

Application

SMITH/HAWKS

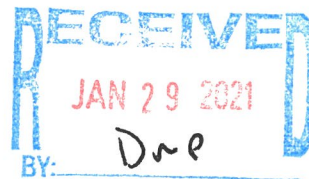
ATTORNEYS AT LAW

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VIA HAND DELIVERY

January 29, 2021

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



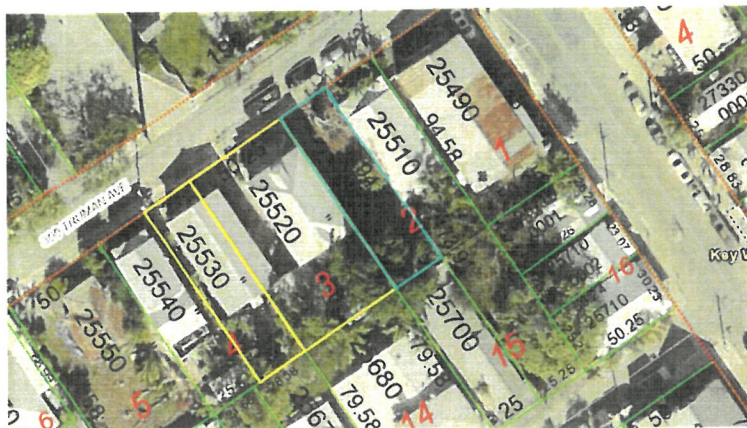
Re: **TDGroup Truman Ave, LLC – Application for Major Development Plan for 322-324½ Truman Avenue (RE #s 00025530-000000, 00025520-000000 & 00025500-000000)**

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.



{00223666 - v1 }

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.

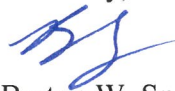
Compliance with Land Development Regulations

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



Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Development Plan

Minor:

Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00

Major:

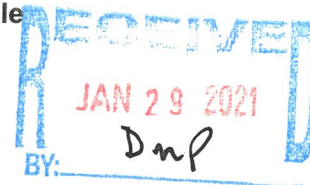
Conditional Use	\$ 1,470.00
Extension	\$ 840.00

Minor Deviation \$ 840.00

Major Deviation \$ 1,470.00

Conditional Use (not part of a development plan) \$ 2,940.00

Extension (not part of a development plan) \$ 840.00



Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
Minor <input type="checkbox"/>		No <input type="checkbox"/>

Please print or type:

- Site Address: 322-324 1/2 Truman Ave., Key West, FL 33040
- Name of Applicant: Smith Hawks, PL / Barton Smith, Esq. & Anthony J. Davila, Esq.
- Applicant is:
Property Owner: _____
Authorized Representative: Smith Hawks, PL / ^{Barton W. Smith, Esq.}
_{Anthony J. Davila, Esq.}
(attached Authorization and Verification Forms must be completed)
- Address of Applicant: 138 Simonton St., Key West, FL 33040
- Applicant's Phone #: 305) 296-7227 Email: Bart@SmithHawks.com / AJ@SmithHawks.com
- Email Address: bart@smithhawks.com / aj@smithhawks.com
- Name of Owner, if different than above: TDGroup Truman Ave, LLC
- Address of Owner: PO Box 370524, Key Largo, FL 33037
- Owner Phone #: c/o Agent Email: c/o Agent

00025530-000000,
00025520-000000 &

- 10) Zoning District of Parcel: HMDR RE# 00025500-000000
- 11) Is Subject Property located within the Historic District? Yes No If Yes: Date of approval _____
HARC approval # _____ OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

See attached letter.

- 13) Has subject Property received any variance(s)? Yes _____ No If Yes: Date of approval _____ Resolution # _____
Attach resolution(s).
- 14) Are there any easements, deed restrictions or other encumbrances on the subject property? Yes _____ No
If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;

- 4) Topography;
- 5) Easements; and
- 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.

- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. **Proposed Development:** Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance,

design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

TAB 1 – Notarized Verification Form signed by Property Owner or Authorized Representative

TAB 2 – Notarized Authorization Form signed by Property Owner; if applicant is not the owner

TAB 3 – Copy of Recorded Warranty Deed

TAB 4 – Monroe County Property record Card

TAB 5 – Signed/Sealed Survey

TAB 6 – Signed/Sealed Site Plan & Floor Plans

TAB 7 – Lawful Unit Determination dated January 2, 2018

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Barton Smith, in my capacity as Authorized Member
(print name) (print position; president, managing member)
 of Smith Hawks, PL
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

322-324 Truman Ave., Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

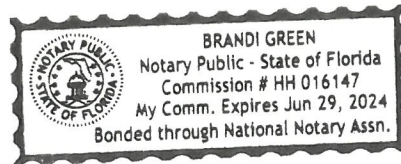

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 01/29/2021 by
date
BARTON W. SMITH.
Name of Applicant

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

BRANDI GREEN
Name of Acknowledger typed, printed or stamped



06/29/2024
Commission Number, if any

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Jose Alvarez as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of TDGROUP TRUMAN AVE, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Smith Hawks, PL / Bart Smith, Esq. / Anthony Davila, Esq.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Handwritten Signature]

Signature of person with authority to execute documents on behalf of entity owner

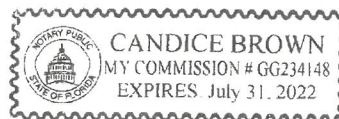
Subscribed and sworn to (or affirmed) before me on this 11/15/2021
Date

by JOSE ANTONIO ALVAREZ
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented Driver license as identification.

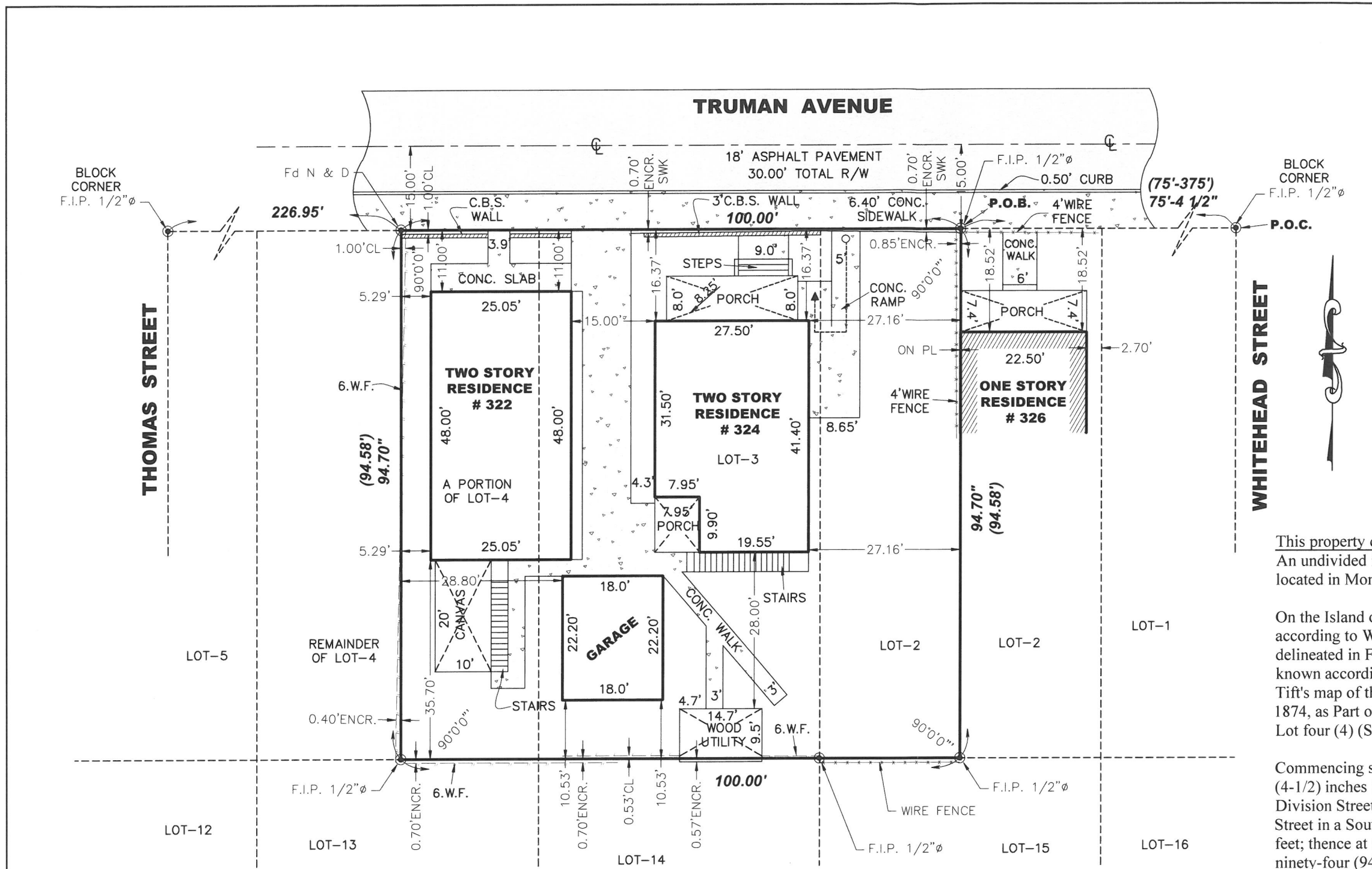
[Handwritten Signature]
Notary's Signature and Seal

Candice Brown
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Boundary Survey



NOTE:

- All clearances and/or encroachments shown hereon are of the apparent physical use, fence 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.
- All roads shown hereon are public unless otherwise noted.
- No identification cap found on property corners unless otherwise noted.
- Distance along boundary are record and measured 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 (5.17-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
- Chatta = 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

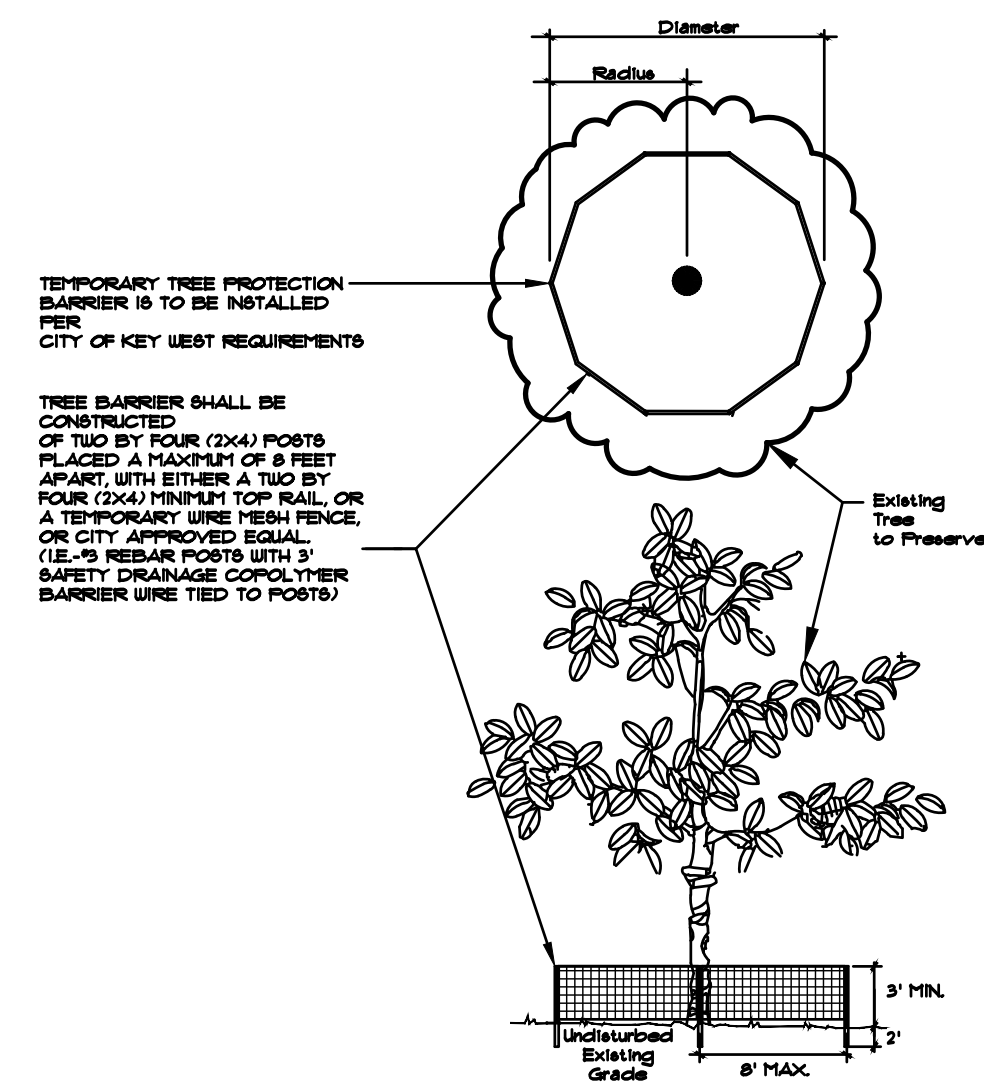
REVISIONS: 02/21/19 SURVEY UPDATE 12/20/19 SURVEY UPDATE				
FLOOD ZONE X	COMM. No. 120168	PANEL No. 1516	SUFFIX: K	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M. DATE 02/18/05	F.I.R.M. INDEX 02/18/05	BASE ELEV. + N/A	N.G.V.D.	

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 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 03/31/17	Scale: 1"=20'	Drawn by: R.S.	Drwg. No. 17-19114
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Ukg' Rnc p



TEMPORARY TREE PROTECTION BARRIER IS TO BE INSTALLED PER CITY OF KEY WEST REQUIREMENTS

TREE BARRIER SHALL BE CONSTRUCTED OF TWO BY FOUR (2x4) POSTS PLACED A MAXIMUM OF 8 FEET APART, WITH EITHER A TWO BY FOUR (2x4) PLYWOOD TOP RAIL OR A TEMPORARY WIRE FENCE, OR CITY APPROVED EQUIV. (I.E. 1/2 RESBAR POSTS WITH 3" SAFETY DRAINAGE COPOLYMER BARRIER WIRE TIED TO POSTS)

TREE PROTECTION BARRIER DETAIL
NO SCALE

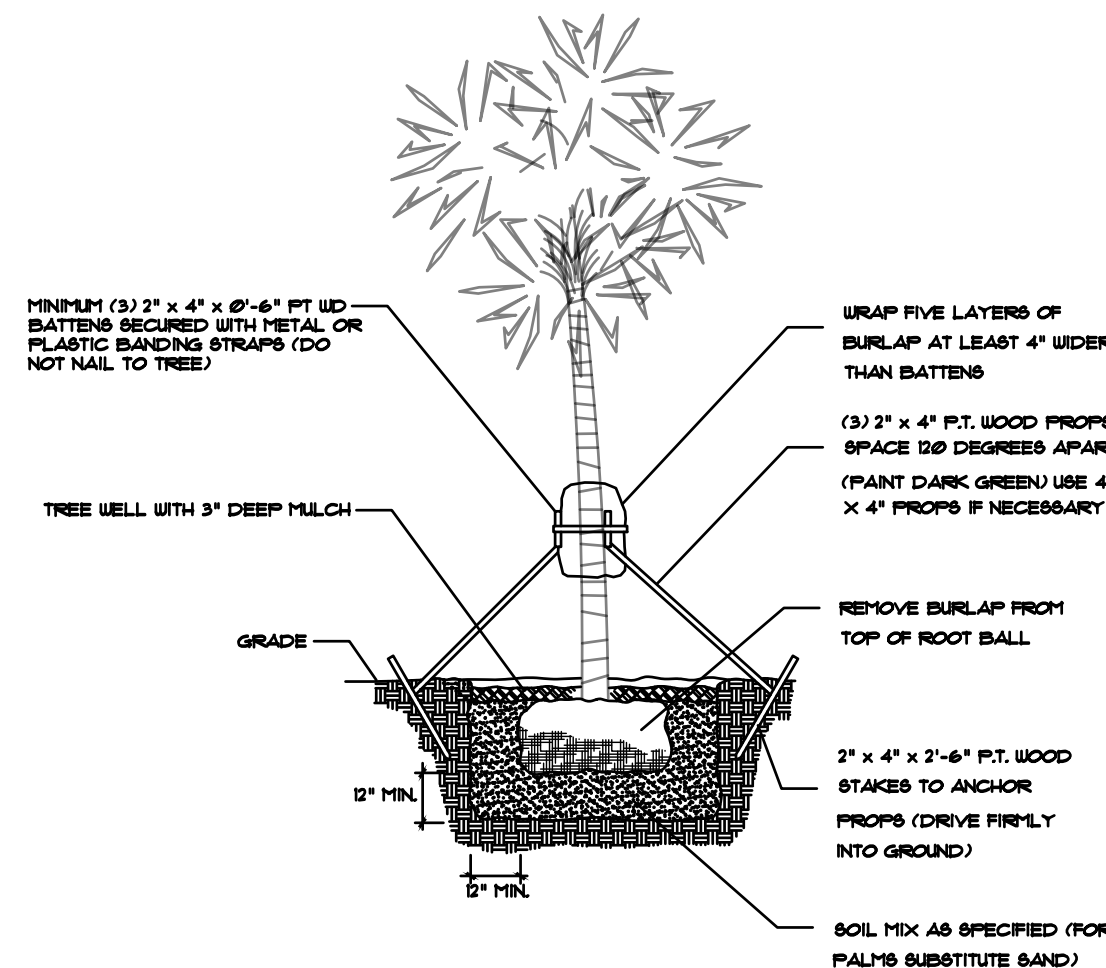
NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS SUCH TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

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 LIMBS 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.



MINIMUM (3/4" x 4" x 6'-6" FT. LD.) BATTENS SECURED WITH METAL OR PLASTIC BANDING STRAPS (DO NOT NAIL TO TREE)

WRAP FIVE LAYERS OF BURLAP AT LEAST 4" WIDER THAN BATTENS

(3) 2" x 4" P.T. WOOD PROPS SPACE 90 DEGREES APART (PAINT DARK GREEN USE 4" x 4" PROPS IF NECESSARY)

REMOVE BURLAP FROM TOP OF ROOT BALL

2" x 4" x 2'-6" P.T. WOOD STAKES TO ANCHOR PROPS (DRIVE FINELY INTO GROUND)

SOIL MIX AS SPECIFIED (FOR PALMS SUBSTITUTE SAND)

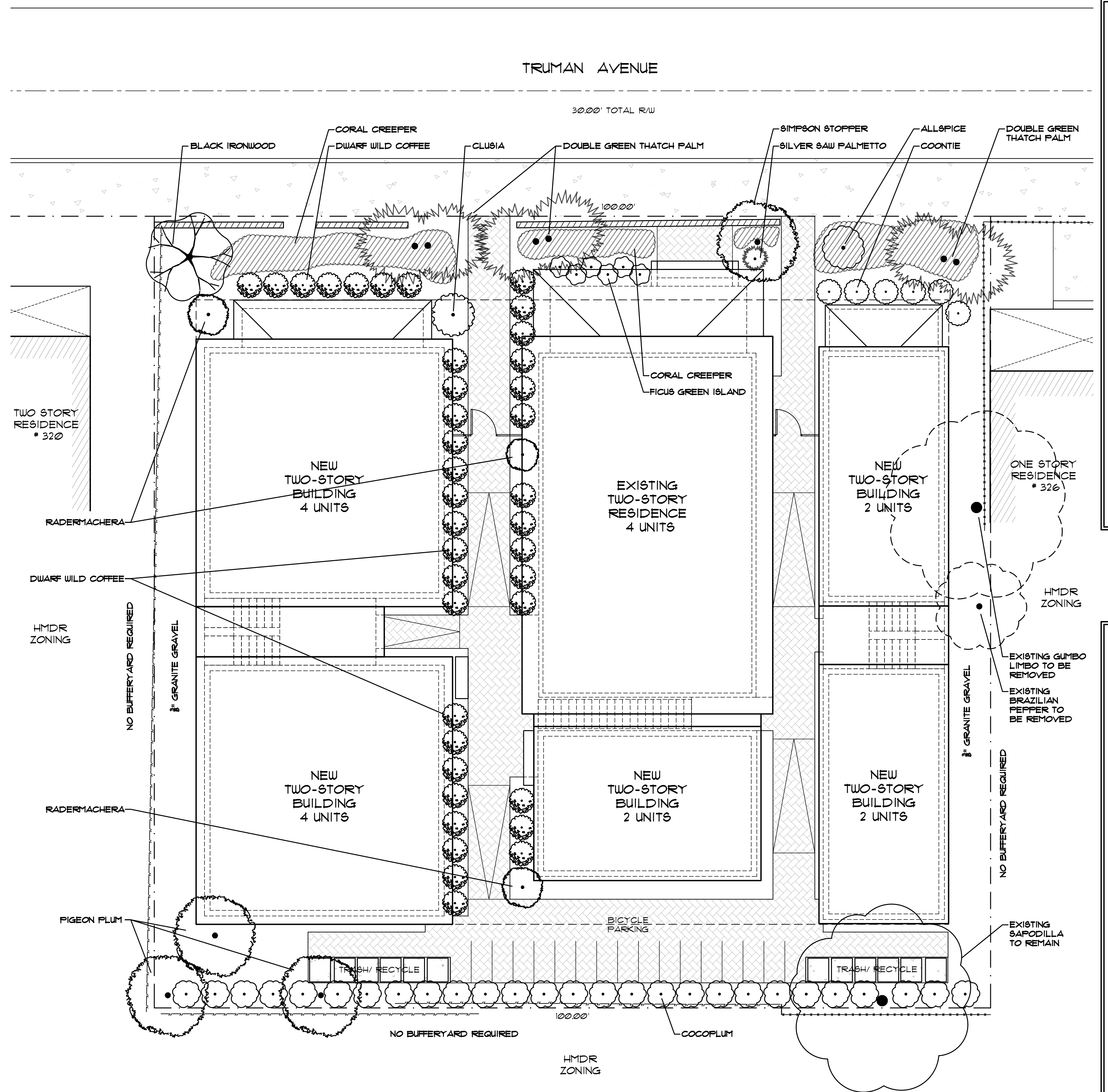
TREE SUPPORT DETAIL
NO SCALE

NOTE: BURLAP IS NOT NECESSARY FOR SABAL PALMS

TREES & PALMS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
1	Krugiodendron Ferreum	Black Ironwood	45 gal.
1	Pimenta Dioica	Allspice	25 gal.
3	Coccoloba diversifolia	Pigeon Plum	25 gal.
1	Myrcianthes fragrans	Simpson Stopper	8' PH multi-trunked
3	Thrinax radiata	Green Thatch Palm	6'-8' PH Double
GROUND COVERS & SHRUBS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
132	Barleria repens	Coral Creeper	1 gal.
32	Chrysobalanus icaco	Cocoplum	3 gal.
1	Clusia guttifer	Pitch Apple	7 gal.
6	Ficus 'Green Island'	Ficus microcarpa	3 gal.
40	Psychotria nervosa	Dwarf Wild Coffee	3 gal.
3	Radermachera kunming	Dwarf Jasmine Tree	7 gal.
1	Serenoa repens	Silver Saw Palmetto	7 gal.
6	Zamia pumila	Coontie	3 gal. full and bushy - 30" o.c.
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

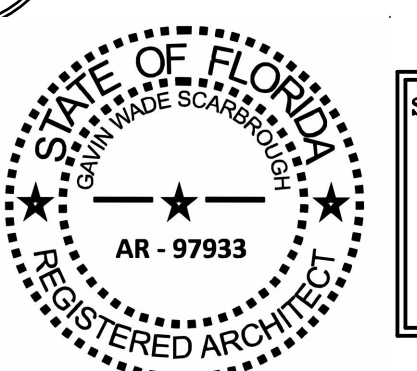
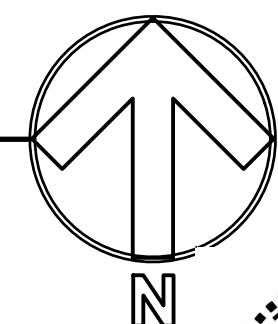
Plant List

NTS



Proposed Landscape Plan

1/8" = 1' - 0"



date: 1/26/21
revision:

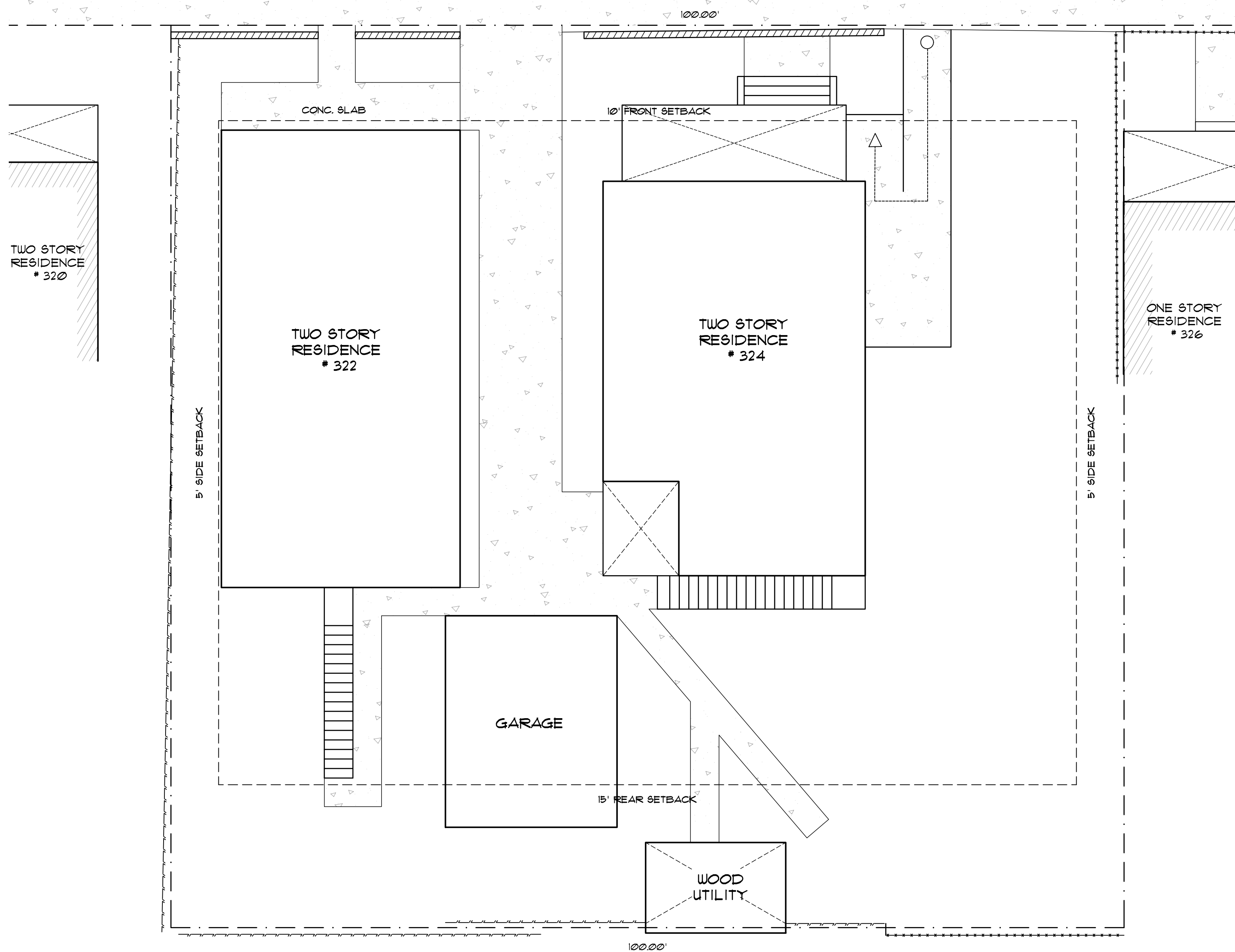
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322-324 Truman Avenue
Key West, FL

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

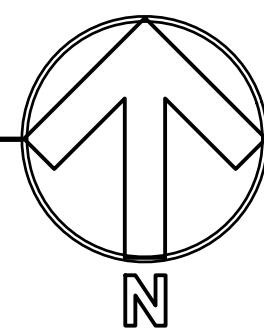
TRUMAN AVENUE

30.00' TOTAL R/W



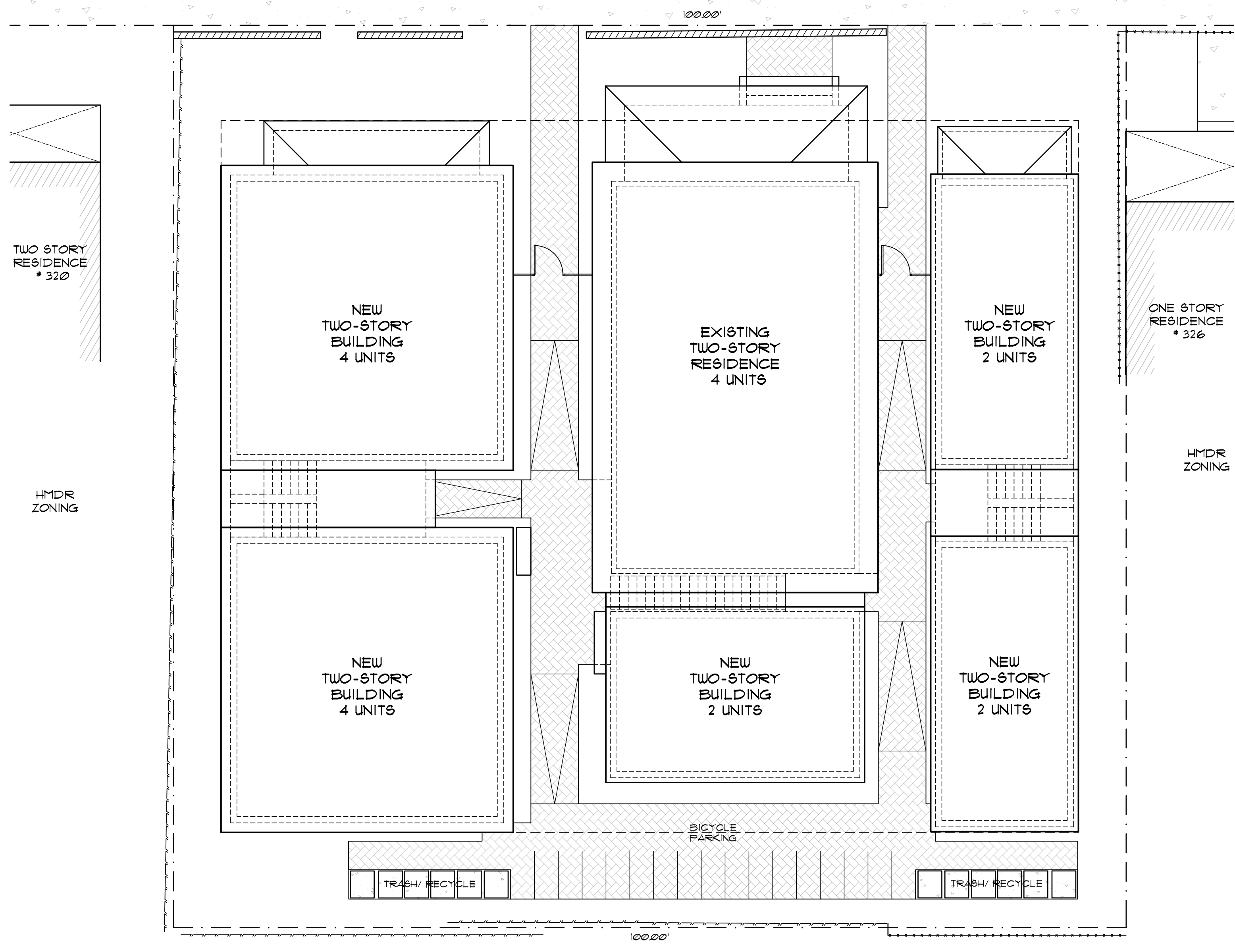
Existing Site Plan

1/8" = 1' - 0"



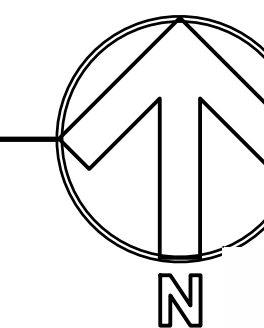
TRUMAN AVENUE

30.00' TOTAL R/W



Proposed Site Plan

1/8" = 1' - 0"

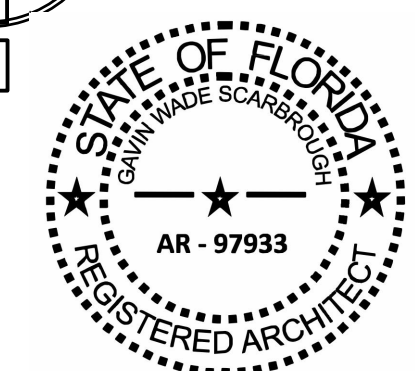


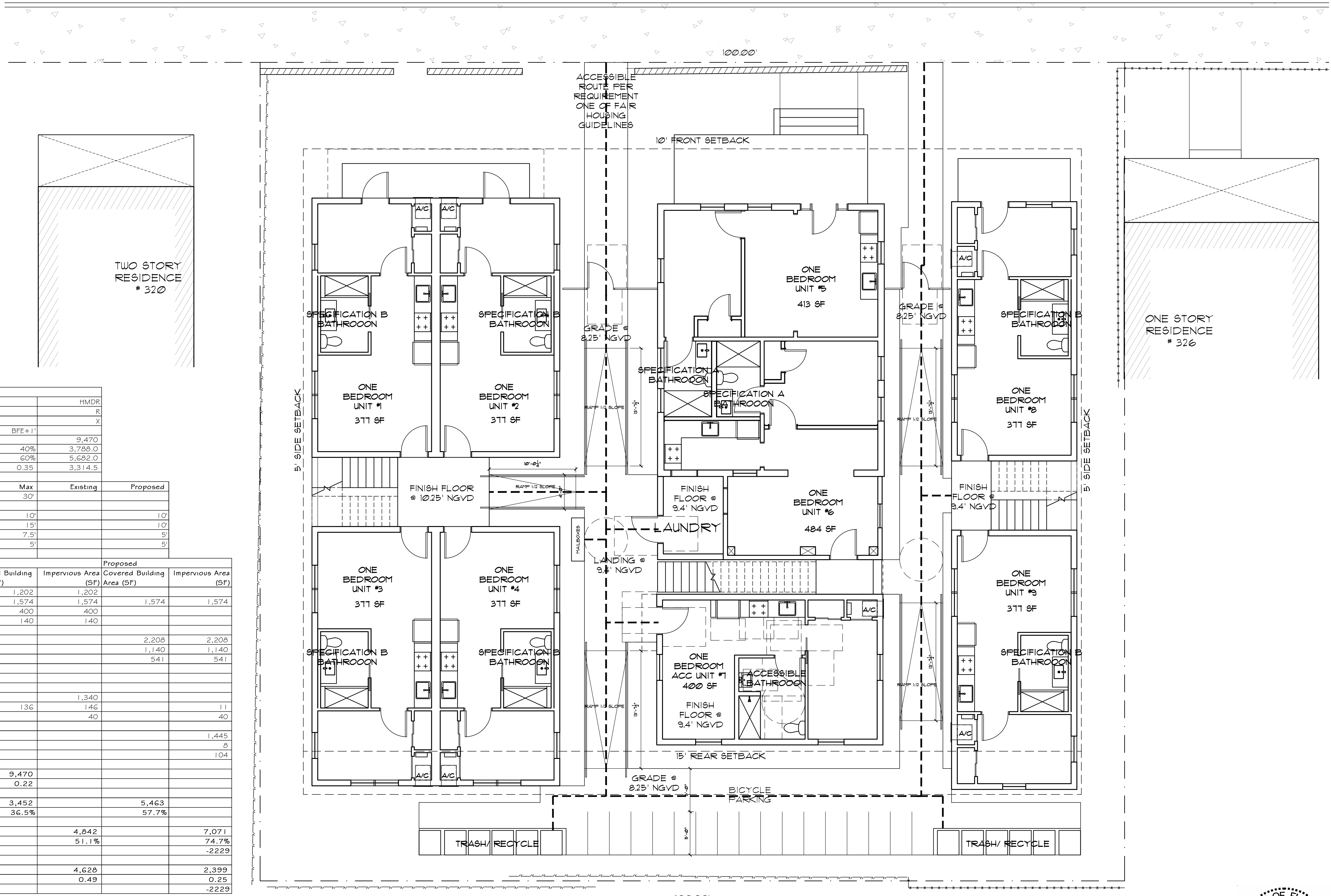
322-324 Truman Avenue
 322-324 Truman Ave Key West, FL

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

date:
 1/26/21
 revision:

sheet:
 A0.1





322-324 Truman Avenue				
Zoning				HMDR
Occupancy				R
Flood Zone				X
Design Flood Elevation		BFE+1'		
Site Area				9,470
Max Lot Coverage		40%		3,788.0
Max Impervious Area		60%		5,682.0
Min Open Space Ratio		0.35		3,314.5
Height		Max	Existing	Proposed
Setbacks		30'		
Front		10'		10'
Rear		15'		10'
Side (Street)		7.5'		5'
Side		5'		5'
Building Areas	Existing		Proposed	
	Covered Building Area (SF)	Impervious Area (SF)	Covered Building Area (SF)	Impervious Area (SF)
Existing Residence #322	1,202	1,202		
Existing Residence #324	1,574	1,574	1,574	1,574
Existing Garage	400	400		
Existing Wood Utility	140	140		
New Residence #322			2,208	2,208
New Residence (Cottages)			1,140	1,140
New Residence (Behind #324)			541	541
Site Areas				
Concrete Walkways		1,340		
Stairs	136	146		11
Site Walls		40		40
Brick Paving				1,445
Mailboxes				8
Trash/Recycle				104
Site Area (SF)	9,470			
Site Area (AC)	0.22			
Total Lot Coverage (SF)	3,452		5,463	
Lot Coverage (%)	36.5%		57.7%	
Total Impervious Area (SF)		4,842		7,071
Impervious Area (%)		51.1%		74.7%
Improvement in Impervious (SF)				-2,229
Proposed Open Space (SF)		4,628		2,399
Proposed Open Space Ratio		0.49		0.25
Improvement in Open Space (SF)				-2,229

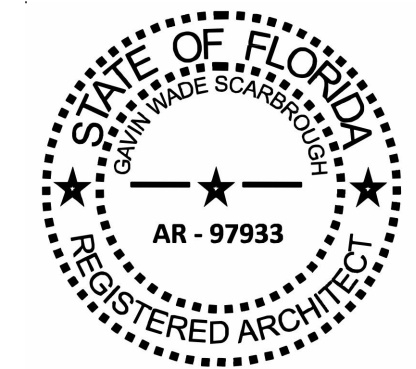
322-324 Truman Avenue
 322-324 Truman Ave
 Key West, FL

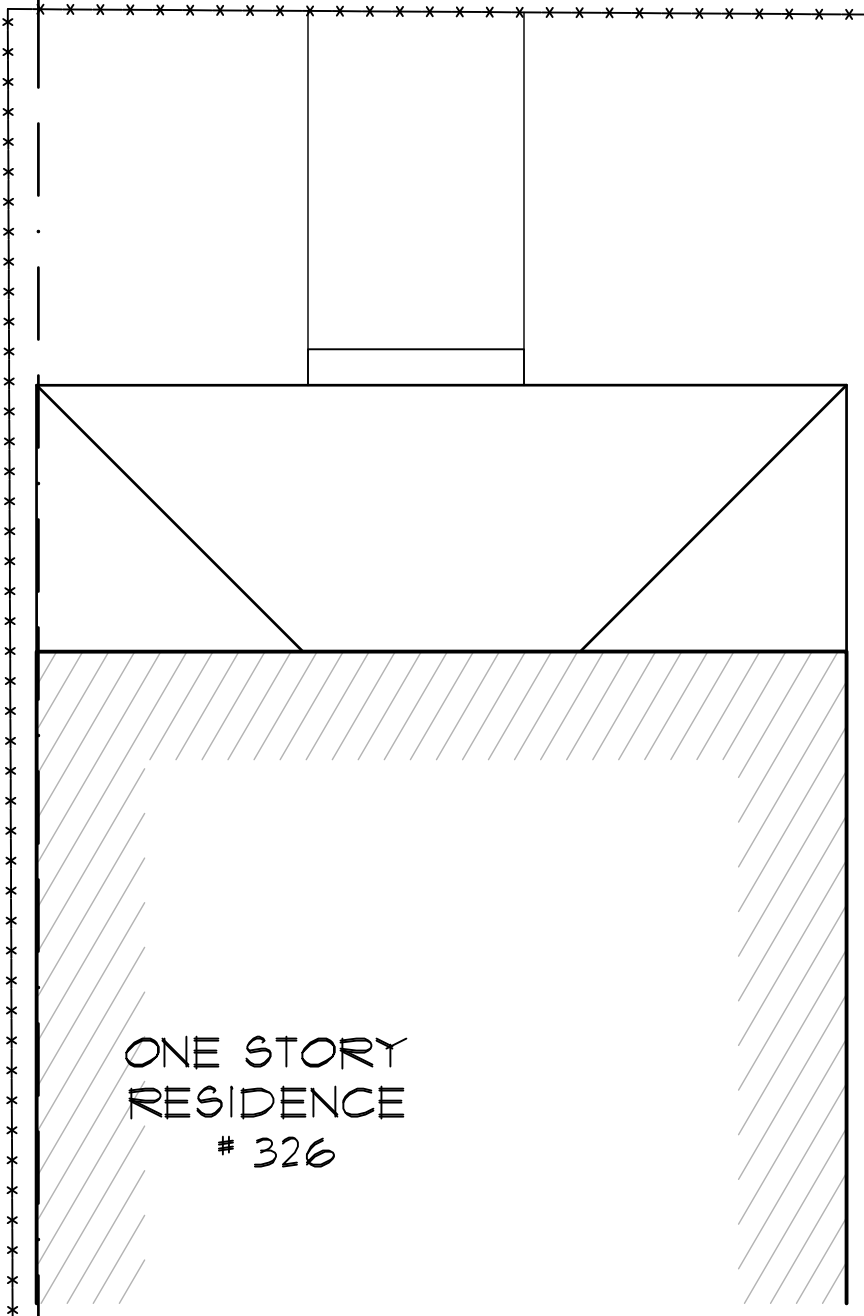
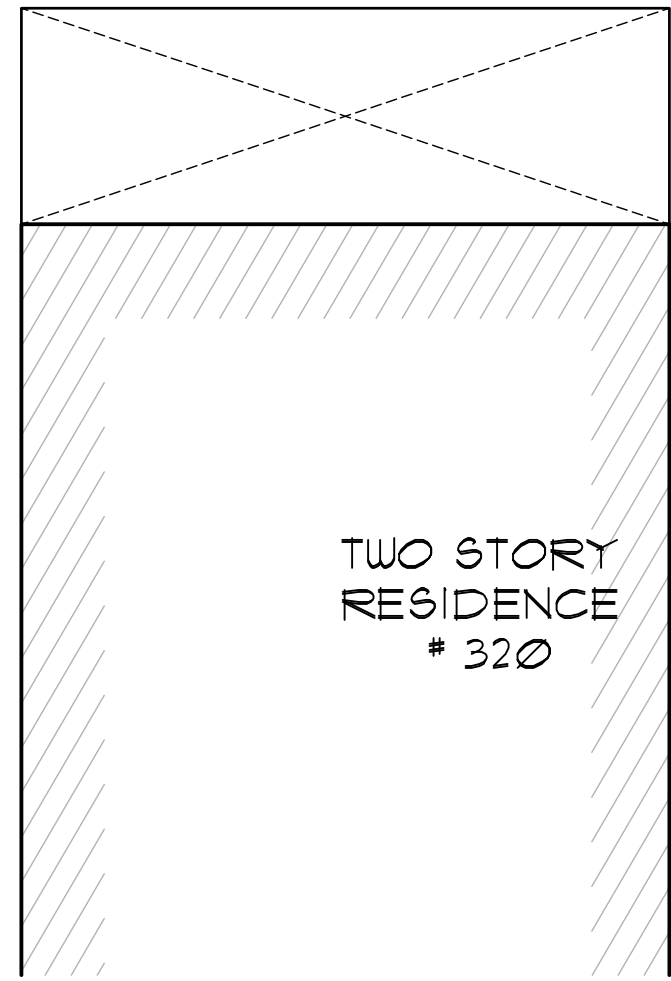
THOMAS E. POPE, P.A.
 POPE-SCARBROUGH-ARCHITECTS
 (305) 296 3611
 610 White St, Key West FL

date: 1/26/21
 revision:

sheet:
 A1.1

Proposed Site Plan First Floor
 3/16" = 1' - 0"





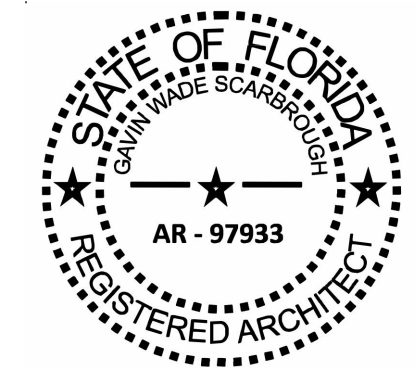
322-324 Truman Avenue
322-324 Truman Ave Key West, FL

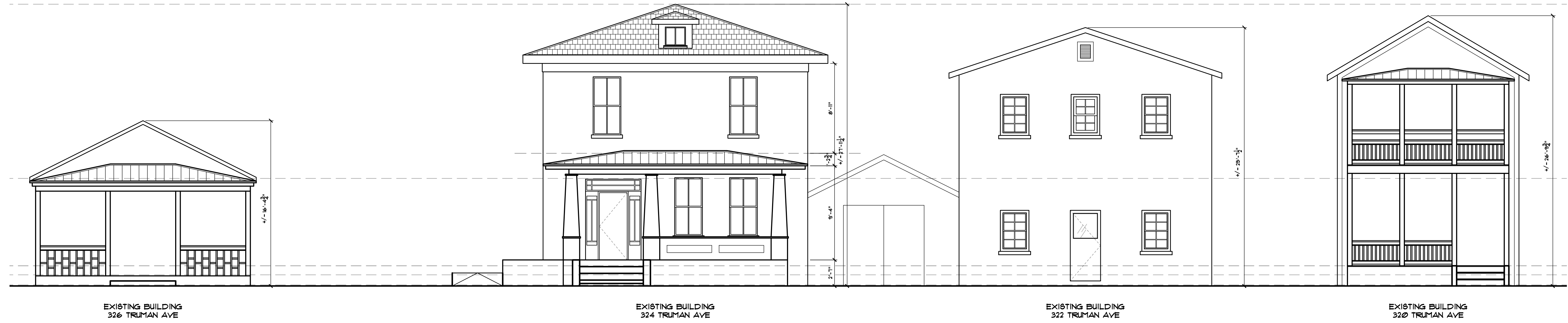
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610 White St, Key West FL
(305) 296 3611

date: 1/26/21
revision:

sheet: A1.2

Proposed Site Plan Second Floor
3/16" = 1' - 0"





EXISTING BUILDING
326 TRUMAN AVE

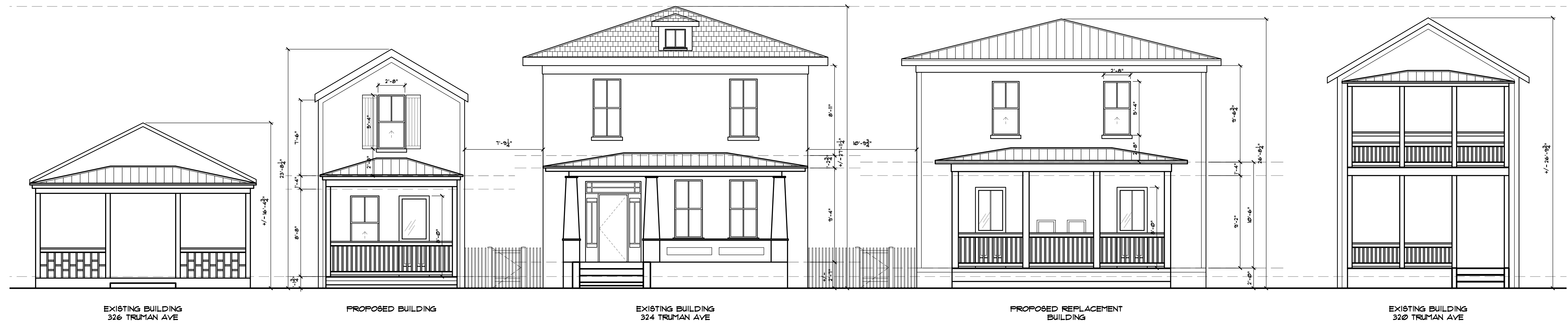
EXISTING BUILDING
324 TRUMAN AVE

EXISTING BUILDING
322 TRUMAN AVE

EXISTING BUILDING
320 TRUMAN AVE

Existing Truman Ave. Elevation

3/16" = 1' - 0"



EXISTING BUILDING
326 TRUMAN AVE

PROPOSED BUILDING

EXISTING BUILDING
324 TRUMAN AVE

PROPOSED REPLACEMENT
BUILDING

EXISTING BUILDING
320 TRUMAN AVE

Proposed Truman Ave. Elevation

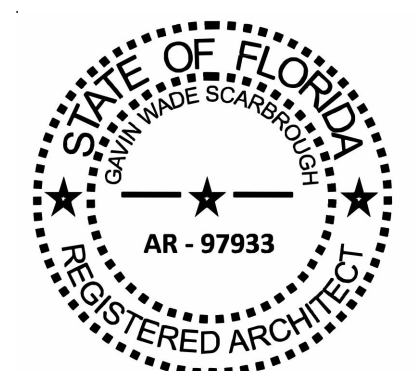
3/16" = 1' - 0"

NOTE:
PROPERTY IS CURRENTLY IN AN "X" FLOOD ZONE.
ELEVATIONS REFLECT THE PROPOSED CHANGES
TO THE FEMA FLOOD MAPS.

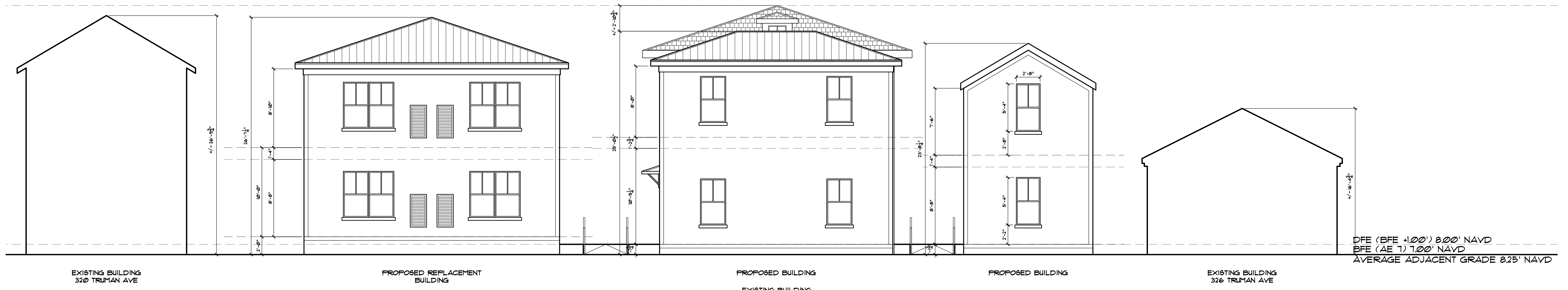
322-324 Truman Avenue
Key West, FL

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

date:
1/26/21
revision:



sheet:
A2.1



Proposed Rear Elevation

3/16" = 1' - 0"



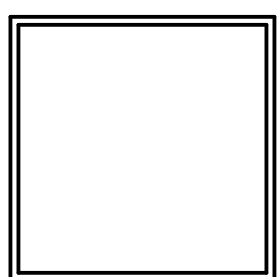
Proposed Side Ave. Elevation

3/16" = 1' - 0"



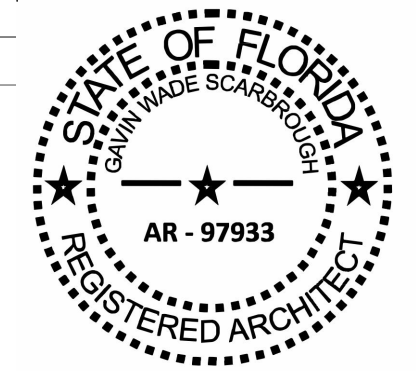
Proposed Side Ave. Elevation

3/16" = 1' - 0"



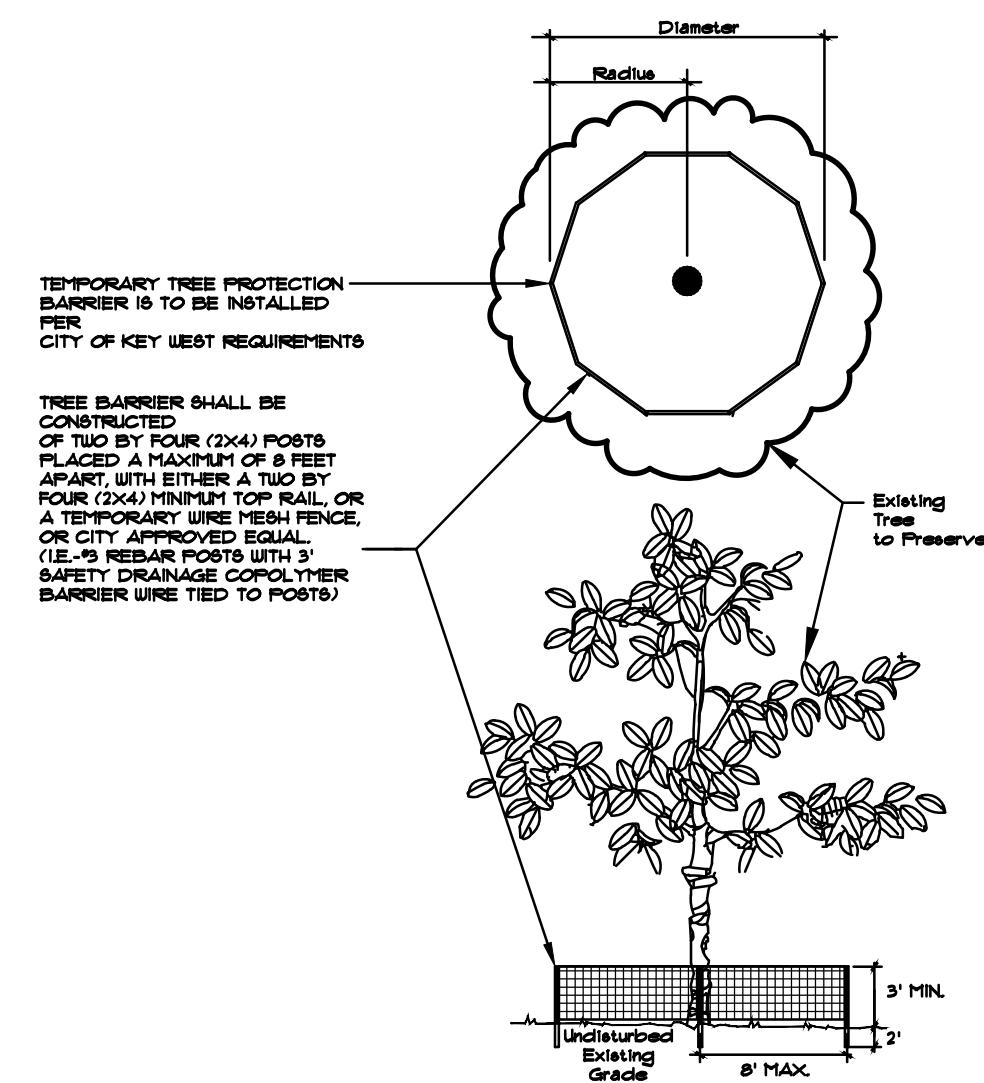
322-324 Truman Avenue
Key West, FL
322-324 Truman Ave

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



date:
1/26/21
revision:

sheet:
A2.2



TEMPORARY TREE PROTECTION BARRIER IS TO BE INSTALLED PER CITY OF KEY WEST REQUIREMENTS

TREE BARRIER SHALL BE CONSTRUCTED OF TWO BY FOUR (2x4) POSTS PLACED A MAXIMUM OF 8 FEET APART, WITH EITHER A TWO BY FOUR (2x4) PLYWOOD TOP RAIL OR A TEMPORARY WIRE FENCE, OR CITY APPROVED EQUIV. (1E-12 RESBAR POSTS WITH 3" SAFETY DRAINAGE COPOLYMER BARRIER WIRE TIED TO POSTS)

TREE PROTECTION BARRIER DETAIL
NO SCALE

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

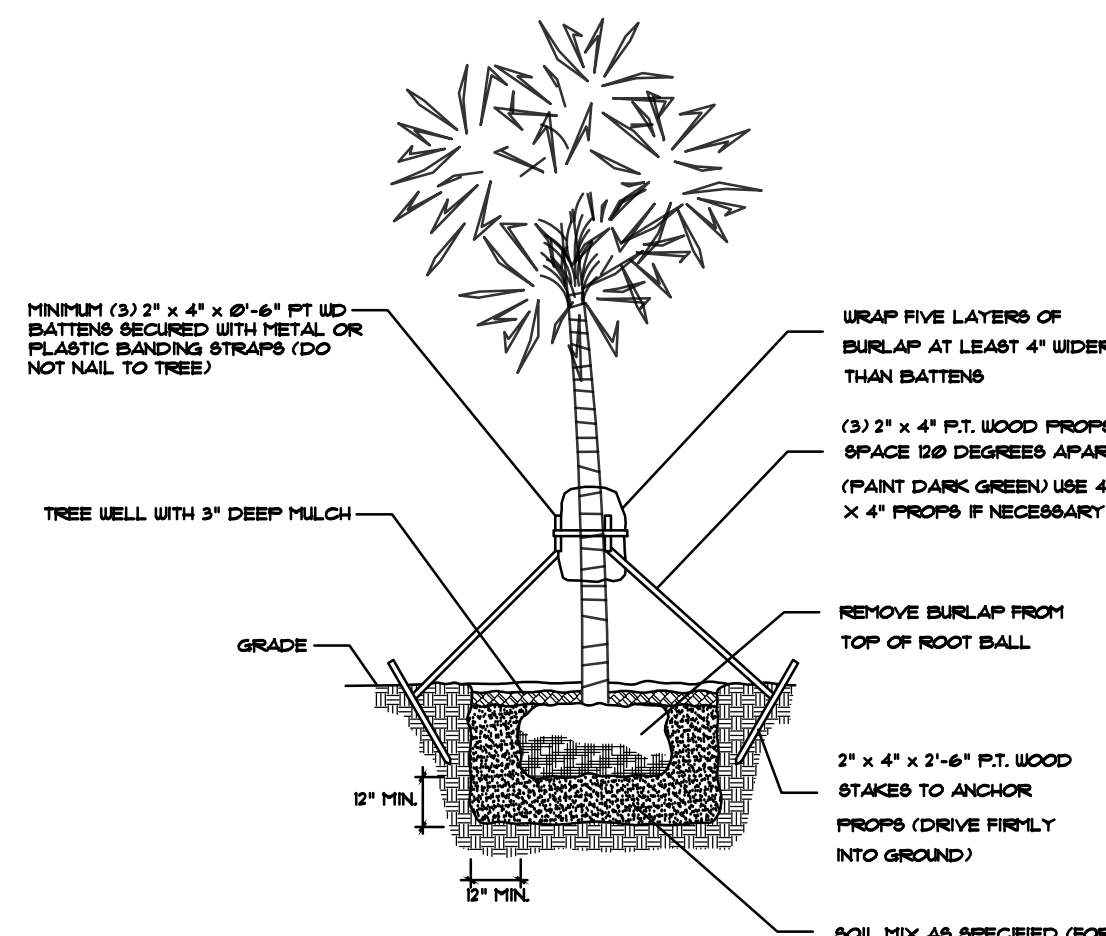
NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.

NO ATTACHMENT (WIRE SIGNS, ETC.) SHALL BE ATTACHED TO A PROTECTED TREE.

PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS 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.



MINIMUM (3/4" x 4" x 6'-6" FT. LD.) BATTENS SECURED WITH METAL OR PLASTIC BANDING STRAPS (DO NOT NAIL TO TREE)

WRAP FIVE LAYERS OF BURLAP AT LEAST 4" WIDER THAN BATTENS

(3) 2" x 4" P.T. WOOD PROPS SPACE 90 DEGREES APART (PAINT DARK GREEN) USE 4" x 4" PROPS IF NECESSARY

REMOVE BURLAP FROM TOP OF ROOT BALL

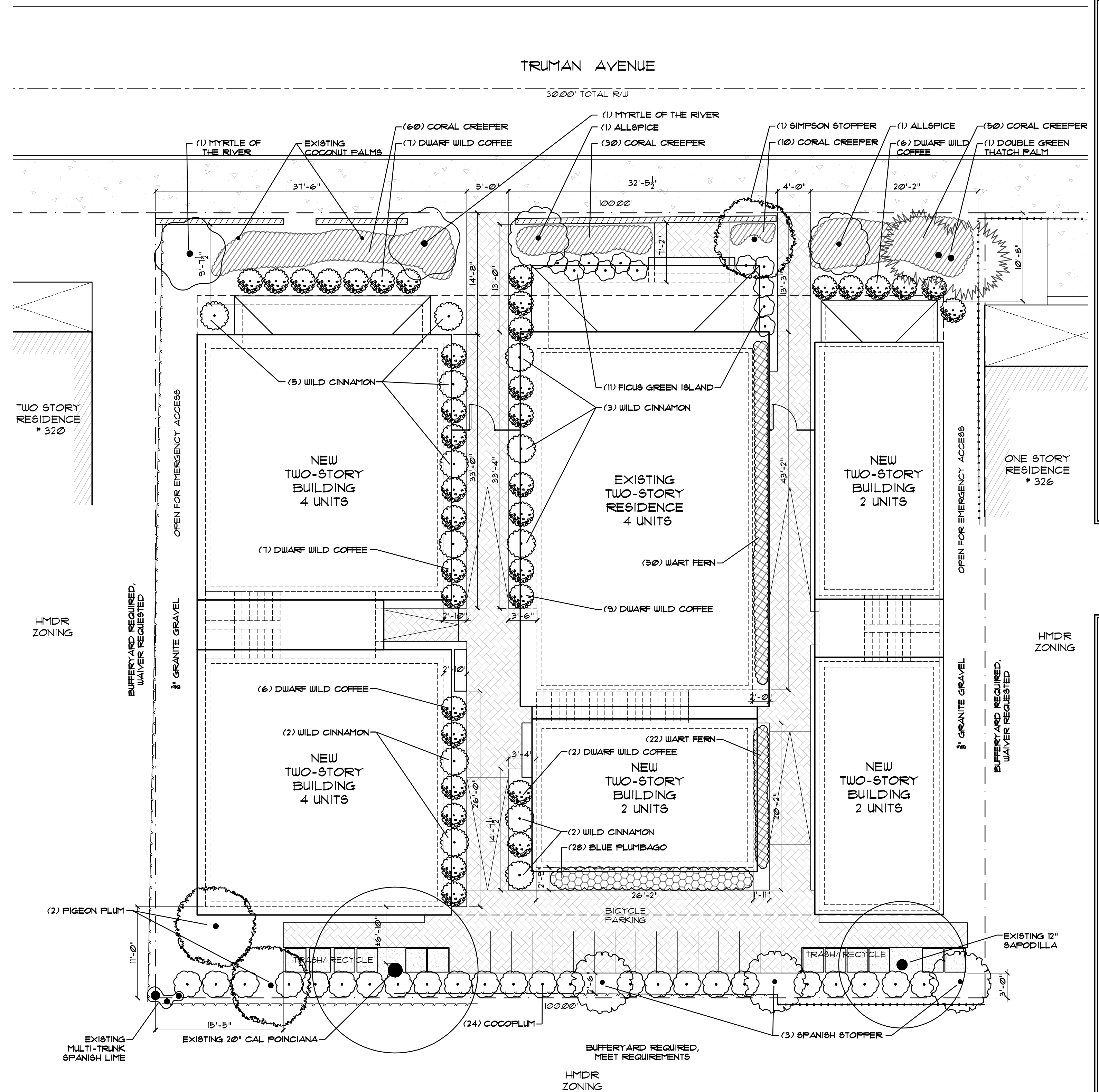
2" x 4" x 2'-6" P.T. WOOD STAKES TO ANCHOR PROPS (DRIVE FIRMLY INTO GROUND)

SOIL MIX AS SPECIFIED (FOR PALMS SUBSTITUTE SAND)

TREE SUPPORT DETAIL
NO SCALE

NOTE: BURLAP IS NOT NECESSARY FOR SABAL PALMS

TREES & PALMS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
2	<i>Pimenta Dioica</i>	Allspice	6'-8" PH (2" DBH)
2	<i>Coccoloba diversifolia</i>	Pigeon Plum	8' min. PH (2" DBH)
1	<i>Myrcianthes fragrans</i>	Simpson Stopper	8' min. PH (4"-6" DBH)
1	<i>Thrinax radiata</i>	Green Thatch Palm	8' PH Double
12	<i>Canella winterana</i>	Wild Cinnamon	6'-8" PH (2" DBH)
3	<i>Eugenia foetida</i>	Spanish Stopper	45 Gal. (2" DBH)
2	<i>Calyptanthes zuzygium</i>	Myrtle of the River	8' min. PH (4"-6" DBH)
GROUND COVERS & SHRUBS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
150	<i>Barleria repens</i>	Coral Creeper	1 gal.
24	<i>Chrysobalanus icaco</i>	Cocoplum	7 gal.
11	<i>Ficus 'Green Island'</i>	Ficus microcarpa	3 gal.
37	<i>Psychotria nervosa</i>	Dwarf Wild Coffee	3 gal.
72	<i>Phymatosorus scolopendria</i>	Wart Fern	1 gal.
28	<i>Plumbago auriculata</i>	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

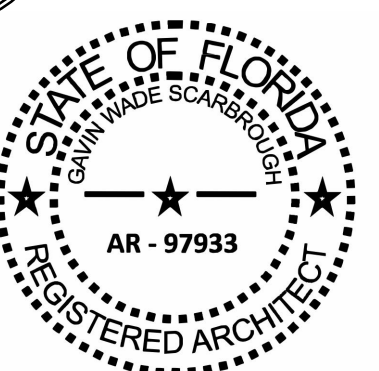
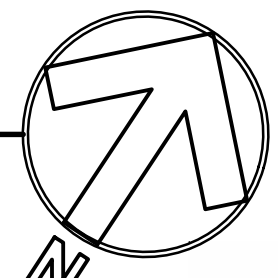


Plant List

NTS

Proposed Landscape Plan

1/8" = 1' - 0"



322-324 Truman Avenue
Key West, FL

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

date: 6/15/21
revision:

sheet: 10.2

Deed

Prepared by and return to:
Bryan Hawks
Attorney at Law
Smith Hawks, PL
138 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2019-045

950,000

Parcel Identification No. 00025520-000000 and 00025500-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29th day of July, 2020 between Donald E. Yates as Receiver for Sands Family Holdings, LLC, a Florida limited liability company whose post office address is C/O of Donald E. Yates PA at 611 Eaton Street, Key West, FL 33040 of the County of Monroe, State of Florida, Grantor*, and TDGROUP Truman Ave, LLC, a Florida limited liability company whose post office address is 95990 Overseas Hwy, Key Largo, FL 33037 of the County of Monroe, State of Florida, Grantee*,

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

On the Island of Key West and is a 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), of 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.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sands Family Holdings, LLC, a Florida limited liability company

AD. Davis
Witness Name: Anthony Davila

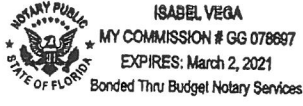
By: [Signature]
Donald E. Yates, as Receiver

[Signature]
Witness Name: Isabel vega

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of July, 2020 by Donald E. Yates, as Receiver of Sands Family Holdings, a Florida limited liability company on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Isabel vega

My Commission Expires: March 2, 2021

Prepared by and return to:
Guillermo A. Alvarez, Esq.
Attorney at Law
Law Offices Guillermo A. Alvarez P.A.
5701 SW 107 Ave., Suite #202
Miami, FL 33173

02/16/2017 1:51PM
DEED DOC STAMP CL: CYNT \$0.70

Doc# 2110850
Bk# 2839 Pg# 2004

Parcel Identification No. 0002530-000000

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Quit Claim Deed

This Quit Claim Deed made this 15 day of January 2017, between, TDGroup Holdings I, LLC, a Florida limited liability company, grantor (s), and TDGroup Truman Ave, LLC, a Florida limited liability company, grantee (s):

Witnesseth, that said grantor (s), for and in consideration of the sum love and affection and other good and valuable consideration to said grantor (s) in hand paid by said grantee (s), the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee (s), and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, to-wit:

KW PB 1-25-40 PT LT 4 SQR 1 TR 10 A5-121 G9-560 PROB DOCKET 3-S11
OR1176-211/212P/R OR1369-456/59CT/DIS OR1369-460/61TR/D OR2543-
1832/65ORD OR2544-503/04 OR2544-505/06 OR2544-507/08 OR2544-509/10
OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18 OR2544-519/20
OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527-28 OR2544-529/30

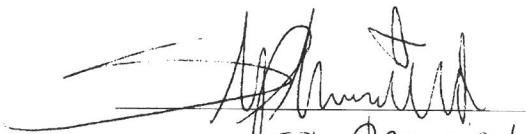
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee (s) forever.

[CONTINUED ON FOLLOWING PAGE]

In Witness Whereof, grantor (s) has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence,

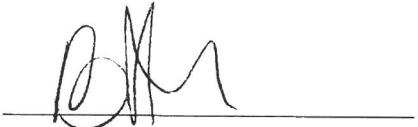
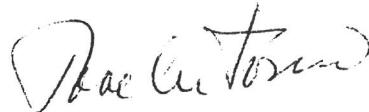
TDGROUP HOLDINGS I, LLC, a
Florida limited liability
company



Witness Name:

Sebastian Leal

Jose Antonio Alvarez, Manager



Witness Name:


Barbara Sanchez

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me this 15th day of February, 2017, by Jose Antonio Alvarez, who is personally known to me and who did take an oath.



ANA I. VALDES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF908361
Expires 8/10/2019


Notary Public

My Commission Expires:

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card

Disclaimer

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

Summary

Parcel ID 00025530-000000
 Account# 1026301
 Property ID 1026301
 Millage Group 11KW
 Location 322 TRUMAN Ave, KEY WEST
 Address
 Legal KW PB1-25-40 PT LT 4 SQR 1 TR 10 A5-121 G9-560 OR1176-211/12 OR1369-456/59
 Description OR1369-460/61 OR2543-1832/65 OR2544-503/04 OR2544-505/06 OR2544-507/08
 OR2544-509/10 OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18
 OR2544-519/20 OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527/28
 OR2544-529/30 OR2831-1345 OR2839-2004/05
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[TDGROUP TRUMAN AVE LLC](#)
 PO Box 370524
 Key Largo FL 33037

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$290,111	\$294,716	\$294,716	\$299,321
+ Market Misc Value	\$722	\$722	\$722	\$722
+ Market Land Value	\$261,770	\$264,722	\$262,127	\$262,127
= Just Market Value	\$552,603	\$560,160	\$557,565	\$562,170
= Total Assessed Value	\$552,603	\$560,160	\$557,565	\$562,170
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$552,603	\$560,160	\$557,565	\$562,170

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	2,412.00	Square Foot	0	0

Buildings

Building ID	1985	Exterior Walls	C.B.S.	
Style		Year Built	1955	
Building Type	R8 / R8	EffectiveYearBuilt	1985	
Gross Sq Ft	2416	Foundation	CONCR FTR	
Finished Sq Ft	2400	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	METAL	
Condition	POOR	Flooring Type	CONC S/B GRND	
Perimeter	292	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	8	
Economic Obs	0	Full Bathrooms	15	
Depreciation %	37	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	500	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,400	2,400	0
OUF	OP PRCH FIN UL	16	0	0
TOTAL		2,416	2,400	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	380 SF	1
CONC PATIO	1983	1984	1	100 SF	1
FENCES	1983	1984	1	21 SF	3

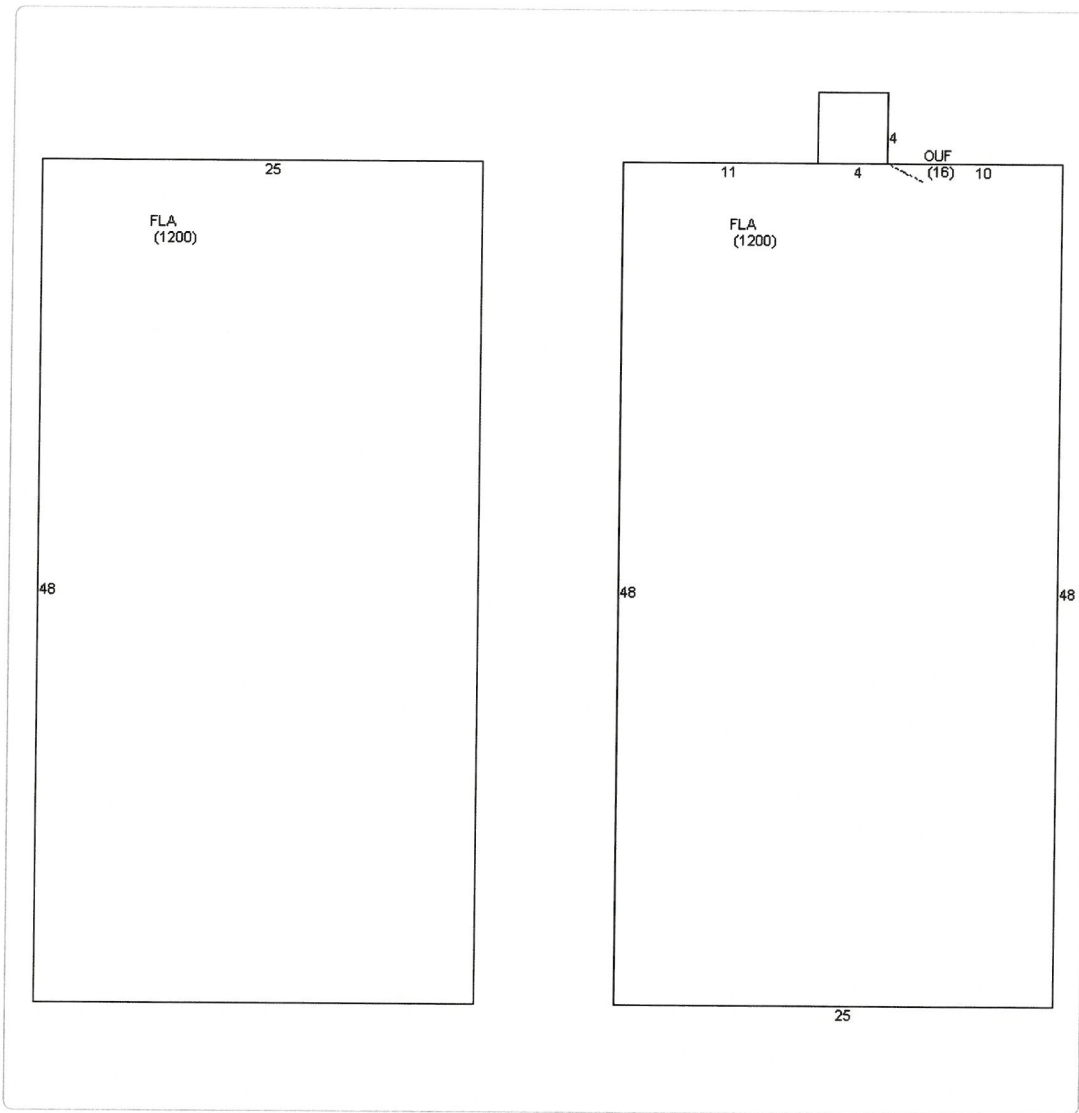
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/15/2017	\$100	Quit Claim Deed	2110850	2839	2004	11 - Unqualified	Improved
12/21/2016	\$467,000	Tax Deed	2104040	2831	1345	38 - Unqualified	Improved
11/10/2011	\$0	Order (to be used for Order Det. Heirs, Probate in		2543	1832	19 - Unqualified	Improved
9/17/2011	\$100	Quit Claim Deed		2544	513	11 - Unqualified	Improved
8/17/2011	\$100	Quit Claim Deed		2544	517	11 - Unqualified	Improved
8/11/2011	\$100	Quit Claim Deed		2544	521	11 - Unqualified	Improved
8/10/2011	\$100	Quit Claim Deed		2544	527	11 - Unqualified	Improved
8/9/2011	\$100	Quit Claim Deed		2544	519	11 - Unqualified	Improved
8/4/2011	\$100	Quit Claim Deed		2544	507	11 - Unqualified	Improved
7/19/2011	\$100	Quit Claim Deed		2544	503	11 - Unqualified	Improved
7/18/2011	\$100	Quit Claim Deed		2544	515	11 - Unqualified	Improved
7/14/2011	\$100	Quit Claim Deed		2544	505	11 - Unqualified	Improved
7/7/2011	\$100	Quit Claim Deed		2544	529	11 - Unqualified	Improved
7/5/2011	\$100	Quit Claim Deed		2544	511	11 - Unqualified	Improved
2/3/2011	\$100	Quit Claim Deed		2544	525	11 - Unqualified	Improved
7/19/2010	\$100	Quit Claim Deed		2544	509	11 - Unqualified	Improved
4/8/2010	\$100	Quit Claim Deed		2544	523	11 - Unqualified	Improved

View Tax Info

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Sketches (click to enlarge)



Photos



Map



TRIM Notice

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2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Permits.

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Summary

Parcel ID 00025520-000000
 Account# 1026298
 Property ID 1026298
 Millage Group 11KW
 Location 324 TRUMAN Ave, KEY WEST
 Address
 Legal Description KW PB1-25-40 LOT 3 SQR 1 TR 10 A5-121 G9-560 OR1176-211/12 OR1369-456/59 OR1369-460/61 OR2543-1832/65 OR2544-503/04 OR2544-505/06 OR2544-507/08 OR2544-509/10 OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18 OR2544-519/20 OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527 OR2544-529/30 OR2948-57 OR3034-1773
 (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 Housing No



1026298 324 TRUMAN AVE 09/10/20

Owner

[TDGROUP TRUMAN AVE LLC](#)
 95990 Overseas Hwy
 Key Largo FL 33037

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$261,039	\$265,055	\$290,801	\$295,207
+ Market Misc Value	\$3,002	\$3,114	\$3,225	\$3,336
+ Market Land Value	\$393,045	\$418,796	\$418,796	\$418,796
= Just Market Value	\$657,086	\$686,965	\$712,822	\$717,339
= Total Assessed Value	\$657,086	\$686,965	\$671,572	\$610,520
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$657,086	\$686,965	\$712,822	\$717,339

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,753.00	Square Foot	50.25	94.58

Buildings

Building ID 1984
 Style 2 STORY ON GRADE
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3747
 Finished Sq Ft 2020
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 268
 Functional Obs 0
 Economic Obs 0
 Depreciation % 35
 Interior Walls WALL BD/WD WAL
 Exterior Walls C.B.S. with 4% WD FRAME
 Year Built 1944
 EffectiveYearBuilt 1990
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETACHED GARAGE	361	0	0
EPB	ENCL PORCH BLK	80	0	0
OPX	EXC OPEN PORCH	200	0	0
FHS	FINISH HALF ST	1,050	0	0
FLA	FLOOR LIV AREA	2,020	2,020	0
OPU	OP PR UNFIN LL	36	0	0

TOTAL	3,747	2,020	0
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1943	1944	1	120 SF	4
TILE PATIO	1964	1965	1	12 SF	3
CH LINK FENCE	1990	1991	1	160 SF	1
CONC PATIO	1990	1991	1	550 SF	2
FIN DET UTILIT	1990	1991	1	96	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/29/2020	\$950,000	Warranty Deed	2275176	3034	1773	05 - Qualified	Improved
11/10/2011	\$100	Order (to be used for Order Det. Heirs, Probate in		2543	1832	19 - Unqualified	Improved
9/17/2011	\$100	Quit Claim Deed		2544	513	11 - Unqualified	Improved
8/17/2011	\$100	Quit Claim Deed		2544	517	11 - Unqualified	Improved
8/11/2011	\$100	Quit Claim Deed		2544	521	11 - Unqualified	Improved
8/10/2011	\$100	Quit Claim Deed		2544	527	11 - Unqualified	Improved
8/9/2011	\$100	Quit Claim Deed		2544	519	11 - Unqualified	Improved
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7/19/2011	\$100	Quit Claim Deed		2544	503	11 - Unqualified	Improved
7/18/2011	\$100	Quit Claim Deed		2544	515	11 - Unqualified	Improved
7/14/2011	\$100	Quit Claim Deed		2544	505	11 - Unqualified	Improved
7/7/2011	\$100	Quit Claim Deed		2544	529	11 - Unqualified	Improved
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4/8/2010	\$100	Quit Claim Deed		2544	523	11 - Unqualified	Improved

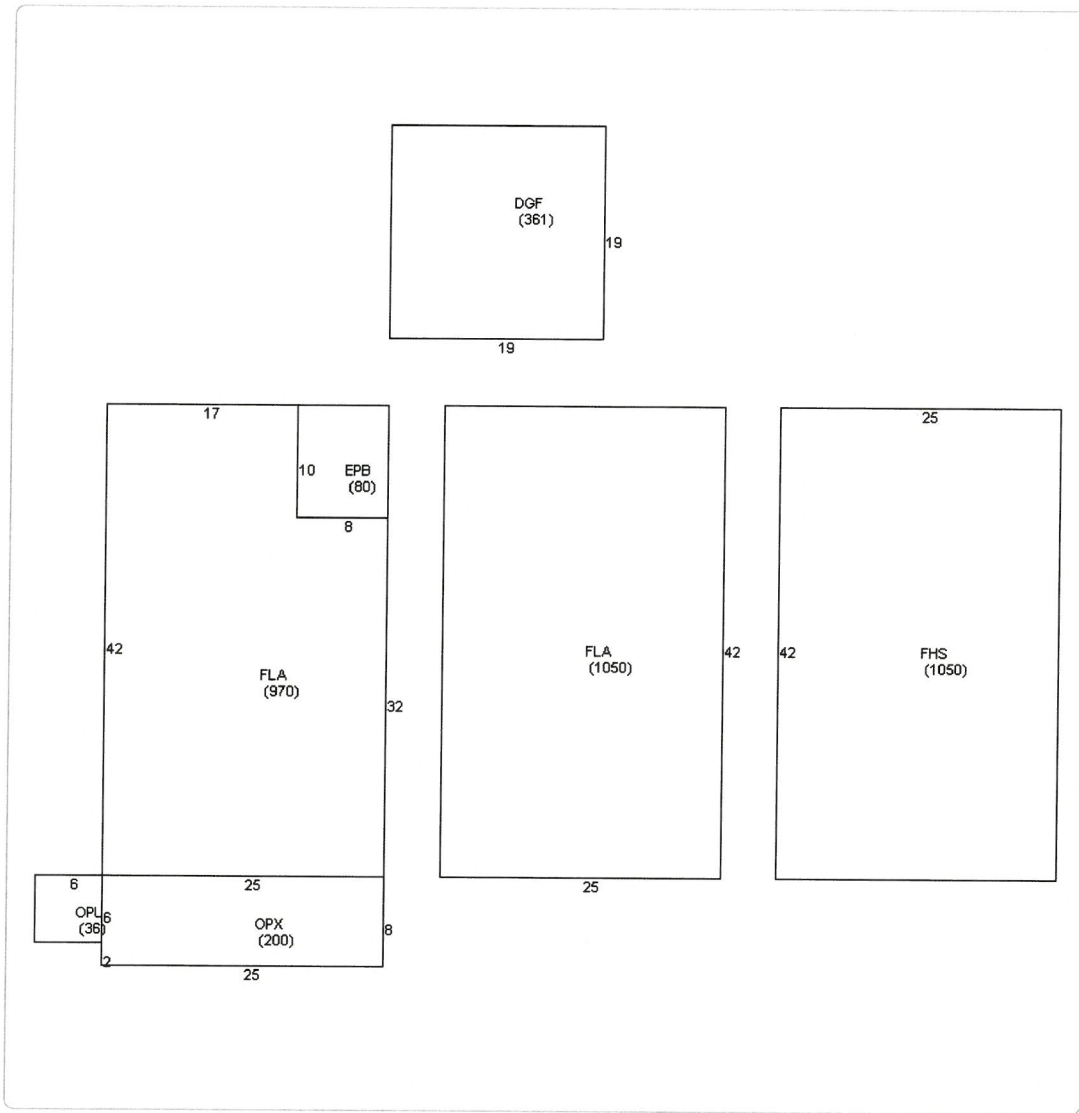
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-4345	12/15/2017	3/14/2019	\$2,500	Residential	DEMO OF BACKYARD LATRINE DUE TO STRANGLER FIG TREEE DAMAGED STRUCTURE
06-3782	6/21/2006	9/27/2006	\$1,800	Residential	UP-GRADE SERVICE TO 200 AMPS.
0202402	9/5/2002	10/7/2002	\$1,000	Residential	REPAIR SOFFITS/PAINT BLDG
0100497	1/31/2001	11/2/2001	\$600	Residential	INTERIOR WORK
9802304	9/8/1998	11/29/1999	\$5,000	Residential	HANDICAP RAMP

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[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



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2020 Notices Only

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Summary

Parcel ID 00025500-000000
 Account# 1026271
 Property ID 1026271
 Millage Group 11KW
 Location 324 1/2 TRUMAN Ave, KEY WEST
 Address
 Legal Description KW PB -25-40 PT LT 2 SQR 1 TR 10 UU-69 J1-198 H1-185 G9-560 OR1176-211/12 OR1369-456/59 OR1369-460/61 OR2543-1832/35 OR2544-503/04 OR2544-505/06 OR2544-507/08 OR2544-509/10 OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18 OR2544-519/20 OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527-28 OR2544-529/30 OR2948-57 OR3034-1773
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class VACANT RES (0000)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[TDGROUP TRUMAN AVE LLC](#)
 95990 Overseas Hwy
 Key Largo FL 33037

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$127,021	\$129,440	\$129,440	\$129,440
= Just Market Value	\$127,021	\$129,440	\$129,440	\$129,440
= Total Assessed Value	\$127,021	\$129,440	\$129,440	\$125,269
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$127,021	\$129,440	\$129,440	\$129,440

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	2,376.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/29/2020	\$950,000	Warranty Deed	2275176	3034	1773	05 - Qualified	Improved
11/10/2011	\$0	Order (to be used for Order Det. Heirs, Probate in		2543	1832	19 - Unqualified	Vacant
9/17/2011	\$100	Quit Claim Deed		2544	513	11 - Unqualified	Vacant
8/17/2011	\$100	Quit Claim Deed		2544	517	11 - Unqualified	Vacant
8/11/2011	\$100	Quit Claim Deed		2544	521	11 - Unqualified	Vacant
8/10/2011	\$100	Quit Claim Deed		2544	527	11 - Unqualified	Vacant
8/9/2011	\$100	Quit Claim Deed		2544	519	11 - Unqualified	Vacant
8/4/2011	\$100	Quit Claim Deed		2544	507	11 - Unqualified	Vacant
7/19/2011	\$100	Quit Claim Deed		2544	503	11 - Unqualified	Vacant
7/18/2011	\$100	Quit Claim Deed		2544	515	11 - Unqualified	Vacant
7/14/2011	\$100	Quit Claim Deed		2544	505	11 - Unqualified	Vacant
7/7/2011	\$100	Quit Claim Deed		2544	529	11 - Unqualified	Improved
7/5/2011	\$100	Quit Claim Deed		2544	511	11 - Unqualified	Vacant
2/3/2011	\$100	Quit Claim Deed		2544	524	11 - Unqualified	Vacant
7/19/2010	\$100	Quit Claim Deed		2544	509	11 - Unqualified	Vacant

4/8/2010 \$100 Quit Claim Deed

2544

523

11 - Unqualified

Vacant

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

[2020 Notices Only](#)

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge).

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