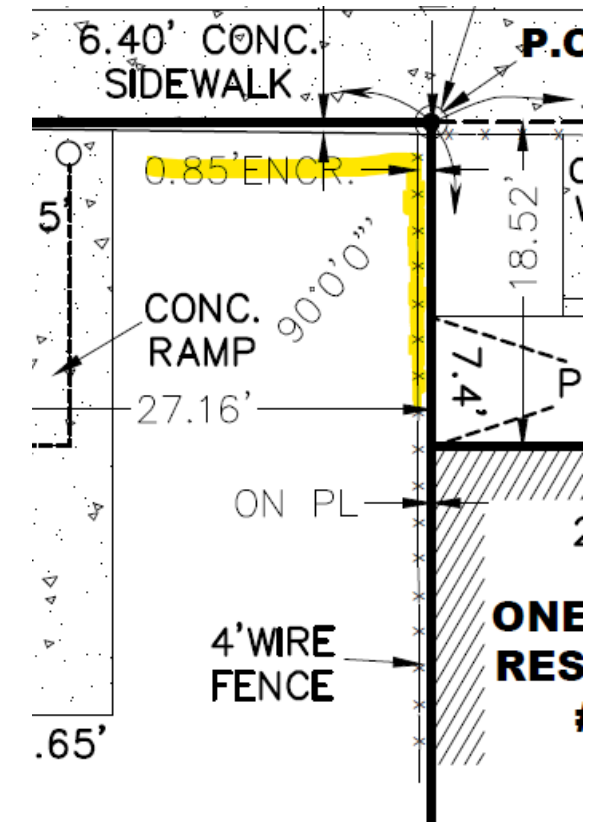


TREES & PALMS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
2	Pimenta dioica	Allspice	8'-6" PH (2" DBH)
3	Coccoloba diversifolia	Pigeon Plum	6'-8" PH (2" DBH)
1	Myrcianthes fragrans	Simpson Stopper	8' min. PH (4"-6" DBH)
12	Thespesia populifolia	Green Thatch Palm	8' PH Double
1	Cordia winterana	Wild Cinnamon	45' min. PH (4"-6" DBH)
3	Eugenia foetida	Spanish Stopper	45 Gal. (2"DBH)
2	Calytranthes zuziyum	Myrtle of the River	8' min. PH (4"-6" DBH)
GROUND COVERS & SHRUBS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
150	Barleria repens	Carri Creeper	1 gal.
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72	Phytosutorus scolopendria	Wart Fern	1 gal.
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ADDITIONAL ITEMS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
		3/4" Granite Gravel	as needed
		Black Eucalypt Mulch	3" depth in all planted areas
		Blattariae soil	as needed



Tree Near Lot Line

- In line with the fence that is 10.2 inches in TD Group property
- Committed to work with neighbor



Thank you!

We respectfully request conceptual approval of the landscaping plan and tree removal.

Questions?