

STAFF REPORT

DATE: January 30, 2023

RE: 317 Whitehead Street (permit application # T2023-0022)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting the removal of (2) Spanish Lime tree. A site inspection was done and documented the following:

Tree Species: Spanish Lime (*Melicoccus bijugatus*)

Tree #1



Photo showing tree location.



Photo of whole tree, view 1.



Photo of whole tree, view 2.



Photo of tree canopy, view 1.



Photo of tree trunks, view 1.



Photo of tree trunks, view 2.



Photo of tree trunks and canopy, view 1.



Two photos of base of tree, views 1 & 2.





Photo of base of tree closest to existing structure.



Photo of base of tree and trunks, view 1.



Photo of base and trunks of tree, view 2.



Photo of tree trunks and canopy, view 2.



Photo of tree trunks, view 3.



Photo of utility lines and tree trunks, view 1.



Photo of utility lines and tree trunks, view 2.



Photo of tree trunks and canopy, view 3.



Two photos of tree canopy and utility lines, views 1 & 2.





Photo of tree trunk and utility line, view 3.



Photo of tree trunks, view 4.



Photo of base of tree area, property line wall and thatch palm.



Photo of base and trunks of tree, view 3.

Diameter: 72.7" (multiple trunks-4 main trunk areas on one rootball)

Location: 60% (growing close to structure, canopy in utility lines, very visible and public tree.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor. Canopy has had lack of maintenance with dead branches and decay areas, poor tree clump structure with some canopy tip dieback.)

Total Average Value = 70%

Value x Diameter = 50.8 replacement caliper inches

Questions: Can the tree clump be trimmed? What is the plan for the thatch palms growing around this large tree clump.

Note: Communication with the HARC representative and a review of the HARC files for this address show an approval to demolish the structure on the right side of the property (structure closest to tree clump). Also, removal or reconstruction of the front property line wall would not be an issue.

Tree #2



Photo showing location of tree.



Photo of tree canopy, view 1.



Photo of trunk and base of tree, view 1.



Photo of trunk and base of tree, view 2.



Photo of tree canopies and canopy of neighboring ficus tree canopy.

Tree



Photo of tree trunks.



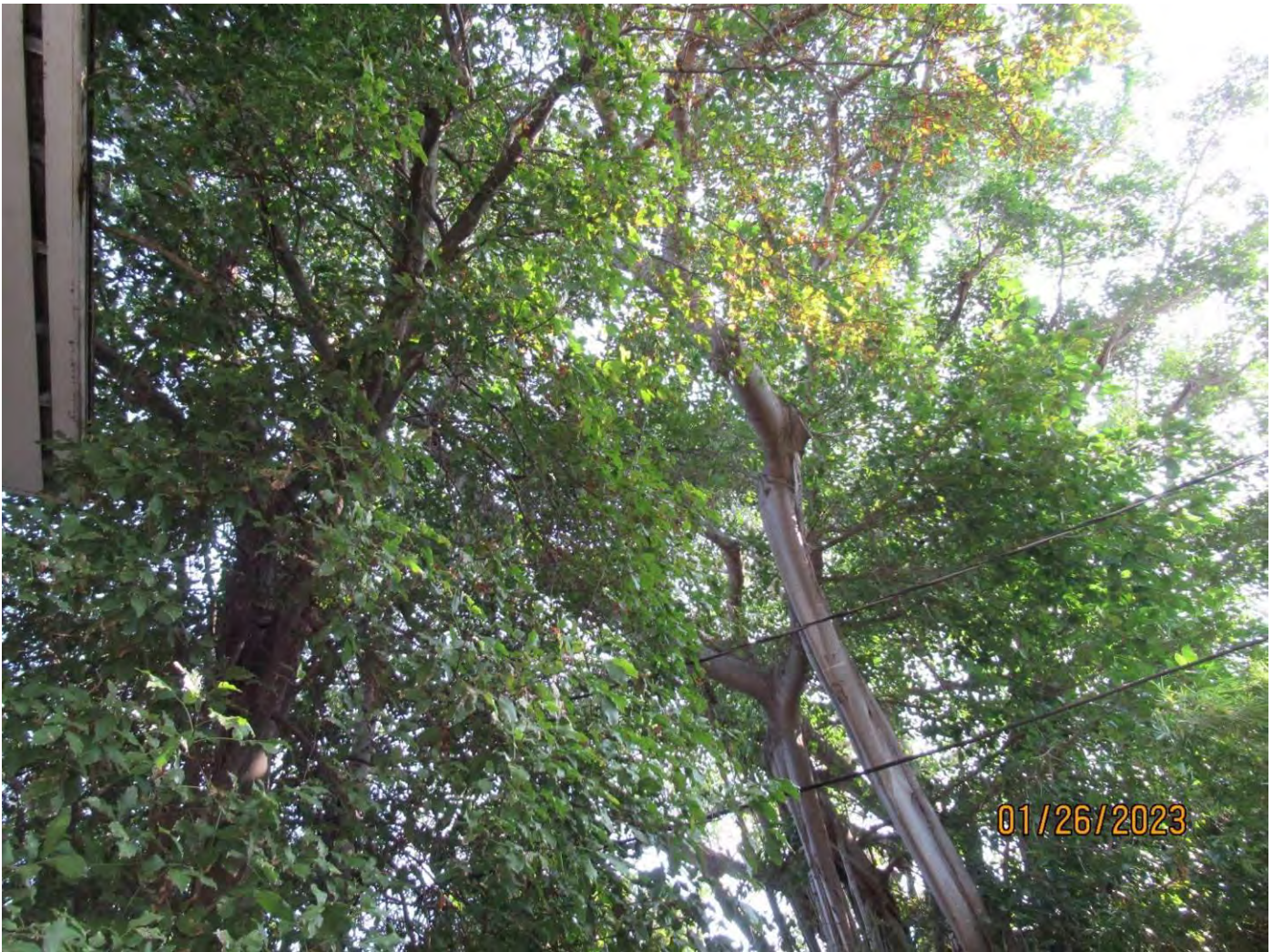
Photo of tree trunks and canopies.



Photo of tree trunks and base of trees (one rootball, two trunks).



Photo of tree trunk and existing structure (structure to be demolished).



Spanish lime tree

Neighboring Ficus tree

Diameter: 22.9" (2 trunks on one rootball)

Location: 50% (growing in rear corner of lot with canopy growing in conflict with neighboring, large ficus tree, close to existing structure-structure to be demolished and rebuilt)

Species: 100% (on protected tree list)

Condition: 50% (overall condition fair to poor, elongated growth and canopy structure)

Total Average Value = 66%

Value x Diameter = 15.1 replacement caliper inches

ADDITIONAL INFORMATION

SITE DATA

317 WHITEHEAD STREET
RE # 0000490-000000

ITEM	REQ. PER LDP	EXISTING	PROPOSED	REMARK
DISTRICT	NRD	NRD	NRD	NO CHANGE TO EXISTING
SITE AREA	8,000 SQ. FT.	8,337.39 SQ. FT.	EXISTING	SEE SURVEY
LOT SIZE	30' X 100' (3000)	SEE SURVEY	EXISTING	SEE SURVEY
IMPROVEMENT	3,322.43 SQ. FT. (100% PAVED)	3,317.49 SQ. FT. (78.48%)	3,829.39 SQ. FT. (88.48%)	IMPROVED COMPLETION
OPEN SPACE	2,268.0 SQ. FT. (28% MIN)	1,318.9 SQ. FT. (39.19%)	2,593.0 SQ. FT. (39.67%)	IMPROVED NON-COMPLETION
BUILDING COV.	2,268.0 SQ. FT. (28% MAX)	3,313.7 SQ. FT. (82.31%)	3,722.0 SQ. FT. (41.88%)	IMPROVED COMPLETION
ACCESSORY STRUCTURE	482 SQ. FT. (20% MAX COV.)	89 SQ. FT. (4.3%)	EXISTING	EXISTING
FRONT YARD USE	346.9 SQ. FT. (20% MIN)	137 SQ. FT. (16.7%)	287 SQ. FT. (26.9%)	COMPLETION
GREEN SPACE COV.	1001 SQ. FT. FRONT YARD USE			

SETBACKS	EXISTING	PROPOSED	REMARK
SIDE SETBACK (NORTH)	0'	4'-10"	EXISTING
SIDE SETBACK (SOUTH)	0'	5'-6 1/2"	COMPLETION
REAR SETBACK	10'	17'-11 1/4"	IMPROVED COMPLETION
FRONT SETBACK	0'	13'-4 1/2"	EXISTING
BUILDING HEIGHT	30'	12'-0" MAX	EXISTING

FEMA MAP FLOOD ZONE: AE-6

SITE LOCATION MAP



GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL UTILITIES AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

COMMENTS:

DESIGN NOTES:

SCOPE OF WORK:

SQUARE FOOT TABLE:

A RENOVATION FOR 317 WHITEHEAD STREET KEY WEST, FL 33042

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFORMATION
- CO.1 SURVEY & TREE PROTECTION
- A1.1 SITE & 1ST FLOOR PLAN
- A1.2 2ND FLOOR PLAN
- A1.3 ELEVATIONS

ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
- A.F.F. = ABOVE FINISH FLOOR
- A.A.G. = ABOVE ADJACENT GRADE
- ALUM. = ALUMINUM
- ARCH. = ARCHITECTURAL
- BALC. = BALCONY
- BD. = BOARD
- C.I.P. = CAST IN PLACE
- C.J. = CONTROL JOINT
- CL. = CLOSET
- S. = CENTERLINE
- CONC. = CONCRETE
- COORD. = COORDINATE
- C.O.R. = CROWN OF ROAD
- D. = DRYER
- DIM. = DIMENSION
- DN. = DOWN
- DTL. = DETAIL
- DR. = DRAIN
- DWG. = DRAWING
- ELECT. = ELECTRICAL
- ELEV. = ELEVATION
- E.P. = ELECTRICAL PANEL
- EQ. = EQUAL
- EX. = EXISTING
- E.J. = EXPANSION JOINT
- F.F.E. = FINISH FLOOR ELEVATION
- F.F. = FINISH
- FREZ. = FREEZER
- GYP. BD. = GYPSUM WALL BOARD
- HORIZ. = HORIZONTAL
- HR. = HOUR
- MAX. = MAXIMUM
- MECH. = MECHANICAL
- MIC. = MICROWAVE OVEN
- MIN. = MINIMUM
- M.S.R. = MOISTURE RESISTANT
- N.A. = NOT APPLICABLE
- N.L.C. = NOT IN CONTRACT
- O.H. = OPPOSITE HAND
- PT. = PART
- P.T. = PRESSURE TREATED
- RETURN AIR
- REF. = REFERENCE
- REFR. = REFRIGERATOR
- REQ. = REQUIRED
- SCHED. = SCHEDULE
- S.F. = SQUARE FOOT
- SH. = SHOWER
- STOR. = STORAGE
- STRUCT. = STRUCTURAL
- SQ. = SQUARE
- TL. = TILE
- TYP. = TYPICAL
- U.C. = UNDER COUNTER
- U.N.O. = UNLESS NOTED OTHERWISE
- VERT. = VERTICAL
- V.I.F. = VERIFY IN FIELD
- W. = WALKER
- WT. = WITH
- WD. = WOOD
- W.H. = WATER HEATER

T.S. NEAL
ARCHITECTS INC.
22874 OVERSEAS HWY
CUDDEBAY KEY, FL
33044
305-340-8827
251-422-9547

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CONSTRUCTION

317 WHITEHEAD STREET
KEY WEST, FL 33042

DRAWING TITLE:
TITLE, SITE DATA, SURVEY &
PROJECT INFORMATION

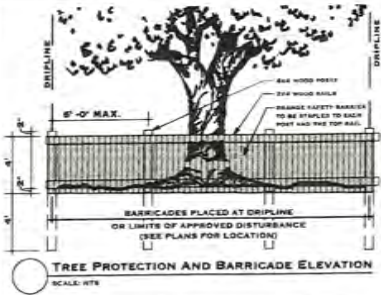
DRAWN: EBSA
CHECKED:
DATE: 10-07-2023

REVISION # DATE

T1.1
SHEET #

TSN
TIMOTHY SETH NEAL ARCHITECTURE, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AB97505

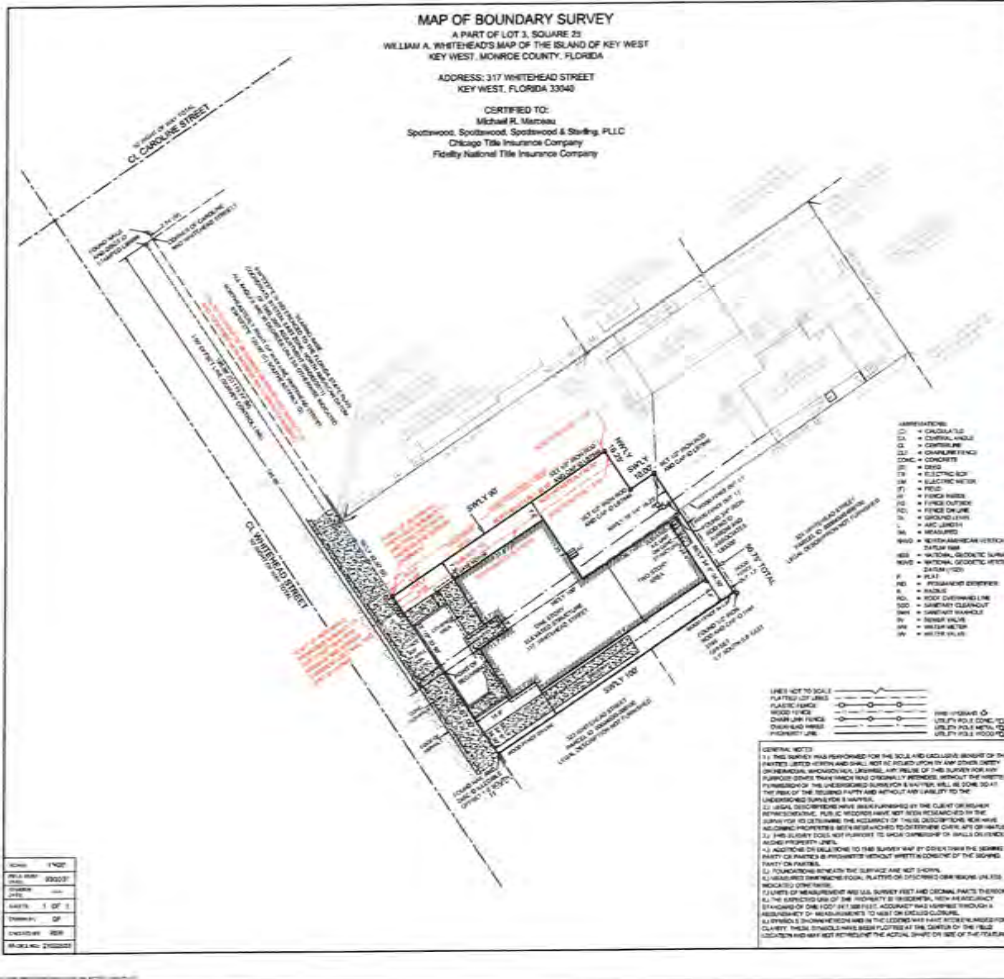


TREE PROTECTION AND PRESERVATION NOTES

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN ACCORDING TO THE FOLLOWING:
 - a. PREVENT EXCESSIVE SOILING, OR BRANCHING OF TWIGS, BRANCHES AND BRUISES BY SOIL.
 - b. MINIMIZE SOILING OF TREES BY EXCAVATION MATERIALS THROUGH PROTECTIVE BARRIERS.
2. PROTECTIVE BARRIERS (TYPIC BARRICADES) SHALL BE PLACED THREE (3) FEET FROM THE TRUNK OF THE TREE OR VIGOROUS CLIPPINGS IN ORDER TO PREVENT EXCESSIVE SOILING OF THE TREE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIERS WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 80% OF THE AREA UNDER THE CANOPY OF THE TREE REMAINS UNDISTURBED BY GRADY CONTACT OR SOIL CUTS AND TRUCKS SHALL BE NO DISTURBANCE TO THE TREE.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE TREE DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION OF THE TREE.
7. ROOT PRUNING SHALL BE DONE BY AN EXPERT SUPERVISOR OF AN ISA CERTIFIED ARBORIST. ANY ROOT PRUNING SHALL BE APPROVED BY THE ARBORIST. A CERTIFIED ARBORIST MUST BE ON-SITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 31 FEET OF THE TREE TRUNK UNLESS APPROVED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREE ROOTS MAY BE PRUNED.
10. A PRUNING TRUCK SHALL BE CLEANED IN A WAY THAT REMOVES THE ROOTS WITH LEAVING THEM INTACT. USE HAND TOOLS TO DO AN AREA. LIMITS OF PRUNING TO BE DETERMINED BY THE ARBORIST.
11. ALL EXISTING TREES TO BE PROTECTED SHALL BE MAINTAINED THROUGHOUT THE DEVELOPMENT. ALL EXISTING TREES SHALL BE MAINTAINED THROUGHOUT THE DEVELOPMENT. ALL EXISTING TREES SHALL BE MAINTAINED THROUGHOUT THE DEVELOPMENT.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PLUGS TO MATCH WITH SURFACE. USE WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

GENERAL SITE NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EXISTING UTILITIES LIST AS SHOWN ON THE PLANS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION OF THE UTILITIES.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LIST LOCATIONS SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE MAINTAINED TO THE DEPTH REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY THE LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND REPAIR AS APPROVED FOR NEW ALIEN CONSTRUCTION. PROVIDE UNDERGROUND SERVICES UNLESS OTHERWISE APPROVED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO REPAIR EXISTING UTILITIES.
3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ACTUAL EXISTING SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION OF THE UTILITIES.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN OR SITE BRANCHED AWAY FROM FOUNDING TRENCHES AND SHALL PROVIDE PROTECTIVE BARRIERS FROM TRUCKS AND BARRIERS. BUT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION OF THE UTILITIES.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN OR SITE BRANCHED AWAY FROM FOUNDING TRENCHES AND SHALL PROVIDE PROTECTIVE BARRIERS FROM TRUCKS AND BARRIERS. BUT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION OF THE UTILITIES.
6. THE GENERAL CONTRACTOR SHALL MAINTAIN OR SITE BRANCHED AWAY FROM FOUNDING TRENCHES AND SHALL PROVIDE PROTECTIVE BARRIERS FROM TRUCKS AND BARRIERS. BUT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION OF THE UTILITIES.
7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED BY THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITIES REPRESENTATIVES SHALL BE NOTIFIED AND SHALL APPROVE ALL UTILITIES WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICES TO FULLY SATISFY ALL REQUIREMENTS AS NECESSARY TO THE SITE.
8. SHOULD THE OWNER OR CONTRACTOR DESIRE TO PLACE PILLARS OR BIRTS IN THE EXISTING AREA THEY SHALL NOTIFY THE ARCHITECT & GEOTECHNICAL ENGINEERS FOR RECOMMENDATIONS AND APPROVAL OF PILLARS OR BIRTS AS NOT TO CAUSE ANY ADVERSE EFFECT ON EXISTING BIRTS.



MAP OF BOUNDARY SURVEY
 A PART OF LOT 2 SQUARE 33
 WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST
 KEY WEST, MONROE COUNTY, FLORIDA
 ADDRESS: 317 WHITEHEAD STREET
 KEY WEST, FLORIDA 33040
 CERTIFIED TO:
 Michael R. Matzau
 Spotswood, Spotswood & Sterling, PLLC
 Chicago Title Insurance Company
 Fidelity National Title Insurance Company

LEGAL DESCRIPTION:
 On the Island of Key West, known as William A. Whitehead's map delineated in February, A.D. 1928, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows:
 Beginning at a point on Whitehead Street, One Hundred Eighty-Five (185) feet from the corner of Caroline and Whitehead Streets thence at right angles to Whitehead Street in a Northwesterly direction One Hundred (100) feet thence at right angles in a Northwesterly direction (Sublet and One-Fourth (1/4)) feet thence at right angles in a Southwesterly direction Ten (10) feet thence at right angles in a Northwesterly direction Sixteen and One-Fourth (16 1/4) feet thence at right angles in a Northwesterly direction Sixteen and One-Fourth (16 1/4) feet thence at right angles in a Southwesterly direction along Whitehead Street Thirty-Four (34) feet, Six (6) inches to the point of beginning.

AND:
 On the Island of Key West, known as William A. Whitehead's map delineated in February, A.D. 1928, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows:
 Commencing at a point on the Northwesterly side of Whitehead Street, distant One Hundred Eighty-Five (185) feet from the corner of the intersection of Whitehead Street and Caroline Street, and running thence at right angles to Whitehead Street in a Northwesterly direction One Hundred (100) feet thence at right angles in a Southwesterly direction Thirty-Four (34) feet, Six (6) inches to the Northwesterly boundary of the land now owned by Virginia Lee Meek as described in deed recorded in Deed Book 5224, Page 44 and 45, Monroe County, Florida Public Records thence southerly along the said Northwesterly boundary of the land of the said Virginia Lee Meek in a Southwesterly direction One Hundred (100) feet to Whitehead Street thence in a Northwesterly direction along the Northwesterly line of Whitehead Street Thirty-Four (34) feet, Six (6) inches to the point of beginning.

LEGEND:
 CC - CAROLINE STREET
 CW - CAROLINE STREET
 CL - CAROLINE STREET
 W - WATER MAIN
 S - SEWER
 G - GAS
 E - ELECTRICAL
 F - FIBER OPTIC
 T - TELEPHONE
 U - UNDERGROUND
 P - PUBLIC UTILITY
 M - METEOROLOGICAL
 L - LAND
 H - HIGHWAY
 R - RAILROAD
 N - NORTHERN
 S - SOUTHERN
 W - WESTERN
 E - EASTERN
 C - CANAL
 D - DRAINAGE
 F - FLOOD CONTROL
 I - IRRIGATION
 M - MARINE
 P - PORT
 R - RECREATION
 S - SERVICES
 T - TRAVEL
 U - UTILITIES
 W - WATER

RECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND ENGINEERS
 1101 N. MIAMI AVENUE, SUITE 100
 MIAMI, FLORIDA 33136
 PHONE: 305-371-1100
 FAX: 305-371-1101
 WWW: WWW.RECE-ASSOCIATES.COM



T.S. NEAL ARCHITECTS INC.
 22874 OVERSEAS HWY
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 305-340-8857
 305-422-4647

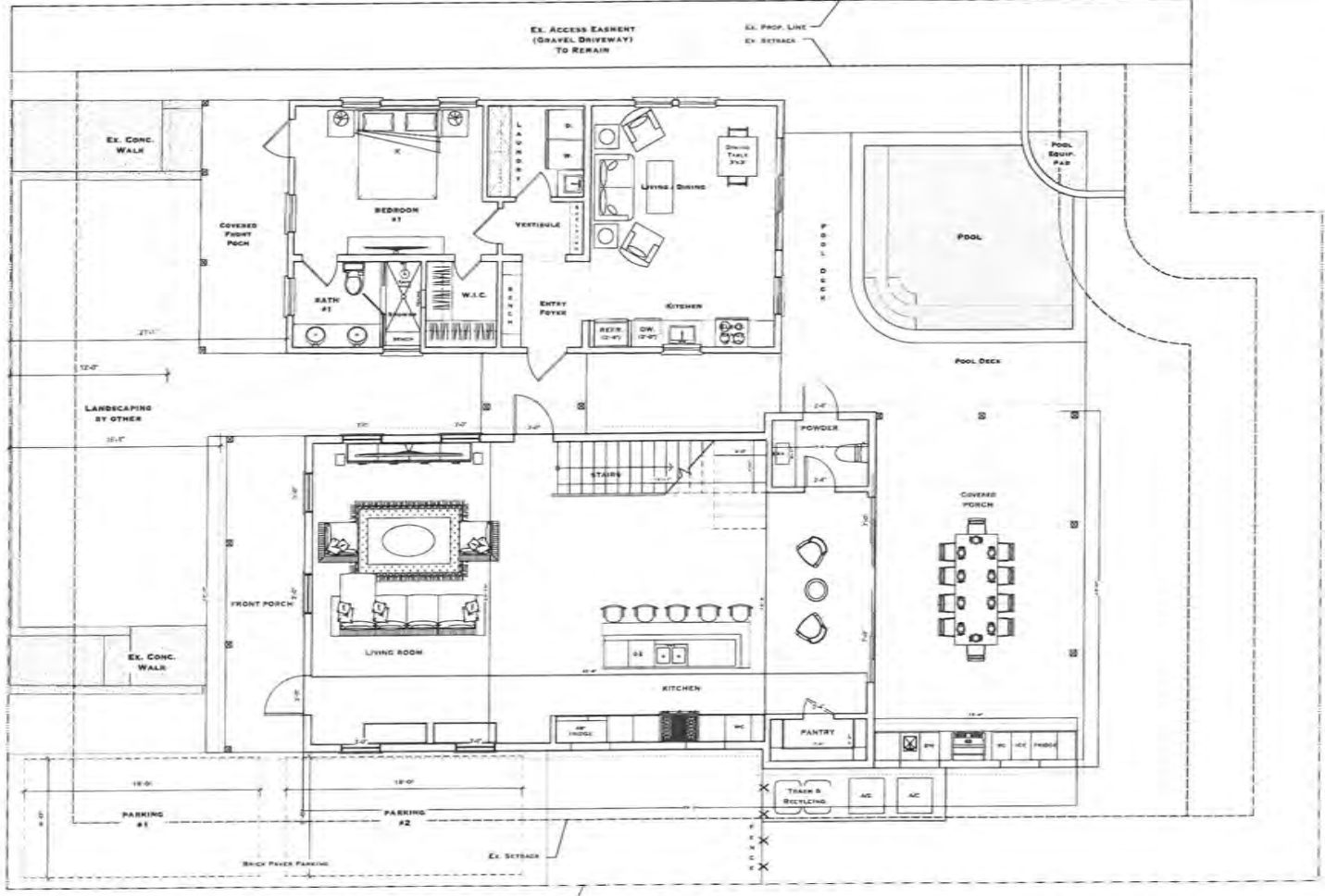
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317 WHITEHEAD STREET
 KEY WEST, FL 33040

DRAWING TITLE: SURVEY & TREE PROTECTION
 DRAWN: EDRA
 CHECKED:
 DATE: 10-07-2023

CO.1 SHEET #

TSH
 TSH ARCHITECTS INC.



1 SITE & 1ST FLOOR PLAN
 AT 1 SCALE: 1/4" = 1'-0"



T.S. NEAL
 ARCHITECTS INC.
 22974 OVERSEAS HWY
 GULF BEECH, FL
 33062
 305-340-8887
 251-422-9547

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317 WHITEHEAD STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 SITE & 1ST FLOOR PLAN

DRAWN: EDGA
 CHECKED:
 DATE: 10-07-2022

REVISION #	DATE

A1.1
 SHEET #




T.S. NEAL
 ARCHITECTS INC.
 22974 OLIVERA HWY
 SUITE 101
 33562
 308-340-8897
 351-422-9947

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317 WHITEHEAD STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 ELEVATIONS

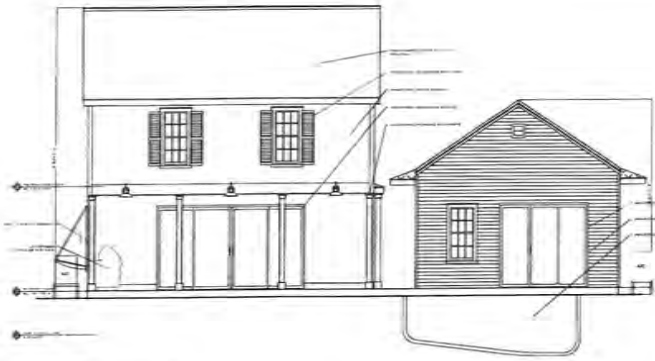
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 CHECKED:
 DATE: 10-07-2022

REVISION	DATE

A1.3
 SHEET #


 TSN
 T.S. NEAL ARCHITECTS INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97565



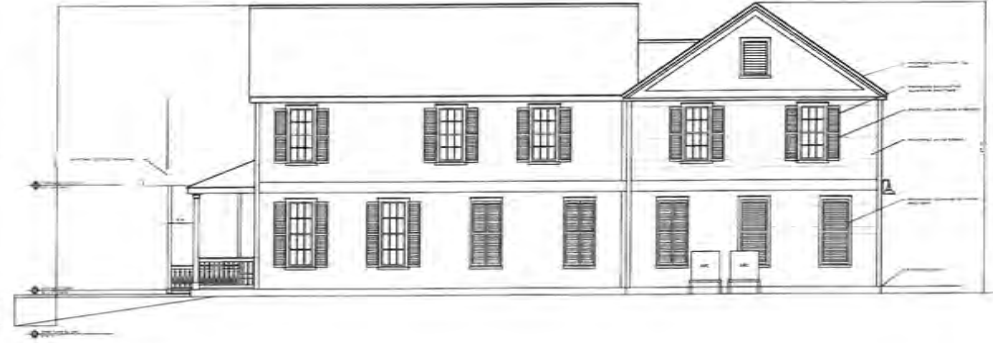
1 ELEVATION: EAST (REAR)
 (A1.3) SCALE: 3/16" = 1'-0"



2 ELEVATION: NORTH
 (A1.3) SCALE: 3/16" = 1'-0"



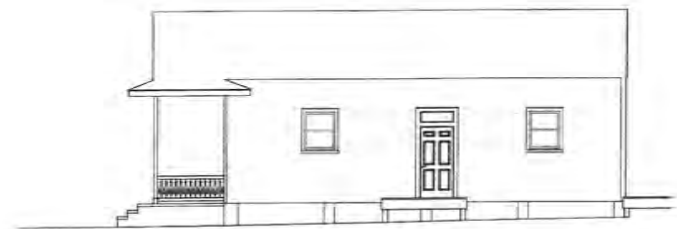
3 ELEVATION: WEST (FRONT)
 (A1.3) SCALE: 3/16" = 1'-0"



4 ELEVATION: SOUTH
 (A1.3) SCALE: 3/16" = 1'-0"



5 ELEVATION: NORTH (PARTIAL)
 (A1.3) SCALE: 3/16" = 1'-0"



6 ELEVATION: SOUTH (PARTIAL)
 (A1.3) SCALE: 3/16" = 1'-0"

HARC PERMIT PLANS FOR 317 WHITEHEAD ST

SITE LOCATION



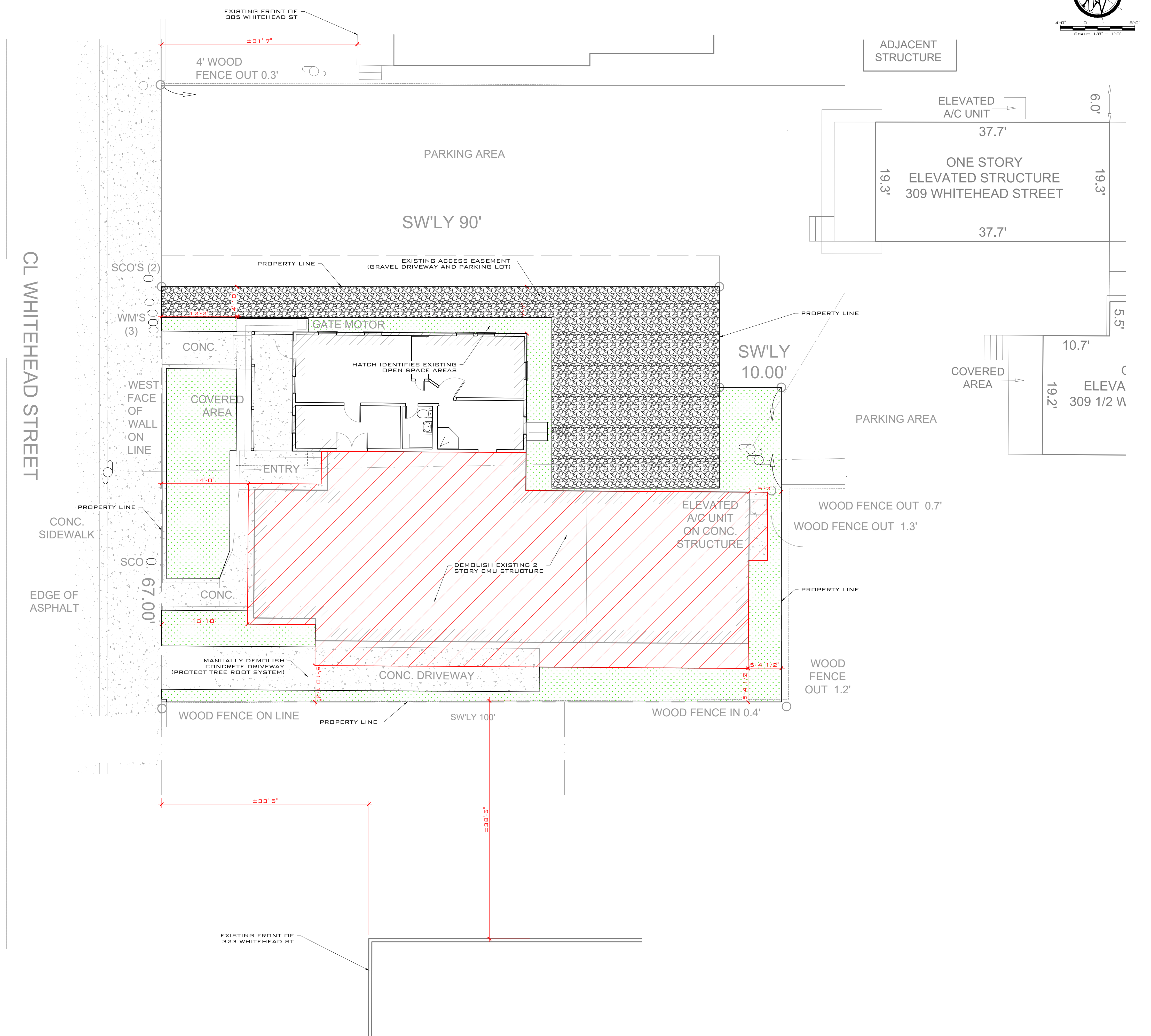
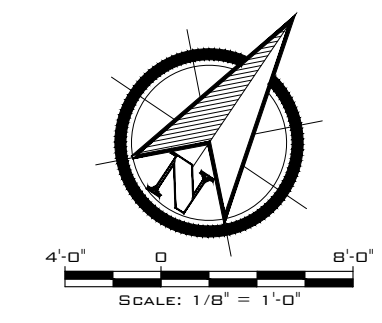
LOCATION MAP

PROJECT LOCATION:
317 WHITEHEAD ST,
KEY WEST, FL 33040

CLIENT:

MICHAEL R MARCEAU

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROSSEVELLY BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.			
SIGNATURE: _____			
DATE: _____			
PROJECT: 317 WHITEHEAD ST			
SITE: 317 WHITEHEAD ST KEY WEST, FL 33040			
TITLE: EXISTING SITE PLAN			
SCALE:	DATE:	DESIGN:	CHECKED:
AS SHOWN	09/29/21	CA	SMH
PROJECT NO:	DRAWING NO:	SHEET NO:	TOTAL SHEETS:
2106-01	S-100	1	1
<small>BRUCE MASHATAKY PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480</small>			

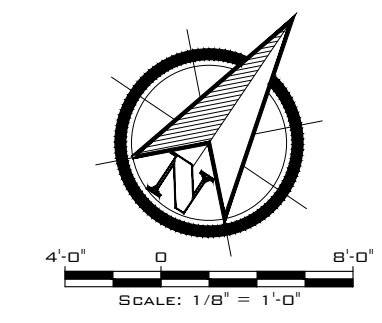


EXISTING SITE PLAN / DEMO
SCALE: 1/8" = 1'-0"

REV. DESCRIPTION	BY	DATE
STATUS: FINAL		
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835		
DESIGNER:	MICHAEL R MARCEAU	
PROJECT:	317 WHITEHEAD ST	
DATE:	317 WHITEHEAD ST	
TITLE:	KEY WEST, FL 33040	
	EXISTING SITE PLAN	
SIGNATURE:		
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SCALE:	1/8" = 1'-0"	1

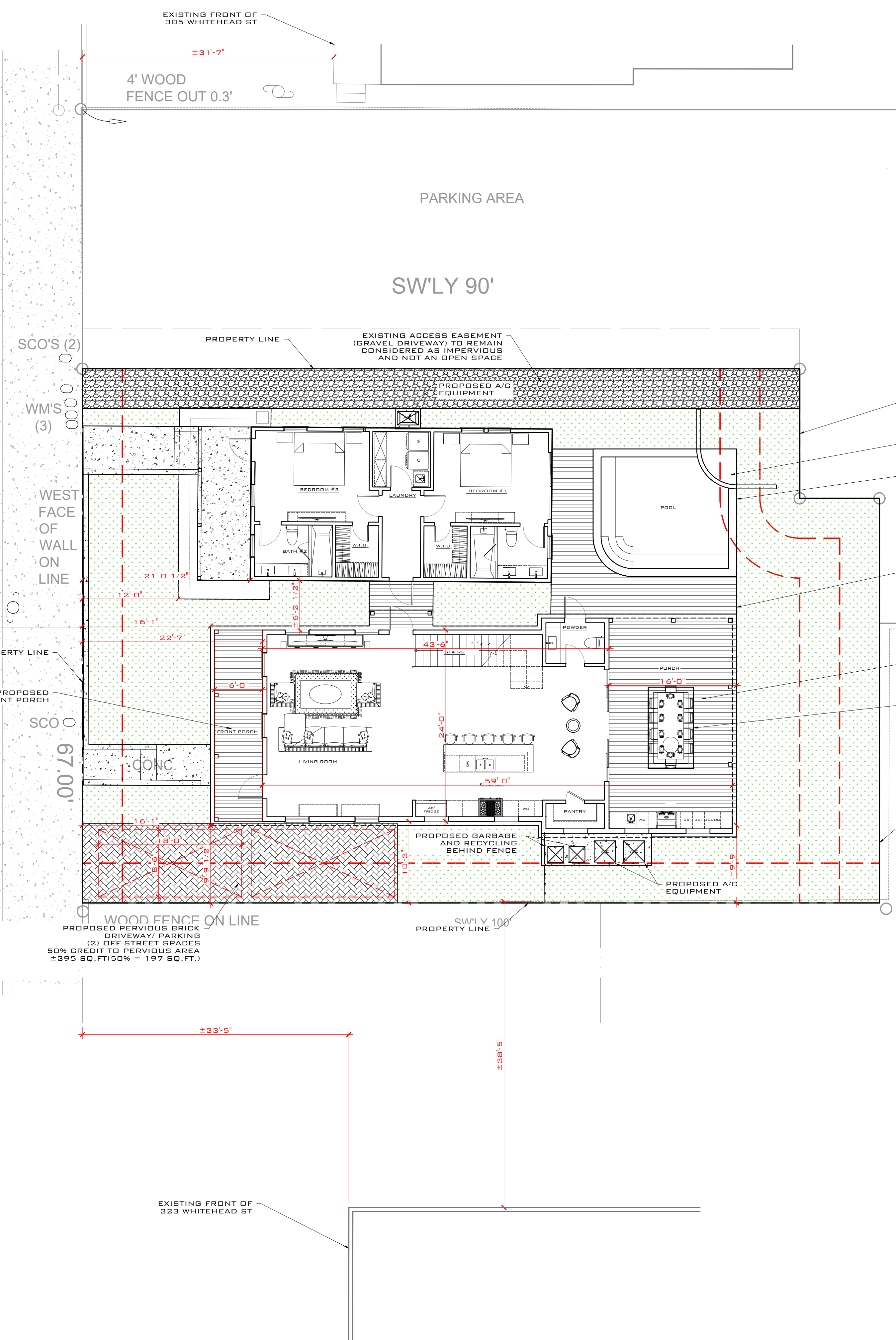
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BRUCE MASHATAKY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

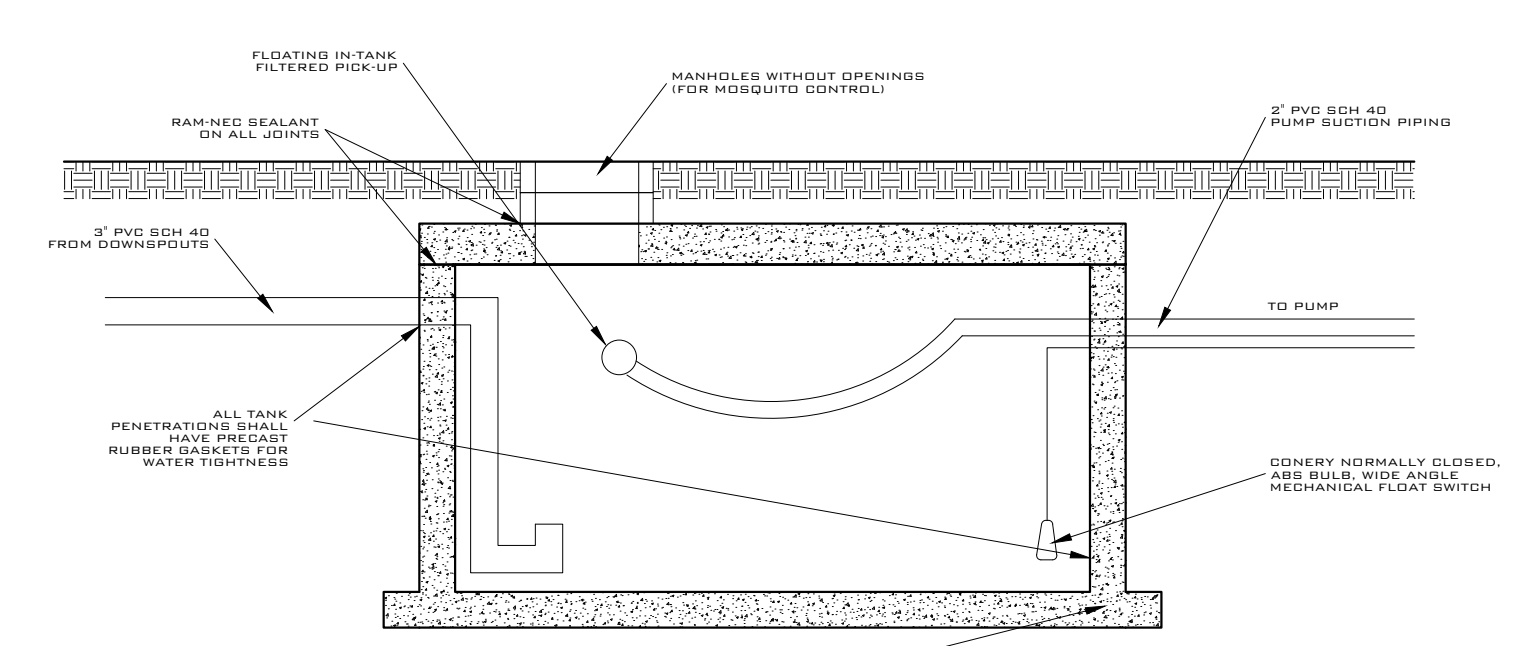
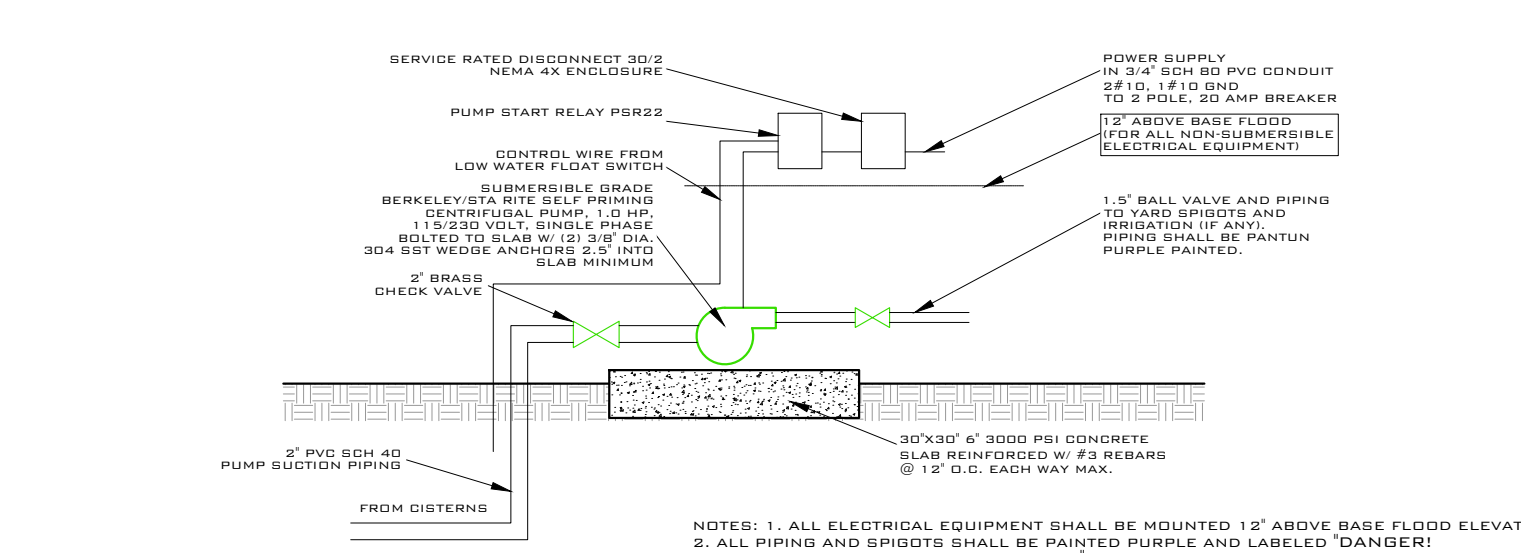
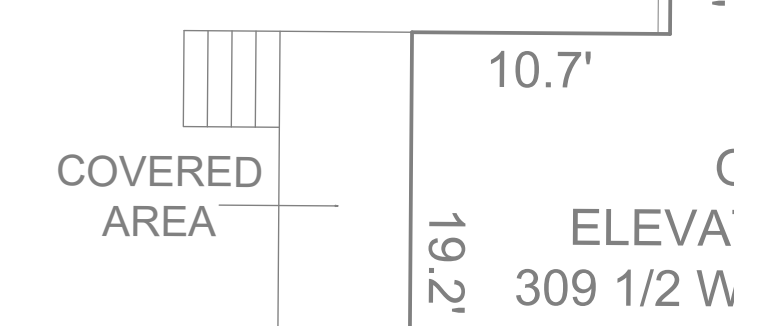
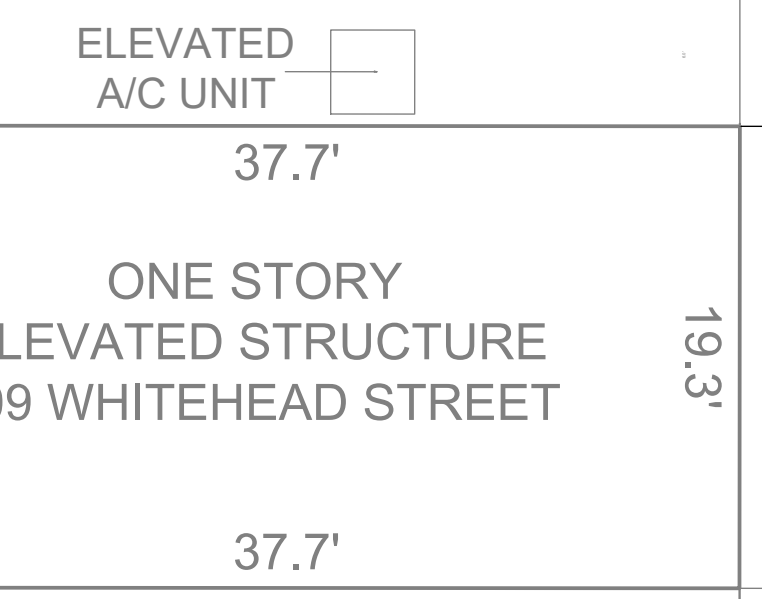


CL WHITEHEAD STREET

EDGE OF ASPHALT



ADJACENT STRUCTURE



NOTES: 1. ALL ELECTRICAL EQUIPMENT SHALL BE MOUNTED 1' ABOVE BASE FLOOR ELEVATION.
 2. ALL PIPING AND FITTINGS SHALL BE PAINTED PURPLE AND LABELED "DANGER! NON-POTABLE WATER, DO NOT DRINK."
 3. SYSTEM WATER SUPPLY SHALL NOT INTERCONNECT WITH POTABLE WATER LINES.

RAIN WATER HARVESTING SYSTEM SCHEMATICS
SCALE: NTS

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

REV. DESCRIPTION	BY	DATE
FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835		
DESIGNER	MICHAEL R MARCEAU	
PROJECT	317 WHITEHEAD ST	
SITE	317 WHITEHEAD ST	
TITLE	PROPOSED SITE PLAN	
SIGNATURE		
DATE	2106-01	0-102
SCALE	AS SHOWN	09/29/21
DESIGN	DA	SAH
REVISION		
STATE OF FLORIDA	PROFESSIONAL ENGINEER	LICENSE NO. 71480

Application

RECEIVED
JAN 25 2023
BY: RD



T2023 - 0022

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 01/23/2023

Tree Address 317 Whitehead St
Cross/Corner Street Caroline St
List Tree Name(s) and Quantity x2 Spanish Lime
Species Type(s) check all that apply () Palm () Flowering () Fruit (x) Shade () Unsure
Reason(s) for Application: ix lifting house foundation.
(x) Remove () Tree Health (x) Safety (x) 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 x1 Lifting house foundation
x1 To close to existing structure and
growing into a large Ficus tree

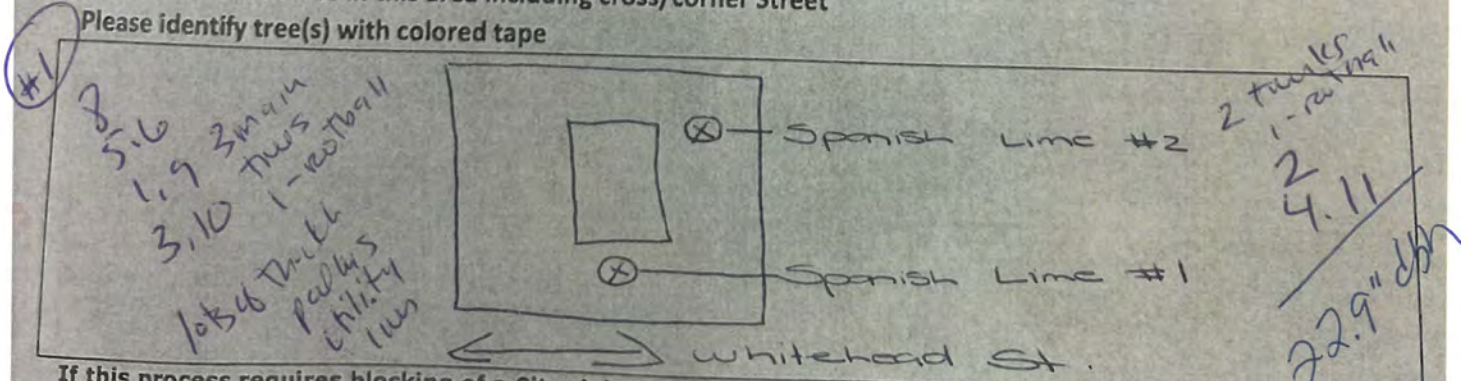
Property Owner Name Doug Maxwell, Key West Modernist LLC
Property Owner email Address 6378 Mill St., 2nd Floor, Rhinebeck, NY 12572
Property Owner Mailing Address 6378 Mill St., 2nd Floor, Rhinebeck, NY 12572
Property Owner Phone Number 212-518-3130
Property Owner Signature [Signature]

Representative Name Just Keys Trees
Representative email Address Justkeystrees@comcast.net
Representative Mailing Address 5550 5th Ave Suite #6, Key West, Florida, 33040
Representative Phone Number 305-735-4656

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



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

72.7" dbh



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 01/23/2023

Tree Address 317 Whithead St

Property Owner Name Doug Maxwell, Key West Modernist LLC

Property Owner Mailing Address 6378 Mill St., 2nd Floor, Rhinebeck, NY 12572

Property Owner Mailing City,

State, Zip 6378 Mill St., 2nd Floor, Rhinebeck, NY 12572

Property Owner Phone Number 212-518-3130

Property Owner email Address doug@s3arc.com

Property Owner Signature *[Signature]*

Representative Name Just Keys Trees

Representative Mailing Address 5550 5th Ave Suite #6

Representative Mailing City, Key West

State, Zip Florida, 33040

Representative Phone Number 305-735-4656

Representative email Address Justkeystrees@comcast.net

Douglas, Wayne, maxwell

I Doug Maxwell 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 is there is any questions or need access to my property.

Property Owner Signature *[Signature]*

The forgoing instrument was acknowledged before me on this 23 day January

By (Print name of Affiant) Douglas Wayne ^{maxwell} who is personally known to me or has produced Driver License as identification and who did take an oath.

Notary Public

Sign name: *[Signature]*

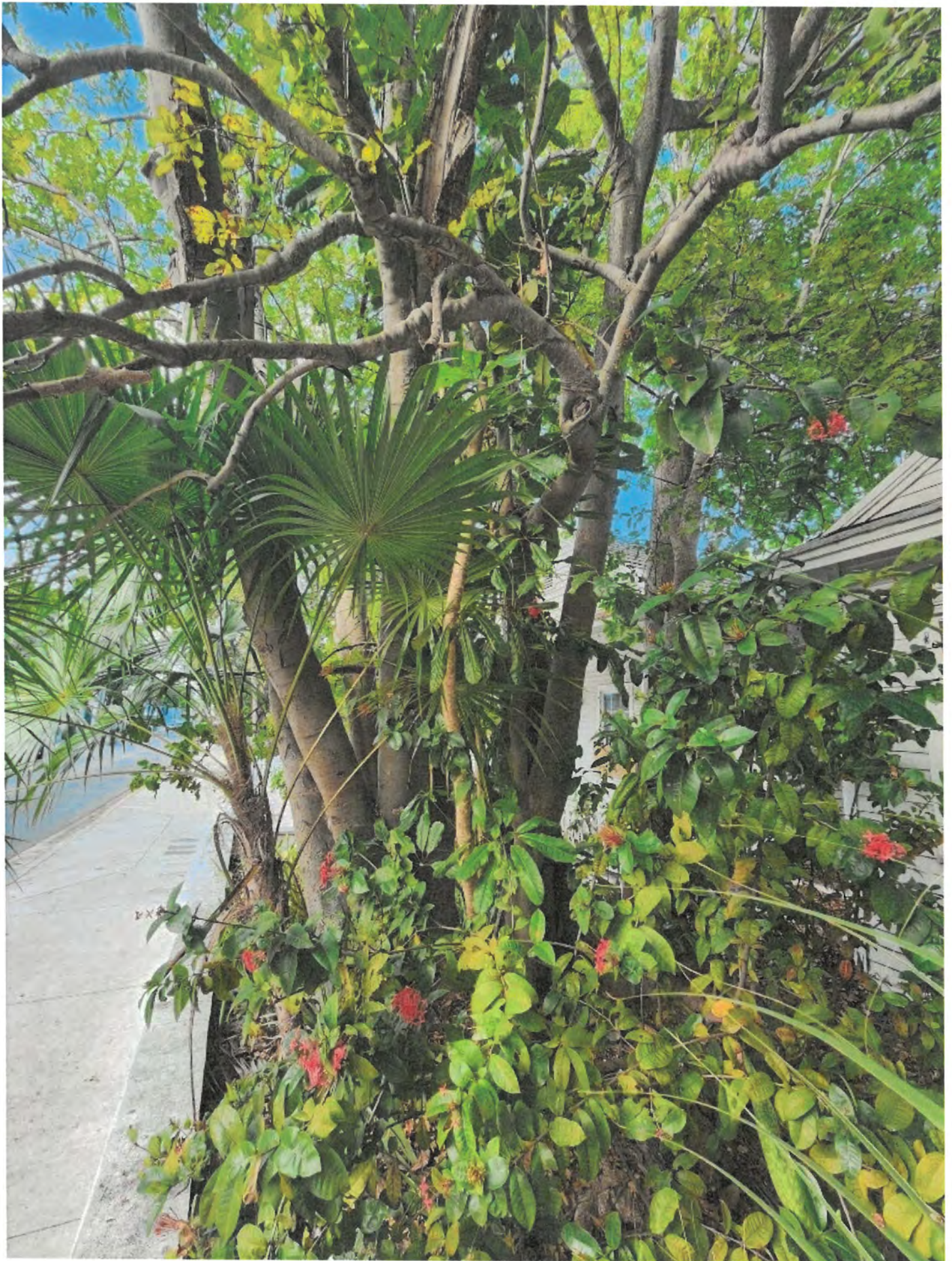
Print name: Sumike Crider

My Commission expires: _____

Notary Public-State of _____

(Seal)

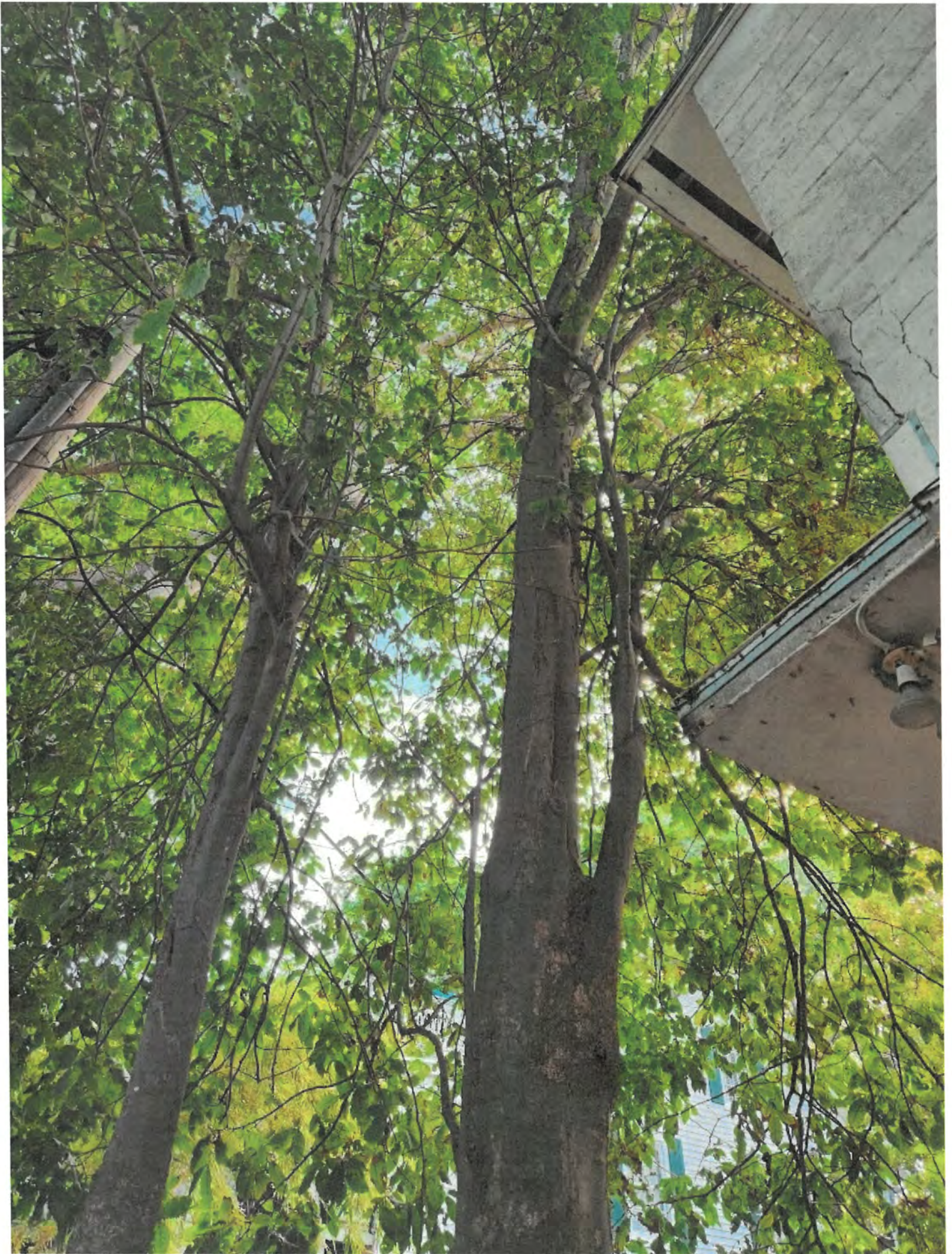














Disclaimer

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

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

Summary

Parcel ID 00004490-000000
 Account# 1004677
 Property ID 1004677
 Millage Group 10KW
 Location Address 317 WHITEHEAD St, KEY WEST
 Legal KW PT LT 3 SQR 25 G71-343/44 G72-528/29 A4-460/61 OR294-445/47 OR491-356/57 OR605-887 OR819-1809/12 OR819-1815/18 OR863-1434/35 OR877-1405 OR909-1035/36 OR2558-1823/24 OR3097-0350 OR3097-343 OR3199-2161
 Description [Note: Not to be used on legal documents.]
 Neighborhood 32020
 Property Class ONE STORY OFFICE (1700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

KEY WEST MODERNIST LLC
 7901 4th St N
 Ste 300
 Saint Petersburg FL 33702

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$190,019	\$196,353	\$196,353	\$205,854
+ Market Misc Value	\$1,743	\$2,215	\$2,235	\$2,256
+ Market Land Value	\$1,041,017	\$1,441,409	\$1,441,409	\$1,264,910
= Just Market Value	\$1,232,779	\$1,639,977	\$1,639,997	\$1,473,020
= Total Assessed Value	\$1,232,779	\$1,317,690	\$1,197,900	\$1,089,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,232,779	\$1,639,977	\$1,639,997	\$1,473,020

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,441,409	\$196,353	\$2,215	\$1,639,977	\$1,317,690	\$0	\$1,639,977	\$0
2020	\$1,441,409	\$196,353	\$2,235	\$1,639,997	\$1,197,900	\$0	\$1,639,997	\$0
2019	\$1,264,910	\$205,854	\$2,256	\$1,473,020	\$1,089,000	\$0	\$1,473,020	\$0
2018	\$1,061,504	\$0	\$0	\$1,061,504	\$990,000	\$0	\$1,061,504	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	6,537.00	Square Foot	67	100

Buildings

Building ID 39334
 Style 2 STORY ON GRADE
 Building Type OFFICE BLD-1 STORY / 17C
 Gross Sq Ft 3799
 Finished Sq Ft 3534
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 374
 Functional Obs 0
 Economic Obs 0
 Depreciation % 40
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Year Built 1963
 Effective Year Built 1991
 Foundation
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 300
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	133	0	0
FLA	FLOOR LIV AREA	3,534	3,534	0
OPU	OP PR UNFIN LL	102	0	0
OUU	OP PR UNFIN UL	30	0	0
TOTAL		3,799	3,534	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1975	1976	1	157 SF	3
FENCES	1989	1990	1	500 SF	2
FENCES	1994	1995	1	30 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/31/2022	\$1,825,000	Warranty Deed	2396222	3199	2161	01 - Qualified	Improved		
5/5/2021	\$1,150,000	Warranty Deed	2319413	3097	0350	01 - Qualified	Improved		
5/5/2021	\$100	Quit Claim Deed	2319411	3097	343	11 - Unqualified	Improved		
3/7/2012	\$0	Quit Claim Deed		2558	1823	11 - Unqualified	Improved		
4/1/1983	\$75,000	Warranty Deed		877	1405	U - Unqualified	Improved		
2/1/1975	\$40,000	Conversion Code		605	887	Q - Qualified	Improved		

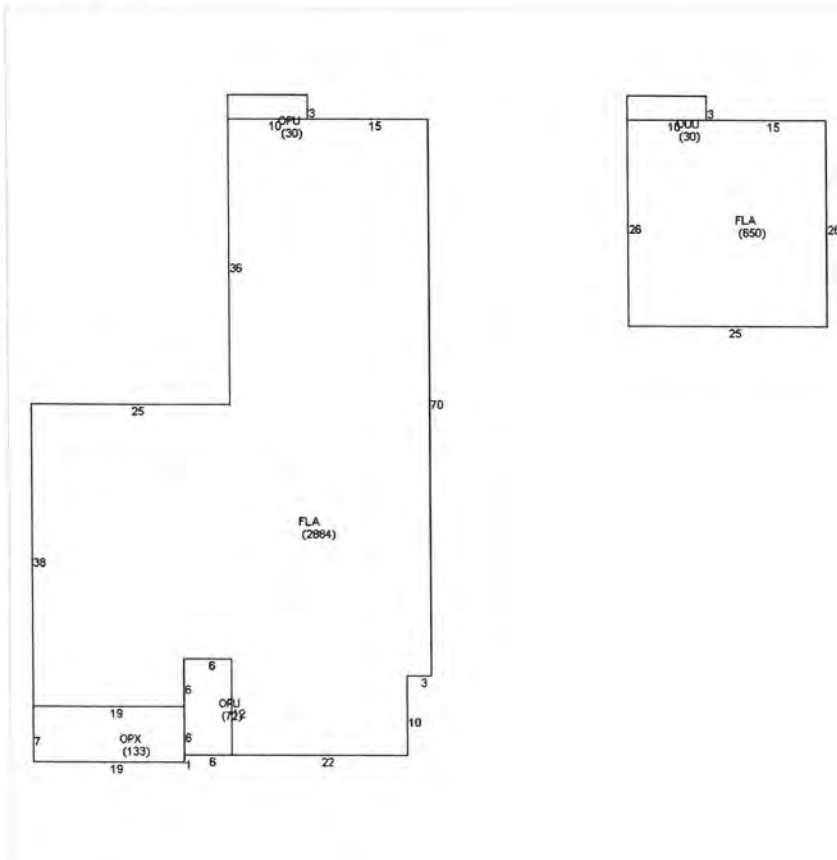
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4105	10/19/2015	5/13/2017	\$8,950	Commercial	REPLACE GRAVEL ROOF.
10-0000095	1/14/2010		\$500	Commercial	INSTALL SIGN
06-3374	6/5/2006	9/28/2006	\$2,000	Commercial	INSTALL TORCH DOWN MODIFIED RUBBER 1 1/2 SQRS.
05-4598	12/14/2005	12/31/2005	\$500	Commercial	RUN POWER FOR ARM ACROSS DRIVEWAY
05-4772	10/31/2005	12/31/2005	\$500	Commercial	EMERGENCY ELECTRIC REPAIR FROM WILMA
05-3183	10/7/2005	12/31/2005	\$5,415	Commercial	RELOCATE LIFTMASTER ARM AT BARRIER ENTRANCE
B953330	10/1/1995	12/1/1995	\$1,000	Commercial	CBS STORAGE BLDG/WALL
B953475	10/1/1995	12/1/1995	\$1,700	Commercial	CANVAS COVERED CARPORT
B951363	4/1/1995	8/1/1995	\$400	Commercial	REPAIR CONCRETE
B950502	2/1/1995	8/1/1995	\$1,200	Commercial	SCAPE/REPAINT BUILDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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Last Data Upload: 1/26/2023, 5:54:47 AM



Version 2.3.242



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Detail by Entity Name

Florida Limited Liability Company
KEY WEST MODERNIST LLC

Filing Information

Document Number L22000224503
FEI/EIN Number NONE
Date Filed 05/12/2022
State FL
Status ACTIVE

Principal Address

7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Mailing Address

7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Registered Agent Name & Address

REGISTERED AGENTS INC.
7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

[05/12/2022 -- Florida Limited Liability](#) [View image in PDF format](#)

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L22000224503
FILED 8:00 AM
May 12, 2022
Sec. Of State
bcoates

Article I

The name of the Limited Liability Company is:

KEY WEST MODERNIST LLC

Article II

The street address of the principal office of the Limited Liability Company is:

7901 4TH ST N
STE 300
ST. PETERSBURG, FL. US 33702

The mailing address of the Limited Liability Company is:

7901 4TH ST N
STE 300
ST. PETERSBURG, FL. US 33702

Article III

The name and Florida street address of the registered agent is:

REGISTERED AGENTS INC.
7901 4TH ST N
STE 300
ST. PETERSBURG, FL. 33702

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: BILL HAVRE

Signature of member or an authorized representative

Electronic Signature: RILEY PARK

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Karen DeMaria

From: Doug Maxwell <doug@s3arc.com>
Sent: Friday, January 27, 2023 10:43 AM
To: Karen DeMaria
Cc: justkeystrees@comcast.net; Christopher Dierig
Subject: [EXTERNAL] RE: 317 Whitehead Street Tree Removal Application
Attachments: 5-31-22 - EIN - Initial Filing - Key West Modernist LLC.pdf; Key West Modernist LLC Operating Agreement.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.

Hi Karen,

Yes, see attached. Please let me know if you need anything further. Thanks!

Best,
Doug

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Thursday, January 26, 2023 12:26 PM
To: Doug Maxwell <doug@s3arc.com>
Cc: justkeystrees@comcast.net
Subject: 317 Whitehead Street Tree Removal Application

Mr. Maxwell:

I need a copy of some documentation that shows you are authorized to sign on behalf of Key West Modernist LLC. Attached are copies of the documents I review and your name is not on either.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768



OPERATING AGREEMENT
of
Key West Modernist LLC

This Operating Agreement (the "Agreement") made and entered into this 12th day of May, 2022 (the "Execution Date"),

AMONGST

S3RD LLC of 6378 Mill St, 2nd Floor, Rhinebeck, NY 10019
(the "Member")

with principal members of being
Christopher Dierig of 100 Rocann Dr, Rhinebeck, NY 12572, and
Douglas Maxwell of 100 Rocann Dr, Rhinebeck, NY 12572
(collectively the "Members")

BACKGROUND

- A. The Members wish to associate themselves as members of a limited liability company.
- B. The terms and conditions of this Agreement will govern the members within the limited liability company.

IN CONSIDERATION OF and as a condition of the Members entering into this Agreement and other valuable consideration, the receipt and sufficiency of which is acknowledged, the parties to this Agreement agree as follows:

Formation

1. By this Agreement the Members form a Limited Liability Company (the "Company") in accordance with the laws of the State of Florida.