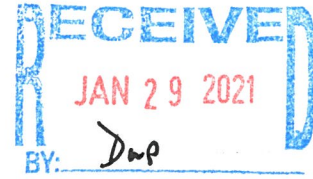


Application



Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 322-324½ Truman Ave., Key West, FL 33040

Zoning District: Historic Medium Density Residential

Real Estate (RE) #: 00025530-000000, 00025520-000000 & 00025500-000000

Property located within the Historic District. Yes No

APPLICANT:

Owner Authorized Representative

Name: Smith Hawks, PL / Barton W. Smith, Esq. / Anthony J. Davila, Esq. Mailing Address: 138 Simonton Street

City: Key West, FL State: FL Zip: 33040 Home/Mobile Phone: _____

305-296-7227 Office: 305-296-7227 Fax: 305-296-8448

Email: bart@smithhawks.com / aj@smithhawks.com

PROPERTY OWNER: (if different than above)

Name: TDGroup Truman Ave, LLC Mailing Address: PO Box 370524

City: Key Largo, FL State: FL Zip: 33037 Home/Mobile Phone: _____

c/o Agent Office: _____ Fax: _____

Email: c/o Agent

Description of Proposed Construction, Development, and Use:

Redvelopment of 18 (14 as affordable) permanent residential units already existing on the property.

List and describe the specific variance(s) being requested:

See Site Data Table below.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	9,470 sf			
Height	30'			
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback	15'	0	10'	5'
F.A.R				
Building Coverage	Max 40% = 3,788 sf	36.5% = 3,452 sf	57.7% = 5,463 sf	17.7% = 1,675 sf
Impervious Surface	Max 60% = 5,682 sf	51.1% = 4,842 sf	73.1% = 6,923 sf	13.1% = 1,241 sf
Parking	18	0	0	18
Handicap Parking				
Bicycle Parking	2	0	18	N/A
Open Space/ Landscaping	Min 0.35 = 3,314.5	0.49 = 4,628 sf	0.27 = 2,547 sf	0.08 = 767.5 sf
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://www.municode.com/Library/FL/Key West> under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Please see attached letter.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Please see attached letter.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Please see attached letter.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Please see attached letter.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Please see attached letter.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Please see attached letter.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Please see attached letter.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- 📄 Correct application fee, made payable to "City of Key West."
- 📄 Pre-application meeting form **TAB A**
- 📄 Notarized verification form signed by property owner or authorized representative. **TAB B**
- 📄 Notarized authorization form signed by property owner, if applicant is not the owner. **TAB B**
- 📄 Copy of recorded warranty deed **TAB C**
- 📄 Monroe County Property record card **TAB D**
- 📄 Signed and sealed survey (Survey must be within 10 years from submittal of this application) **TAB E**
- 📄 Sign and sealed site plan (sign and sealed by an Engineer or Architect) **TAB F**
- 📄 Floor plans **TAB F**
- 📄 Any additional supplemental information necessary to render a determination related to the variance request.
 Lawful Unit Determination dated January 2, 2018 TAB G

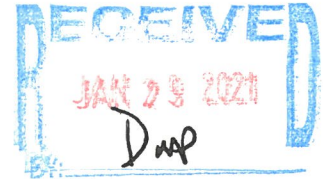
SMITH / HAWKS

ATTORNEYS AT LAW

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

VIA HAND DELIVERY

January 29, 2021



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

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

Dear Katie,

Enclosed please find TDGroup Truman Ave, LLC’s (“Applicant”) Application for Variance in connection with the proposed redevelopment of eighteen (18) existing 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 (together, the “Property”). The Property currently contains eighteen (18) vested permanent residential units that are to be significantly upgraded in the proposed redevelopment. Due to the spatial limitations of the Property, several variances are necessary to redevelop the existing density of eighteen (18) units on the Property.

Pursuant to Chapter 90, Article V., Division 3 of City of Key West Land Development Regulations (“LDRs”), the Applicant is requesting variances for relief from the minimum open space ratio, maximum impervious surface, maximum building coverage, rear setback and off-street parking required by the LDRs. Please see table below showing the LDR requirements compared to the proposal and the variance requested:

	LDR Requirement	Proposed	Variance Requested
Impervious Surface	Maximum 60%	73.1%	13.1%
Lot Coverage	Maximum 40%	57.7%	17.7%
Open Space Ratio	Minimum 0.35	0.27	0.08
Rear Setback	15’	10’	5’
Parking	18 spaces	0	18

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”) near the intersection

of Truman Avenue and Whitehead Street, and directly across the street from the Key West Lighthouse Museum. Currently existing on the Property are two (2) residential buildings that have a total of eighteen (18) permanent residential units.



The building at 322 Truman Ave. is in disrepair and is proposed to be demolished. The Lawful Unit Determination attached as Exhibit A found that sixteen (16) vested units exist in the building at 322 Truman Ave.



The two-unit building at 324 Truman Ave. is a historically contributing structure and the exterior is not proposed to be altered.



Proposed Redevelopment

The proposed redevelopment will retain the existing density while significantly upgrading and modernizing the living conditions. Applicant is proposing to upgrade the efficiency units that are already on the Property by redeveloping the Property and declaring fourteen (14) of the eighteen (18) units affordable housing units as defined in the Code. The Site Plan enclosed in Tab E shows that the one distressed 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 of Chapter 102 of the LDRs (“HARC Guidelines”).



Standards for Considering Variances

The following is provided as written support of the standards for considering variances listed in the Application for variance:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

- a. Generally. The Property contains approximately 9,470 square feet and has an existing density of eighteen (18) residential dwelling units. Applicant has purchased the adjacent parcels to create more space and worked diligently to design a site plan that comfortably and efficiently places all the units on the Property, but it is not feasible to develop this number of units on a property this size while being fully consistent with the LDRs and the HARC Guidelines. Therefore, variances are necessary to allow the redevelopment of the existing density on the Property. Additionally, the 322 Truman Building has several code violations that will be resolved with the proposed redevelopment.
- b. Parking. The Property currently does not have any parking. The Site Plan enclosed in Tab E shows that significant bicycle and scooter parking will be provided on the Property for the occupants to use. Additionally, lease agreements for the Property will contain a restriction that prohibits occupants from owning a four-wheel motor vehicle to ensure that cars are not parked near the Property. The Property is just outside of the historic pedestrian-oriented area, described in Section 108-573 of the LDRs, where redevelopment of existing uses does not require additional parking.
- c. Impervious Surface and Building Coverage. Stormwater will not flow off the Property onto adjacent properties or onto the right-of-way. The Drainage Plan enclosed in Tab E shows that all stormwaters will be retained on-site and will not affect surrounding areas. The Drainage Plan shows that eight drains leading to an underground exfiltration trench is sufficient to retain all stormwaters on-site. Retaining all stormwaters on-site will mitigate the effects of the impervious surface and lot coverage on the Property.
- d. Open Space Ratio. The Applicant will provide significant planting and green space over impervious areas on the Property. Adding additional green space will mitigate negative effects of reduced open space to be provided.
- e. Rear Setback. There currently lies a shed near the rear of Property that encroaches 7 inches onto the parcel to the rear of the Property. If the shed was left in place, a setback variance would not be necessary. The proposed redevelopment includes removing the shed and constructing a large bicycle and scooter parking area. A 10-foot setback from the rear lot line is proposed to be provided requiring a 5-foot variance.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The special conditions and circumstances explained above were not created by Applicant. Applicant purchased the Property with the residential density already existing and with the 322 Truman code violations. Applicant also purchased additional area to accommodate the density and has worked to resolve the issues with the Property, ultimately to provide affordable housing in an important area of the City.

3. *Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.*

Granting the variances requested will not confer Applicant special privileges denied to other properties in the same zoning district. The Property already contains legal nonconforming density and the units are proposed to be significantly upgraded with their own independent facilities and entrances.

4. *Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.*

Literal interpretation of the LDRs would deprive Applicant the ability to redevelop the density existing on the Property. It is not feasible and potentially mathematically impossible to redevelop the existing density while complying with the height limitations, HARC Guidelines and other LDRs applicable to the HMDR District.

5. *Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.*

Only the minimum variances are requested to ensure that each unit has complete and independent facilities including an independent entrance.

6. *Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.*

- a. Generally. The granting of the variances will enhance the public welfare and will not be injurious to the public welfare. The redevelopment will cause the removal of an old and dangerous building with shared facilities and replace it with new units that will be deed restricted as affordable housing in a needed area.
- b. Parking. The Property currently does not have parking provided. A lease restriction that disallows occupants from owning a four-wheel vehicle will mitigate effects on off-site parking. In general, the Property is an area where employment and recreation is accessible on foot, bicycle, skateboard, or other non-car forms of transportation. The Property is located a block away from the historic pedestrian corridor where no parking is required for redevelopment to encourage non-car forms of transportation and limit gray space.
- c. Impervious Surface and Building Coverage. All stormwaters will be retained on-site and will not affect the surrounding areas with run-off.

- 7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.***

Existing nonconforming uses of other properties shall be considered as a basis for the variances requested herein.

Applicant respectfully requests that the variances be granted. 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

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.

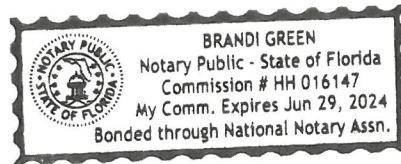

Signature of Applicant

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

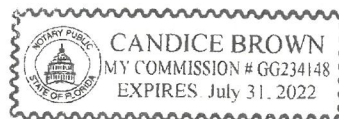
Subscribed and sworn to (or affirmed) before me on this 11/15/2021
Date

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.

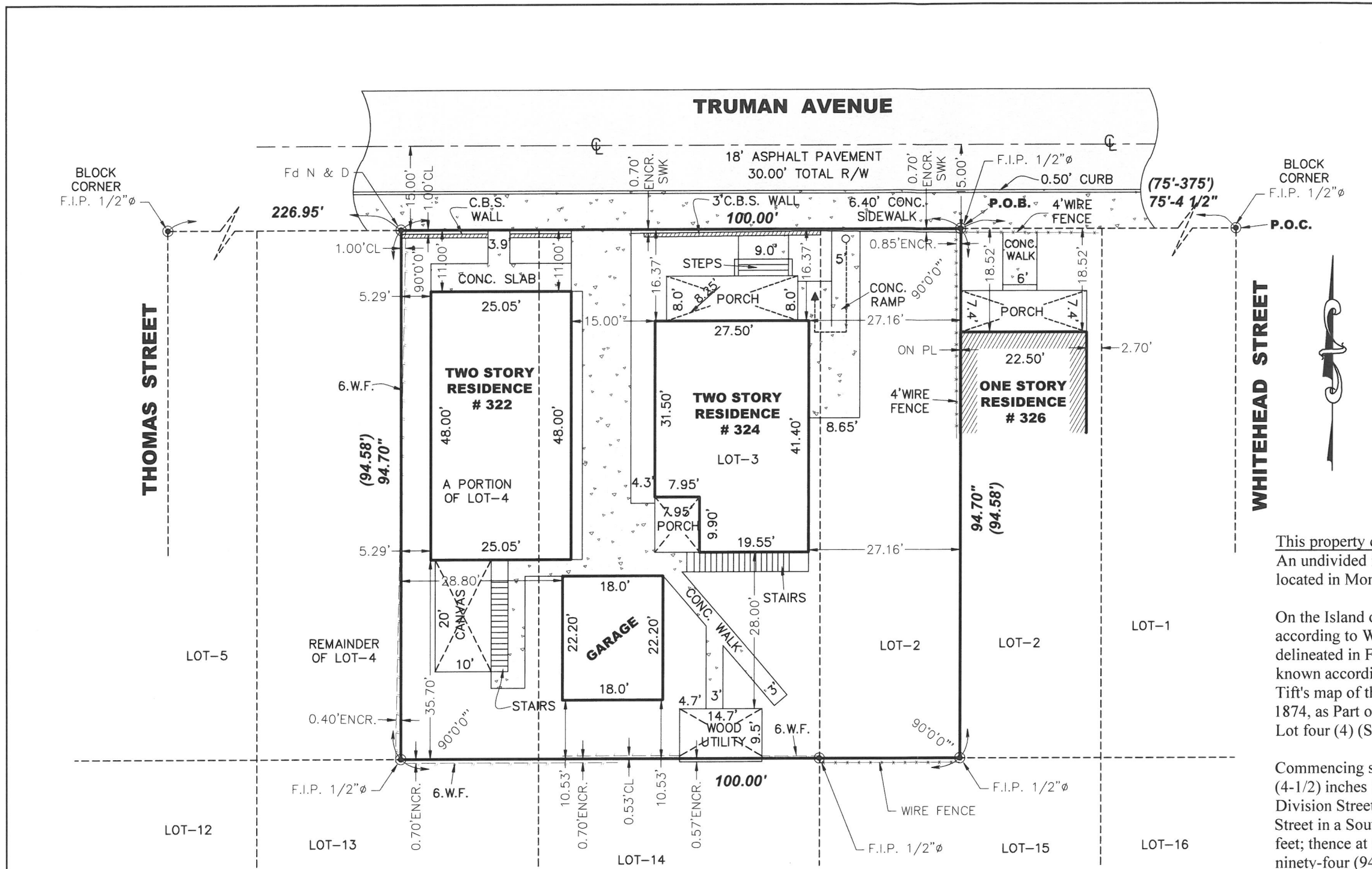
[Handwritten Signature]
Notary's Signature and Seal

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
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- 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.	

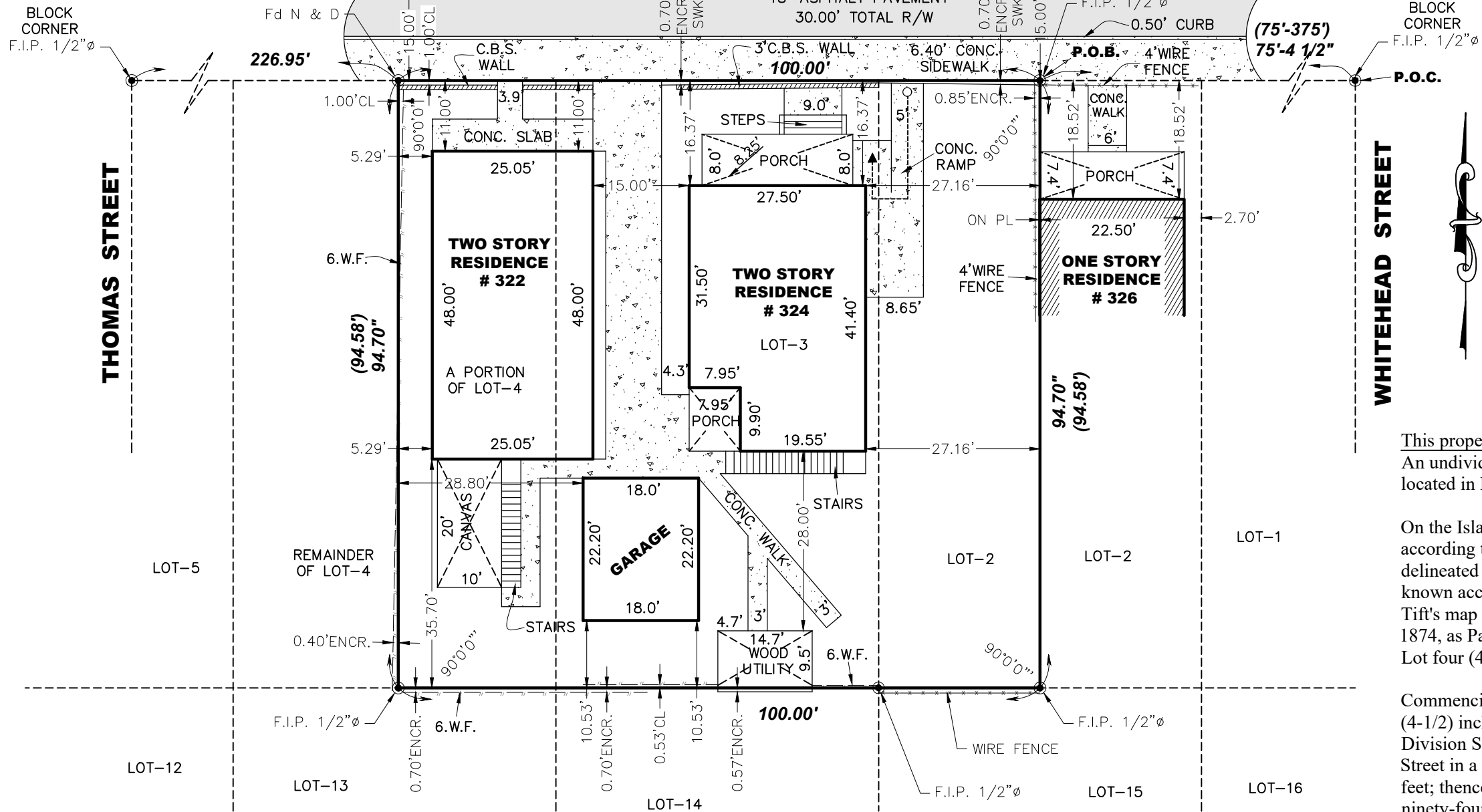
BOUNDARY SURVEY.
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
 RENE AIGUESVIVES 04/21/17
 PROFESSIONAL SURVEYOR AND 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

TRUMAN AVENUE



NOTE:
 a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
 b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
 c) Code restrictions and title search not reflected in this survey.
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 h) No identification cap found on property corners unless otherwise noted.
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 l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

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- F.I.R. = Found Iron Rebar
- FPL = Florida Power & Light
- F.I.P. = Found Iron Pipe
- FD = Found
- L.P. = Light Pole
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- SWK = Sidewalk
- Sec. = Section
- (TYP) = Typical
- T = Tangent
- U.E. = Utility Easement
- W.F. = Wood Fence
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- + = Denotes Spot Elevations Taken

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

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

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

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

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

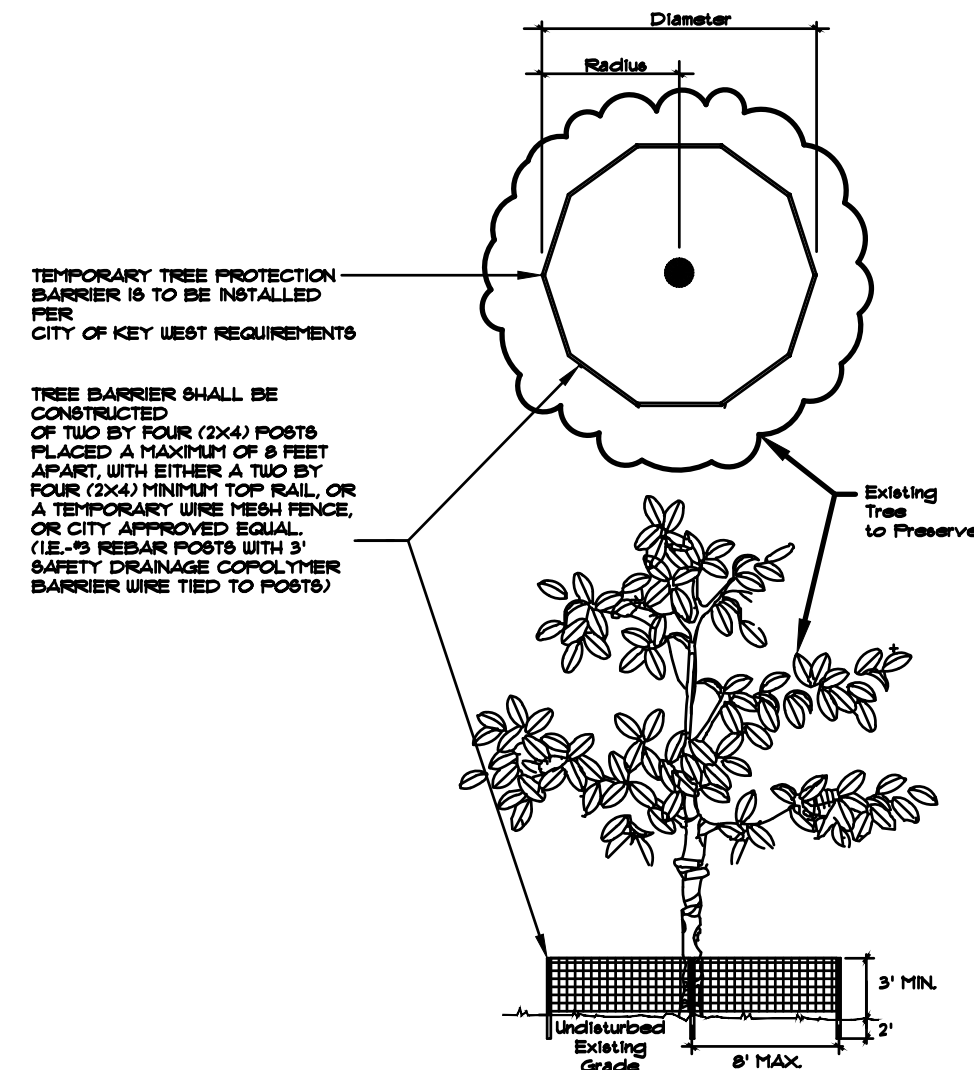
REVISIONS: 02/21/19 SURVEY UPDATE <i>RA</i> 12/20/19 SURVEY UPDATE <i>RA</i>				
FLOOD ZONE X	COMM. No. 120168	PANEL No. 1516	SUFFIX: K	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 02 / 18 / 05	F.I.R.M.INDEX 02 / 18 / 05	BASE 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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TEMPORARY TREE PROTECTION BARRIER IS TO BE INSTALLED PER CITY OF KEY WEST REQUIREMENTS

THIS BARRIER SHALL BE CONSTRUCTED OF TWO BY FOUR (2x4) POSTS PLACED A MINIMUM OF 8 FEET APART WITH EITHER A TWO BY FOUR (2x4) TRIPER TOP RAIL OR A TEMPORARY WIRE MESH FENCE OR CITY APPROVED EQUAL (U.S. RESILIENT POSTS WITH SAFETY DRAINAGE COPOLYMER BARRIER WIRE TIED TO POSTS)

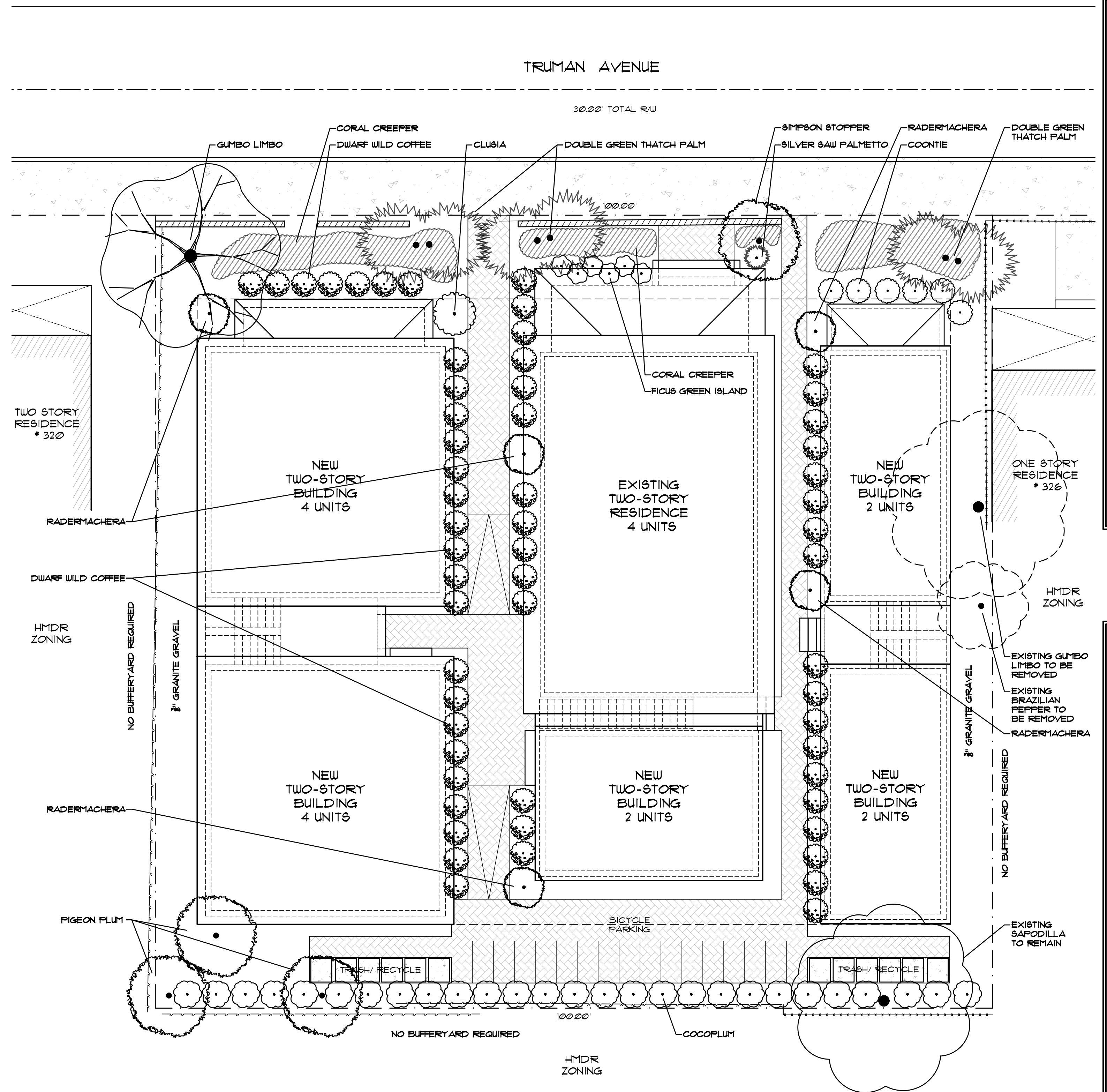
TREE PROTECTION BARRIER DETAIL
NO SCALE

NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS (SHOUL 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 (SIGNALS, 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.

TREES & PALMS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
1	Bursera simaruba	Gumbo Limbo	10' PH
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 guttifera	Pitch Apple	7 gal.
6	Ficus 'Green Island'	Ficus microcarpa	3 gal.
58	Psychotria nervosa	Dwarf Wild Coffee	3 gal.
5	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	
		Black Eucalyptus Mulch	3" depth in all planted areas
		Planting soil	as needed

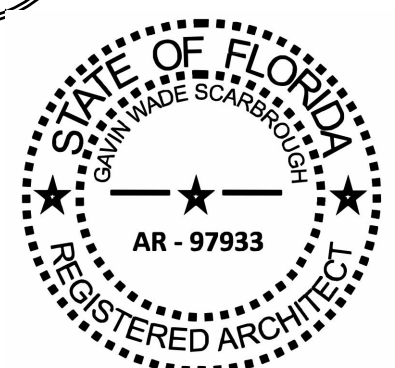
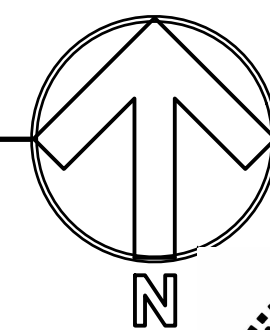
Plant List

NTS



Proposed Landscape Plan

1/8" = 1' - 0"



date: 1/26/21
revision:

sheet:

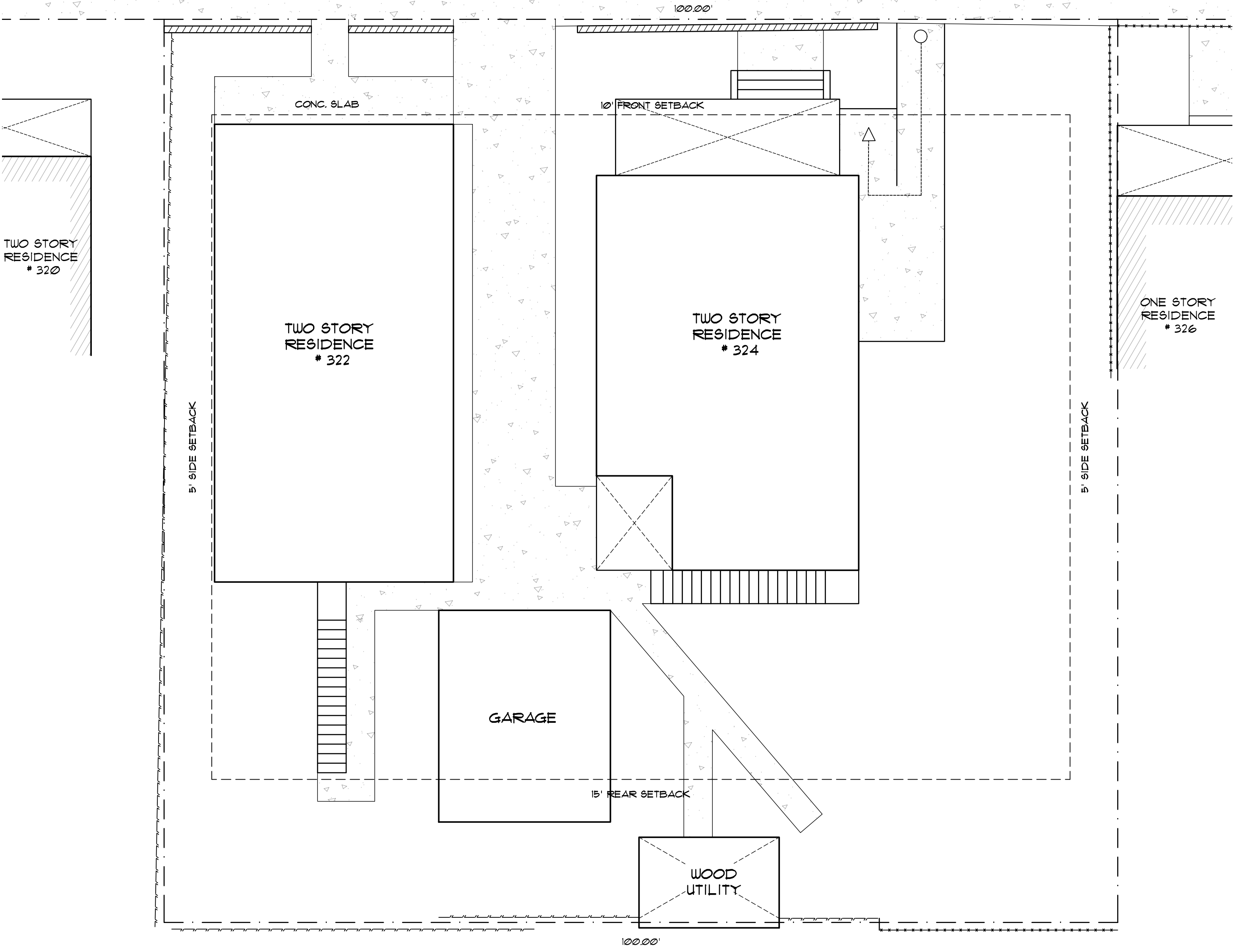
10.1

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

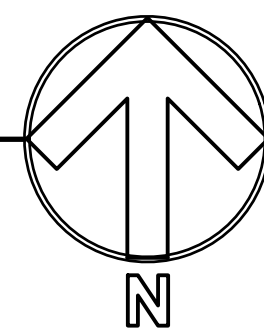
TRUMAN AVENUE

30.00' TOTAL R/W



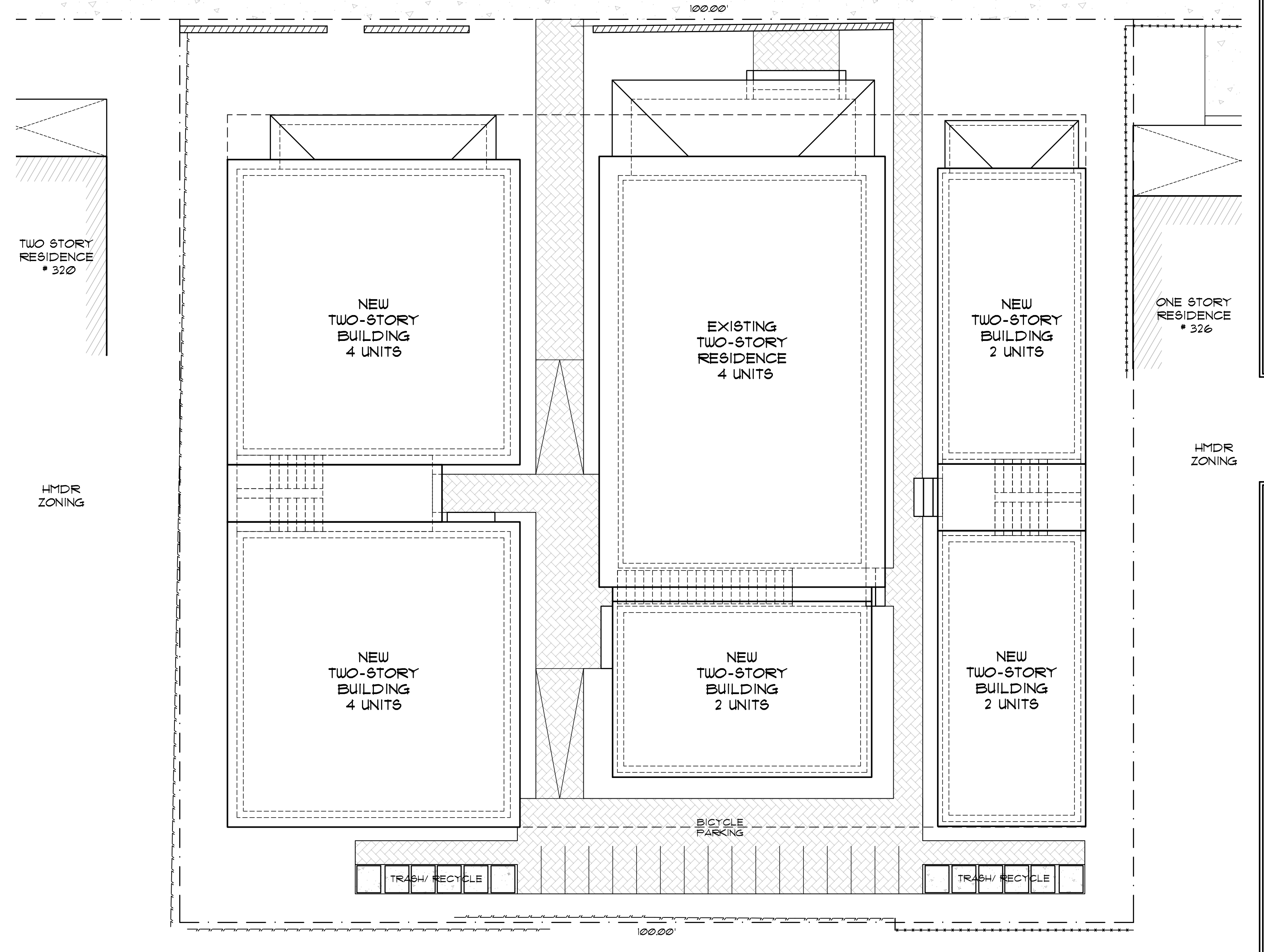
Existing Site Plan

1/8" = 1' - 0"



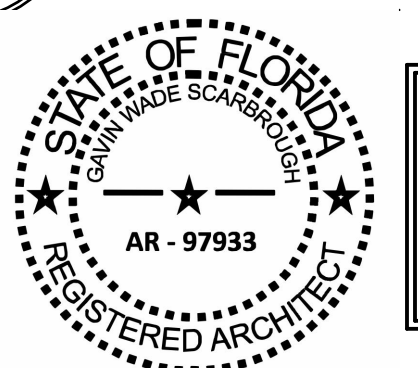
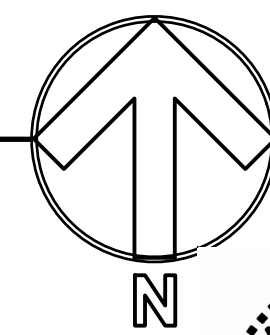
TRUMAN AVENUE

30.00' TOTAL R/W



Proposed Site Plan

1/8" = 1' - 0"

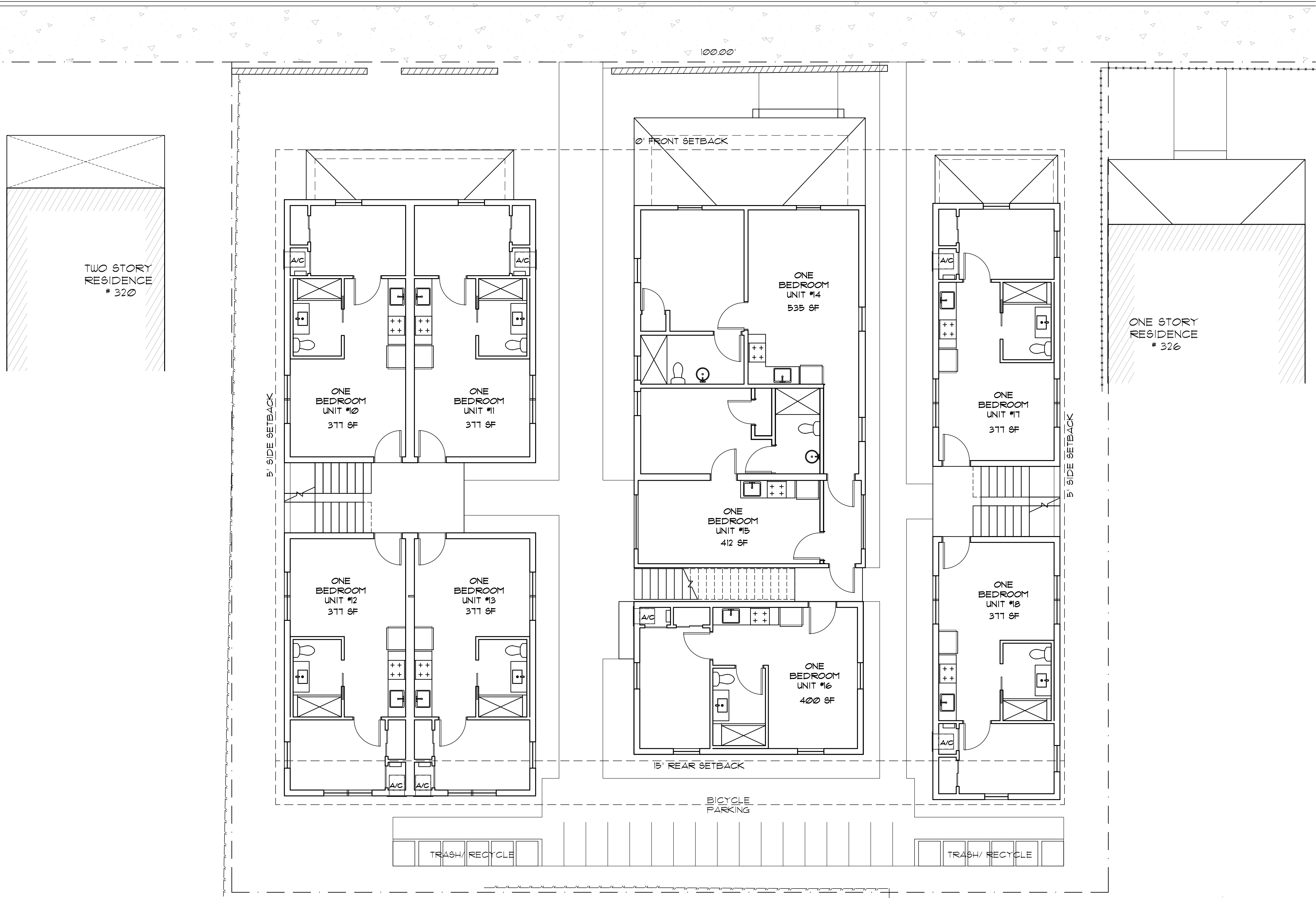


322-324 Truman Avenue
 322-324 Truman Ave Key West, FL

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

date: 1/26/21
 revision:

sheet: A0.1



TWO STORY
RESIDENCE
320

ONE STORY
RESIDENCE
326

322-324 Truman Avenue

322-324 Truman Ave Key West, FL

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS

610 White St, Key West FL

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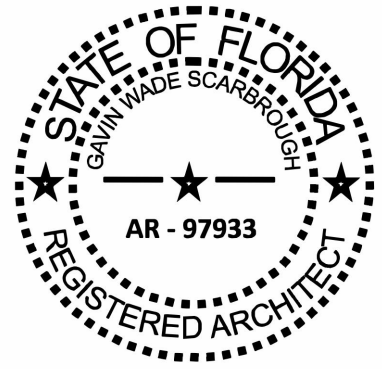
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1/26/21
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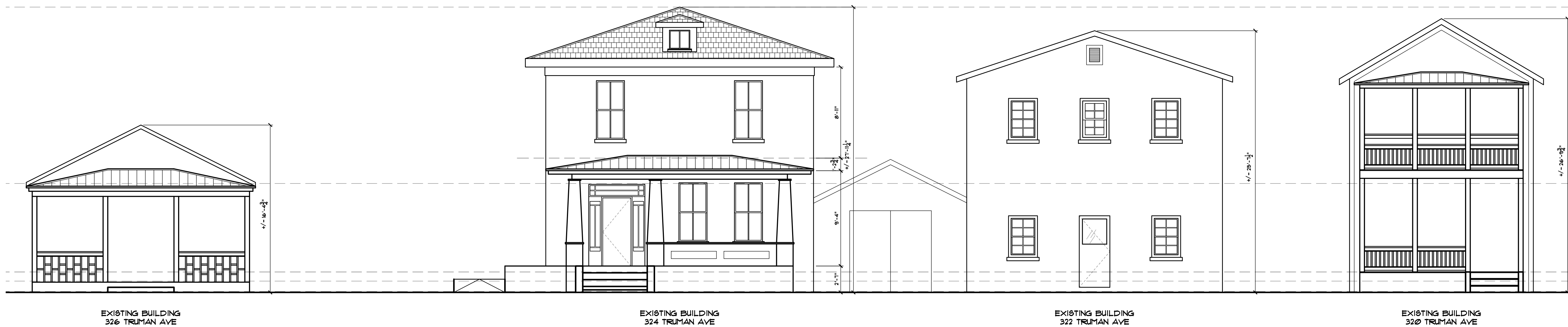
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Proposed Site Plan Second Floor

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

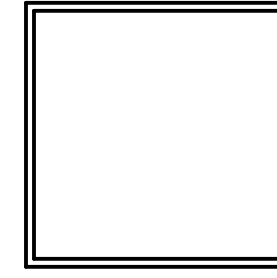
PROPOSED REPLACEMENT
BUILDING

EXISTING BUILDING
320 TRUMAN AVE

Proposed Truman Ave. Elevation

3/16" = 1' - 0"

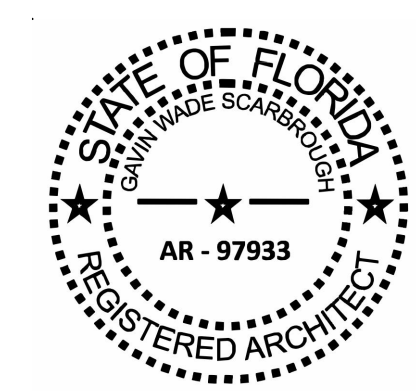
NOTE:
PROPERTY IS CURRENTLY IN AN "X" FLOOD ZONE.
ELEVATIONS REFLECT THE PROPOSED CHANGES
TO THE FEMA FLOOD MAPS



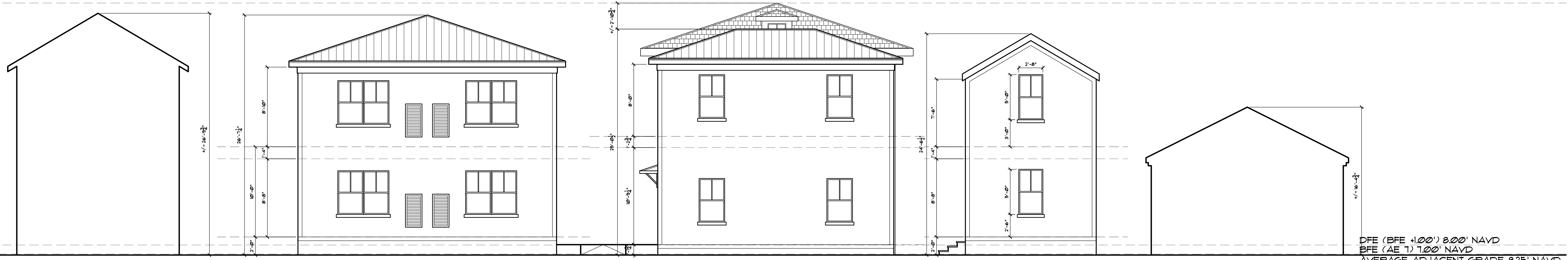
322-324 Truman Avenue
322-324 Truman Ave Key West, FL

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

date:
1/26/21
revision:



sheet:
A2.1



EXISTING BUILDING 320 TRUMAN AVE PROPOSED REPLACEMENT BUILDING PROPOSED BUILDING EXISTING BUILDING PROPOSED BUILDING EXISTING BUILDING 326 TRUMAN AVE

DFE (BFE +1.00') 8.00' NAVD
 BFE (AE 1) 1.00' NAVD
 AVERAGE ADJACENT GRADE 8.25' NAVD

Proposed Rear Elevation
 3/16" = 1' - 0"

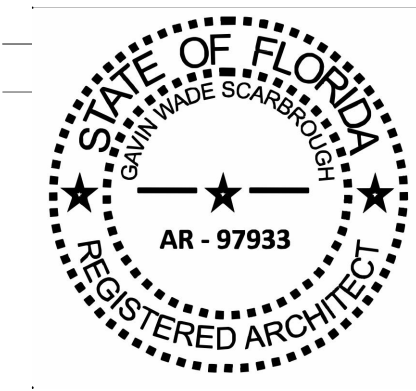


DFE (BFE +1.00') 8.00' NAVD
 BFE (AE 1) 1.00' NAVD
 AVERAGE ADJACENT GRADE 8.25' NAVD

Proposed Side Ave. Elevation
 3/16" = 1' - 0"



FIN. FL. 8.85' NAVD
 DFE (BFE +1.00') 8.00' NAVD
 BFE (AE 1) 1.00' NAVD
 AVERAGE ADJACENT GRADE 6.85' NAVD



date: 1/26/21
 revision:

Proposed Side Ave. Elevation
 3/16" = 1' - 0"

sheet: A2.2

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

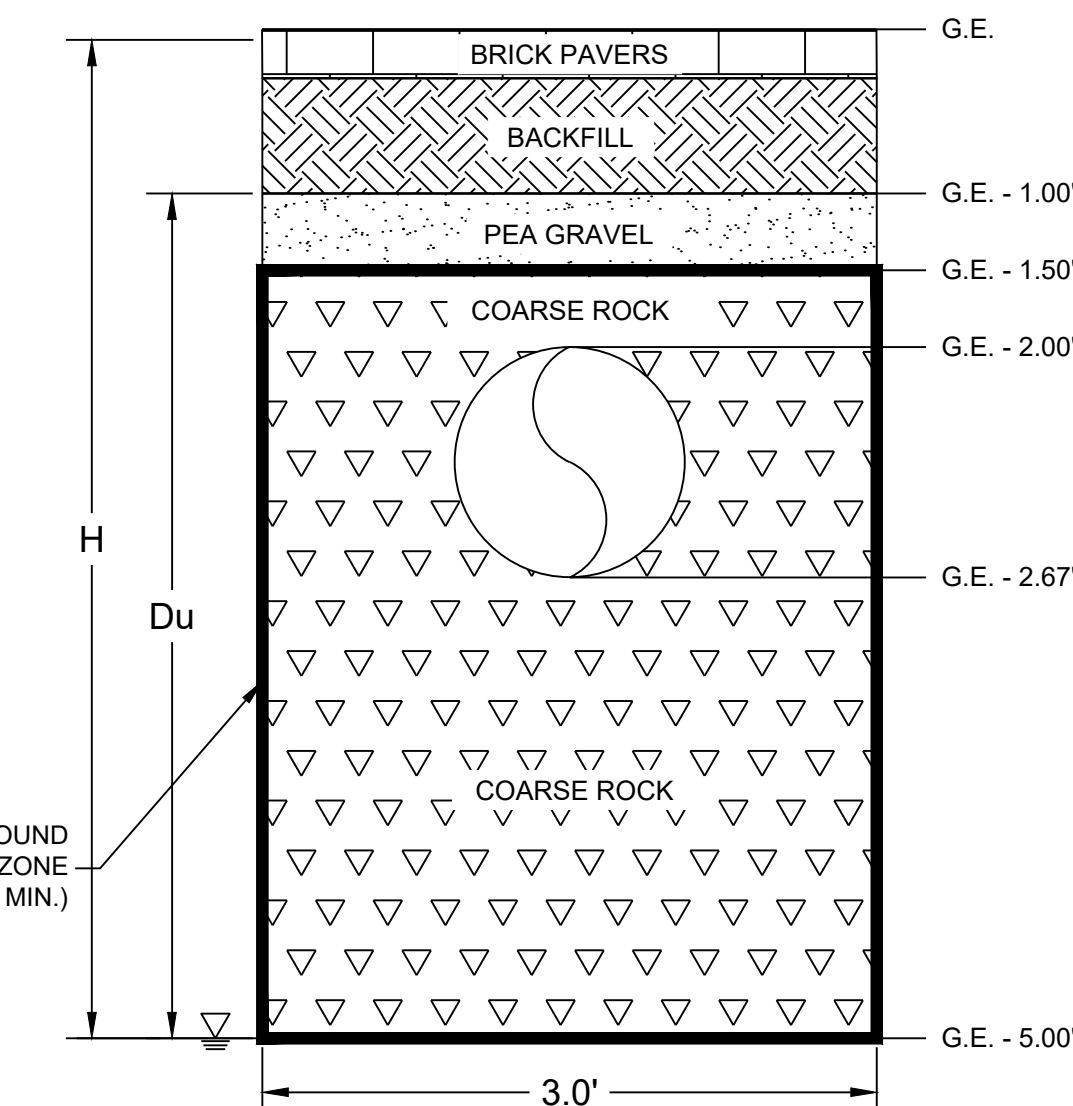
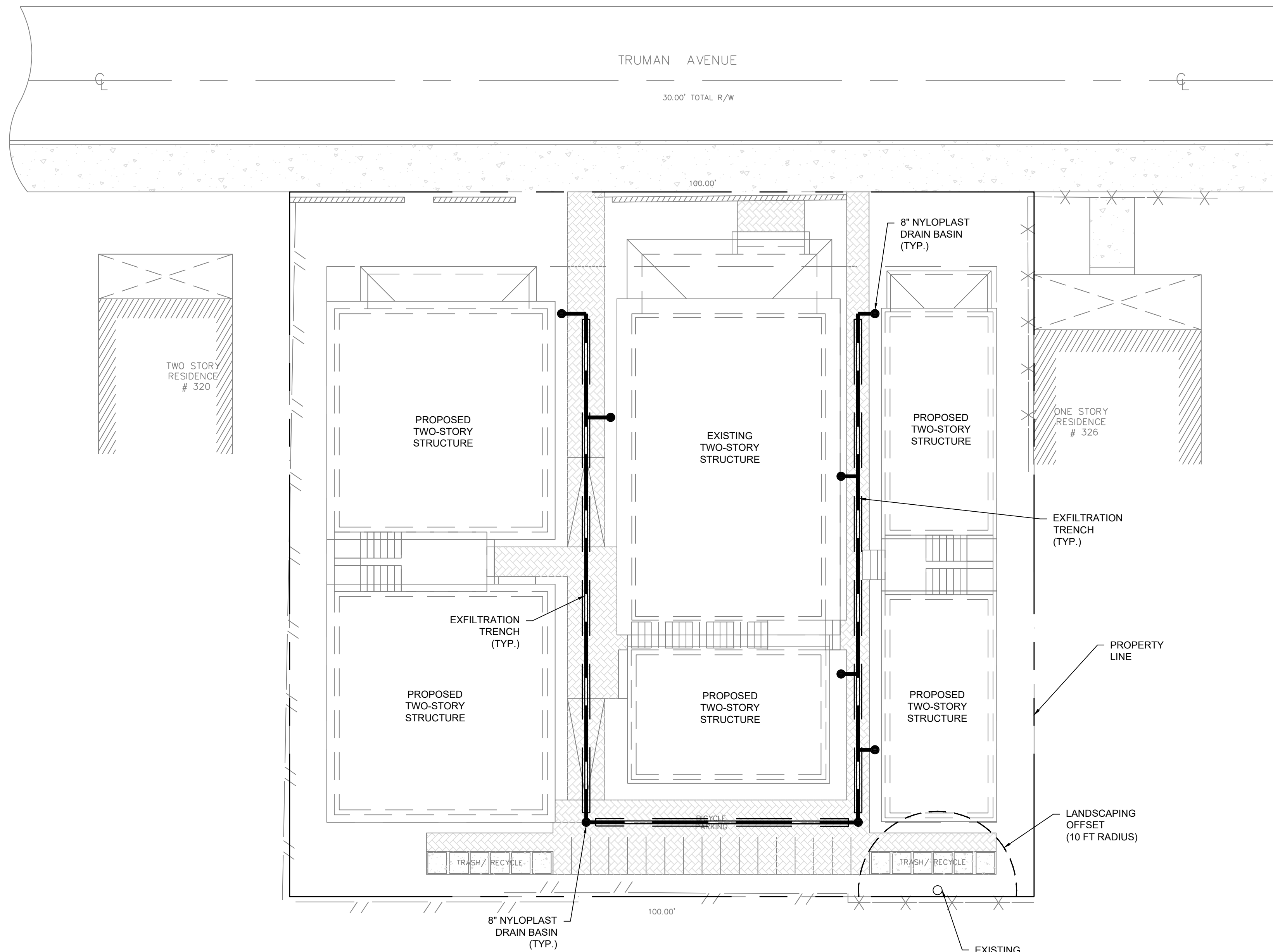
Water Quantity Calculations - 25yr/72hr Design Storm			
<i>Water Quantity - Predevelopment</i>			
Total basin Area	0.217	ac	9,470 sf
Pervious Area	0.103	ac	4,492 sf
Impervious Area	0.114	ac	4,978 sf
% Impervious	52.57%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	2.5	ft	
Predeveloped Available Storage	4.55	in	
Soil Storage	S = 2.16	in	
$Q_{pre} = \frac{(P_{72} - 0.25S)^2}{(P_{72} + 0.8S)}$	Q _{pre} = 9.97	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} = 2.17	ac-in	
<i>Water Quantity - Postdevelopment</i>			
Project Area	A = 0.217	ac	9,470 sf
Pervious Area	0.058	ac	2,547 sf
Impervious Area	0.159	ac	6,923 sf
% Impervious	73.1%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	2.5	ft	
Developed Available Storage	3.4	in	
Soil Storage	S = 0.91	in	
$Q_{post} = \frac{(P_{24} - 0.25S)^2}{(P_{24} + 0.8S)}$	Q _{post} = 11.20	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} = 2.43	ac-in	
<i>Postdevelopment - Predevelopment</i>			
$Q_{pre-post} = Q_{post} - Q_{pre}$	Q _{pre-post} = 1.22	in	
Pre/Post Volume = Q _{pre-post} x A	V _{pre-post} = 0.27	ac-in	

Water Quality Calculations			
<i>Water Quality</i>			
Project Area	0.217	ac	9,470 sf
Surface Water	0.000	ac	0 sf
Roof Area	0.125	ac	5,463 sf
Pavement/Walkways	0.034	ac	1,460 sf
Pervious area	0.058	ac	2,547 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.034	ac	1,460 sf
% Impervious for Water Quality	15%		
A) One inch of runoff from project area	0.217	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.084	ac-in	
Total Volume Required	0.266	ac-in	965 cf
Pond Volume Provided	0.000	ac-in	0 cf
Exfiltration Volume Provided	0.341	ac-in	1,238 cf
Total Volume Provided	0.341	ac-in	1,238 cf

Exfiltration Trench Design	
Required trench length (L) =	$\frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)}$
Assumed Hydraulic Conductivity, K=	0.0000145
H =	5 ft
W =	3 ft
Du =	3.5 ft
Ds =	0 ft
Volume of Trench, V =	0.341 ac-in
Trench Length Provided =	170 FT

NOTE: ASSUMED HYDRAULIC CONDUCTIVITY VALUE

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM



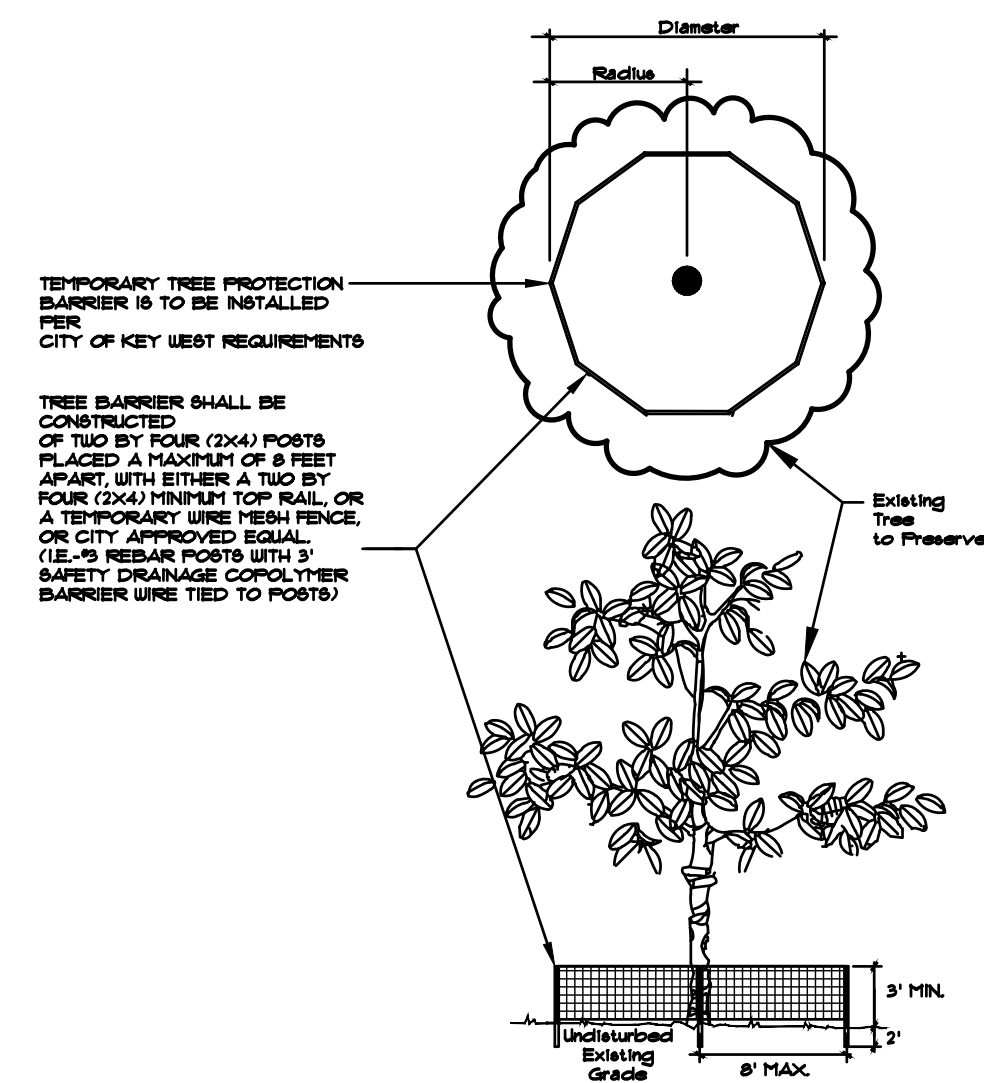
- Notes:
- Pipe Material: ADS HDPE Perforated Pipe or Equal.
 - Coarse Rock Material: FDOT '57' Stone (1/2" Radius Min.)

1 Exfiltration Trench Detail
C-1 NTS

EROSION CONTROL NOTES

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985, FDOT SPECIFICATION.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION No. 8379
 Key West Office
 1010 East Kennedy Drive, Suite 202
 Key West, Florida 33040
 Tel: (305) 239-9440
 ORIGINAL: JANUARY 2021
 REVISIONS:
 1
 2
 3
 4
 5
 6
CONCEPTUAL DRAINAGE PLAN
10651 7TH AVENUE GULF
MARATHON, FL 33050
BRIAN CONOVER
101075 OVERSEAS HIGHWAY
KEY LARGO, FL 33037
 JOB NO. 201055
 DRAWN SLB
 DESIGNED AEP
 CHECKED AEP
 SHEET C-1



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

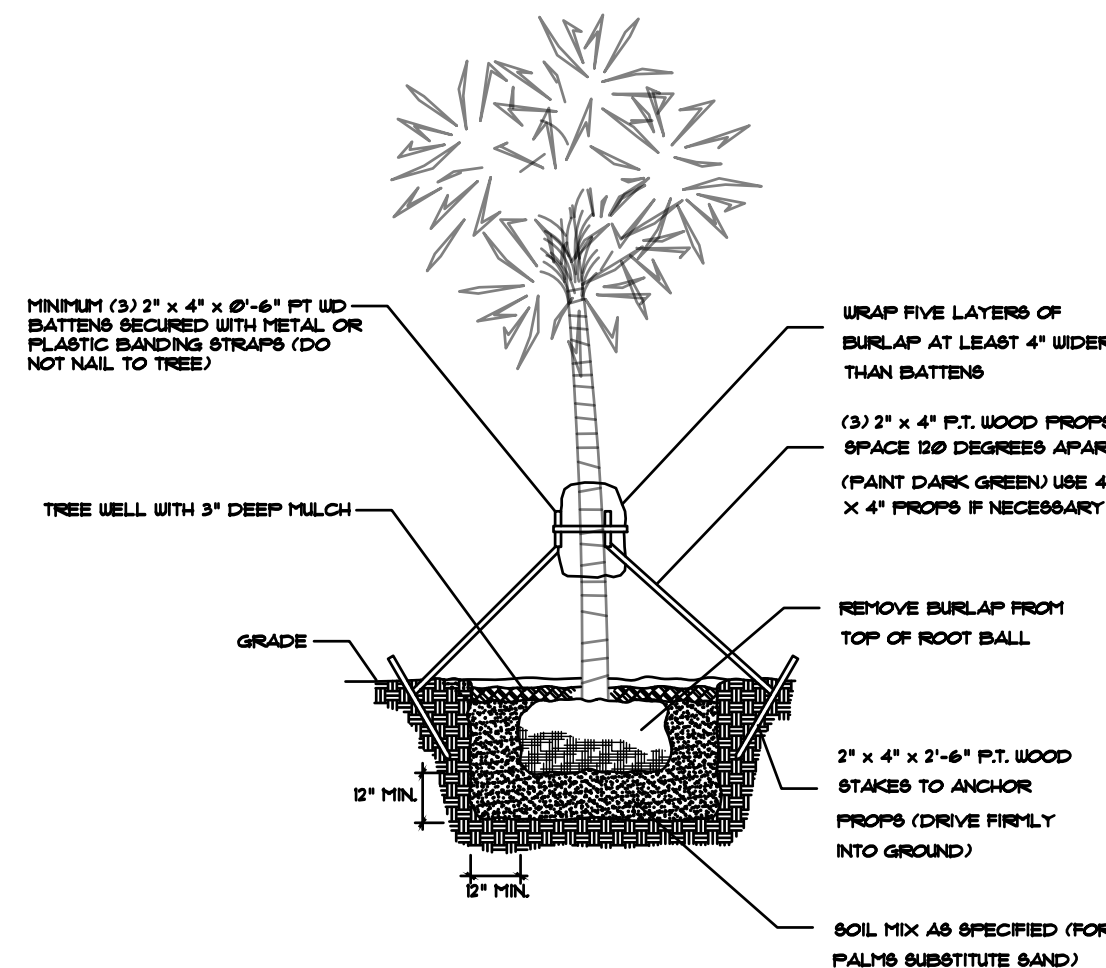
NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS SUCH TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

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)

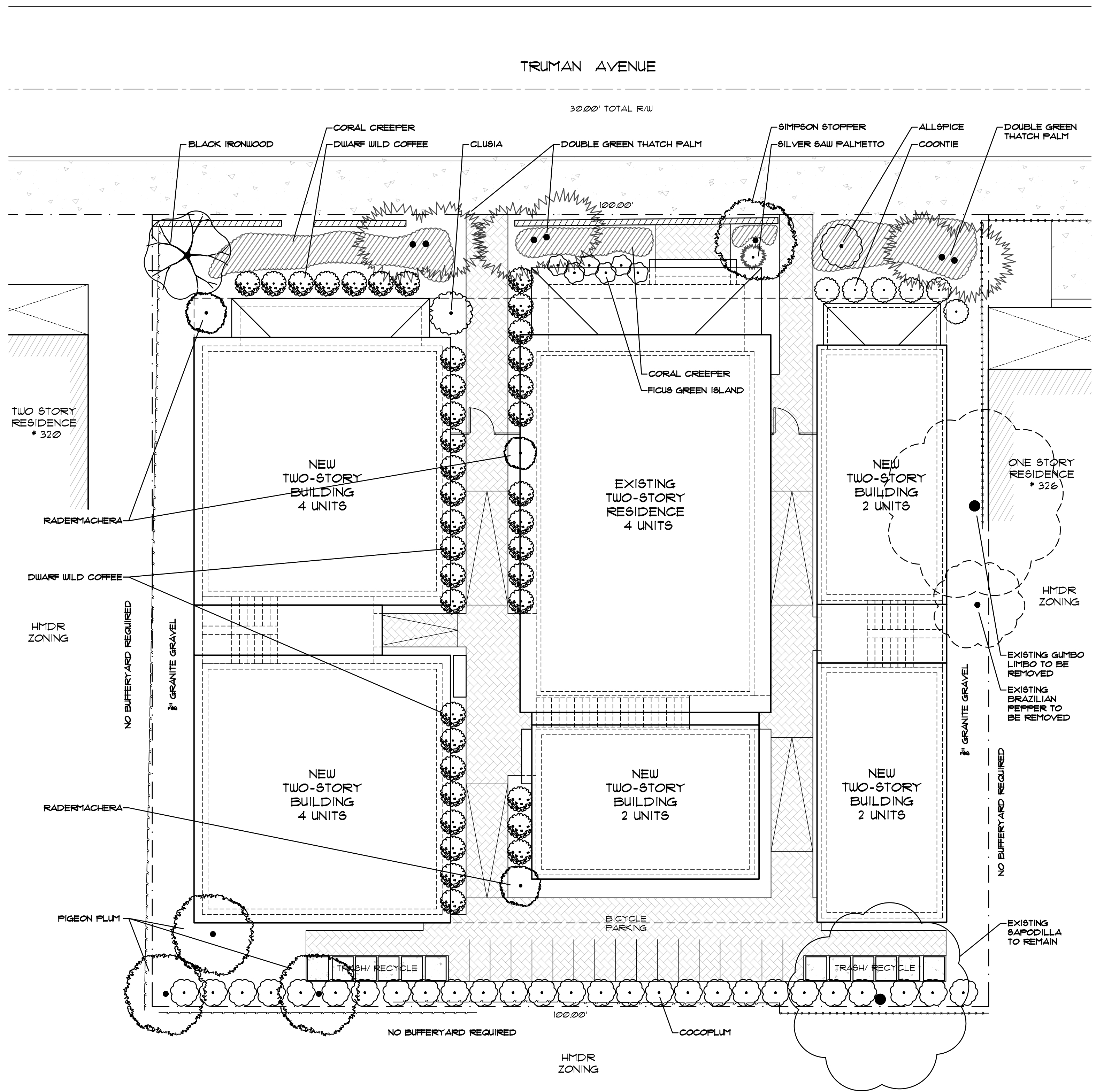
TREE SUPPORT DETAIL
NO SCALE

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

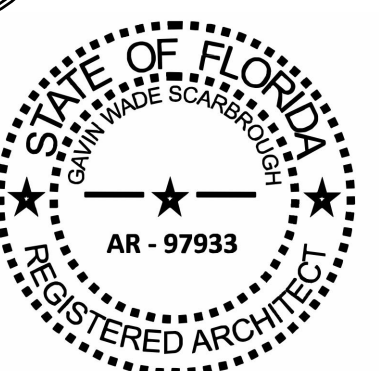
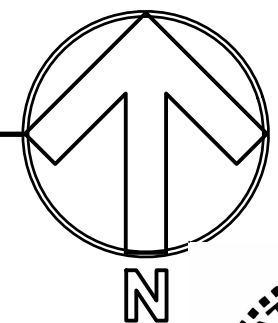
Plant List

NTS



Proposed Landscape Plan

1/8" = 1' - 0"

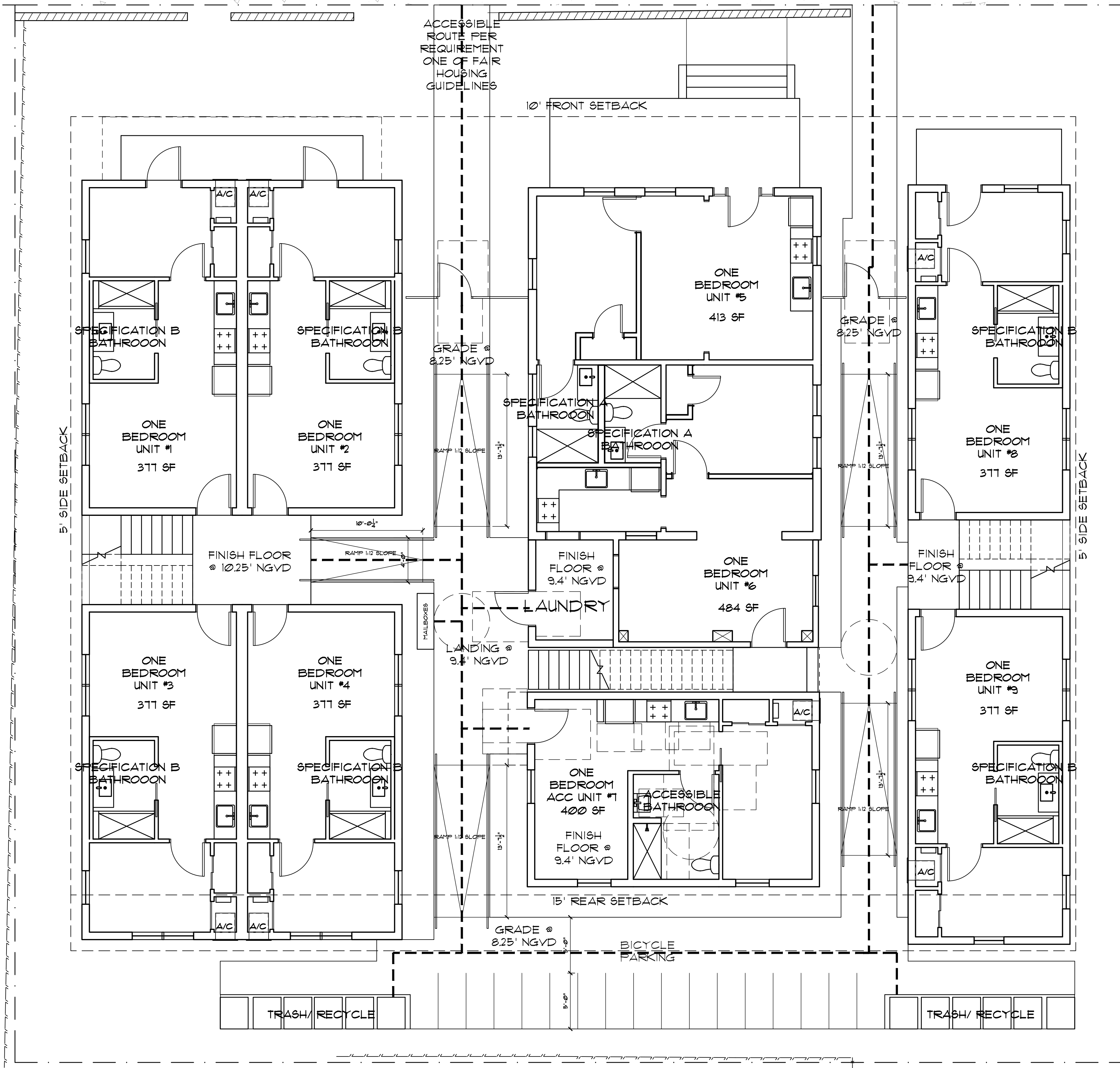
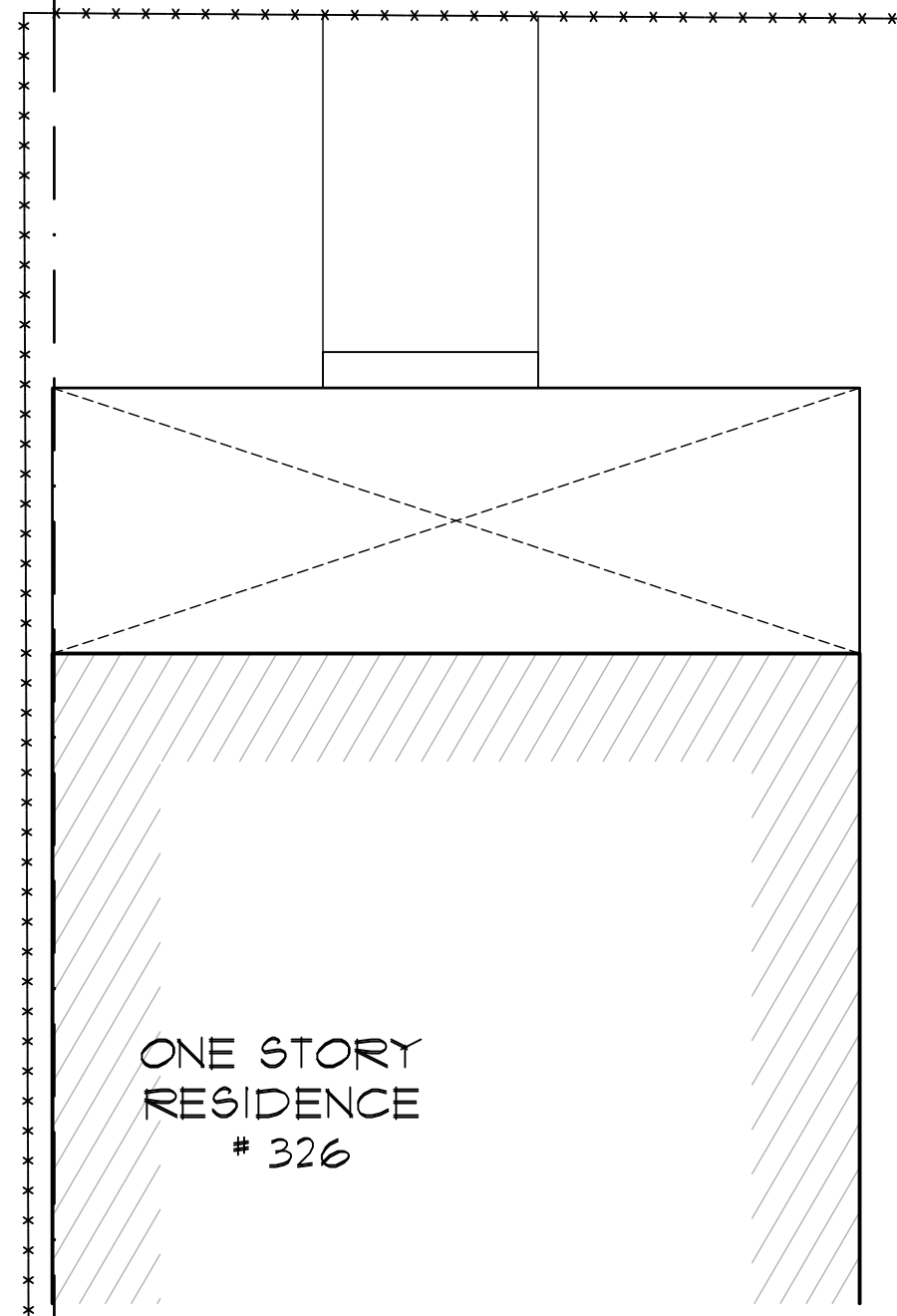
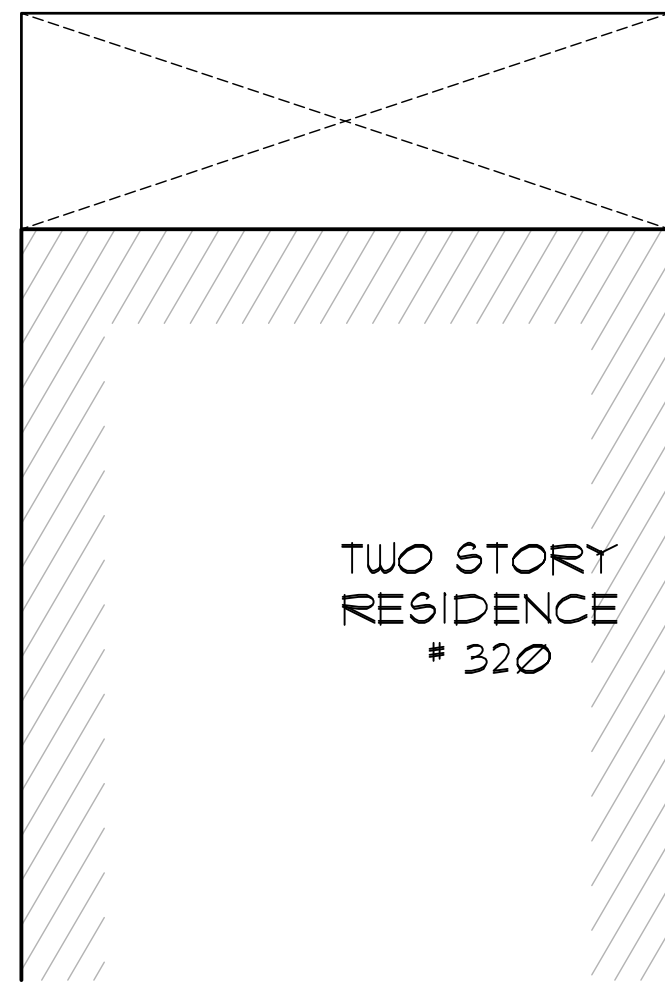


322-324 Truman Avenue
Key West, FL

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

date: 1/26/21
revision:

sheet: 10.1



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 Covered Building Area (SF)	Existing Impervious Area (SF)	Proposed Covered Building Area (SF)	Proposed 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
Back 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

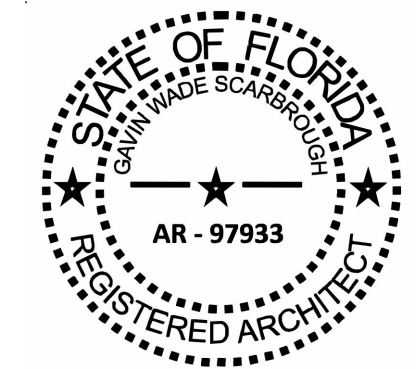
322-324 Truman Avenue
Key West, FL
322-324 Truman Ave

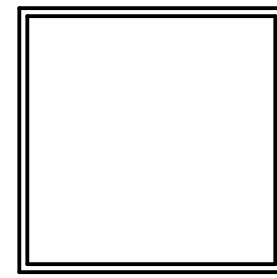
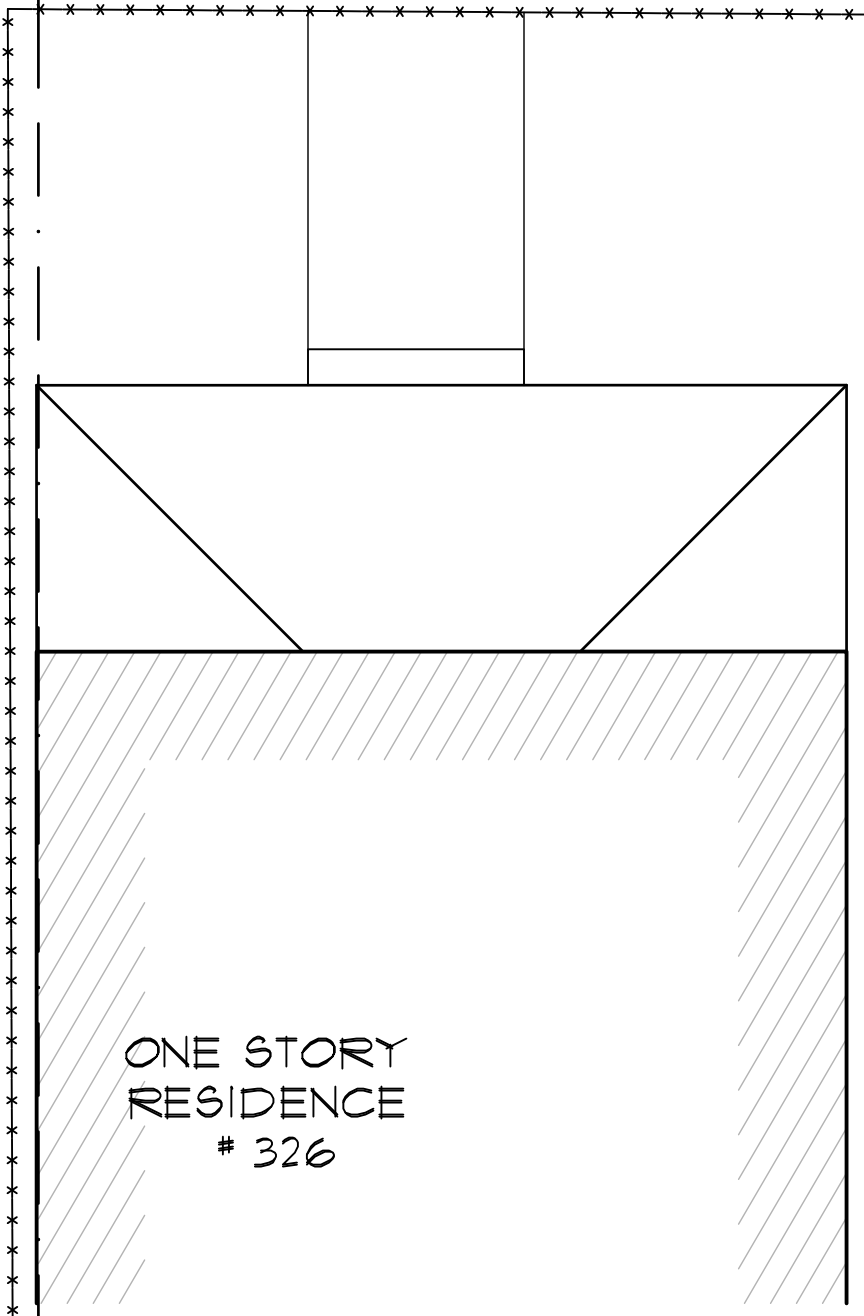
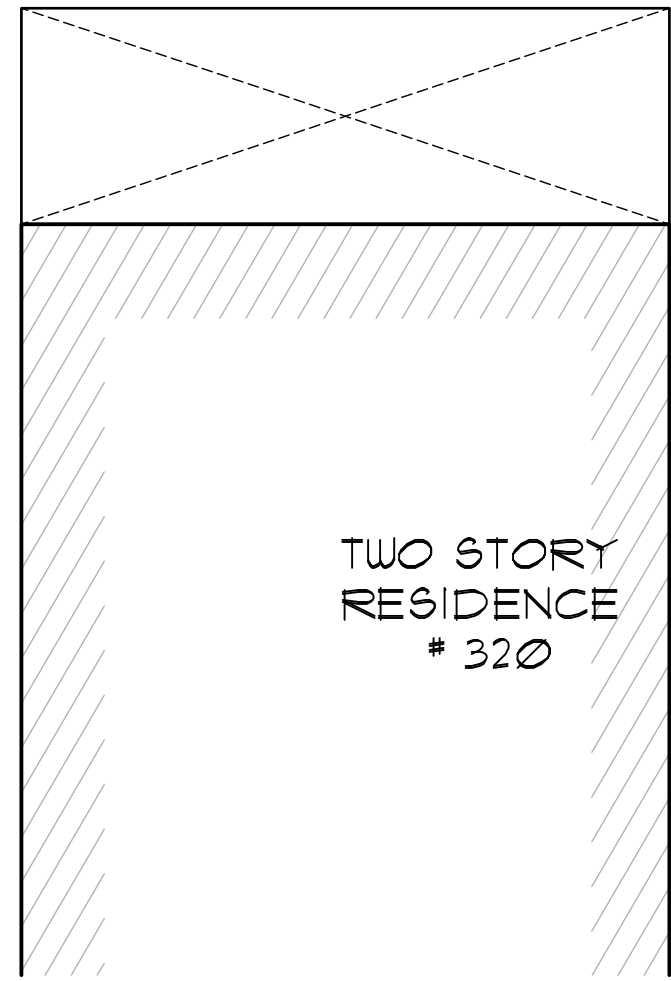
THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date: 1/26/21
revision:

sheet:
A1.1

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





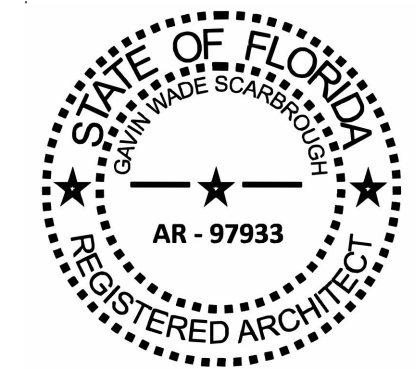
322-324 Truman Avenue
 322-324 Truman Ave Key West, FL

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

date: 1/26/21
 revision:

sheet:
 A1.2

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





EXISTING BUILDING
326 TRUMAN AVE

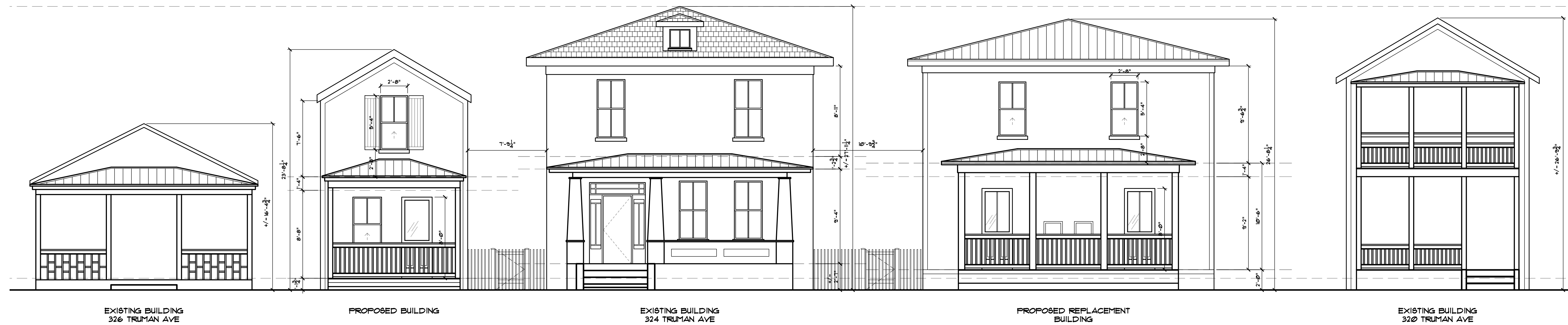
EXISTING BUILDING
324 TRUMAN AVE

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"

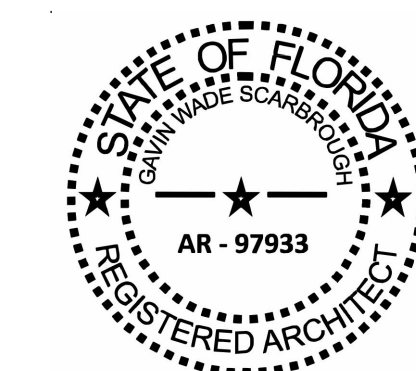
NOTE:
PROPERTY IS CURRENTLY IN AN "X" FLOOD ZONE.
ELEVATIONS REFLECT THE PROPOSED CHANGES
TO THE FEMA FLOOD MAPS.



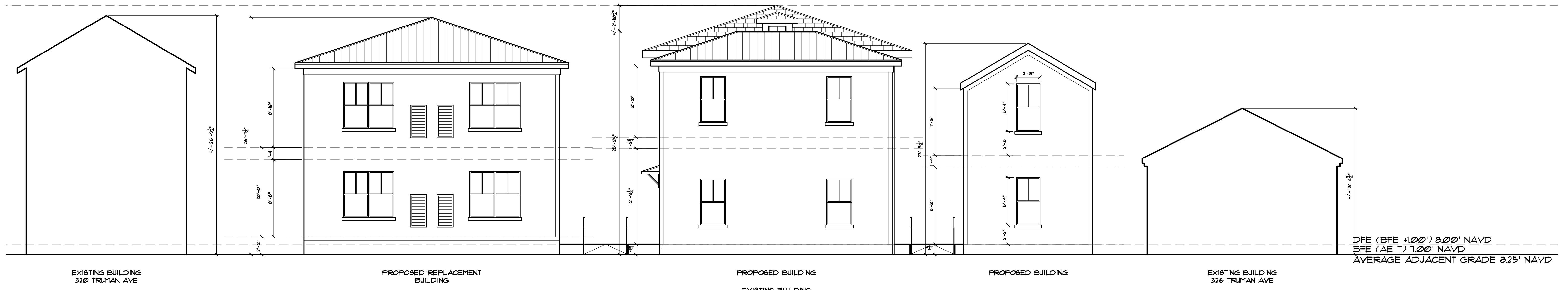
322-324 Truman Avenue
322-324 Truman Ave Key West, FL

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"



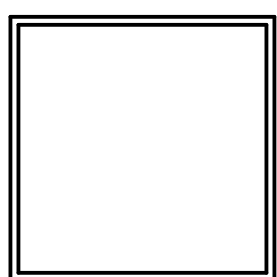
Proposed Side Ave. Elevation

3/16" = 1' - 0"



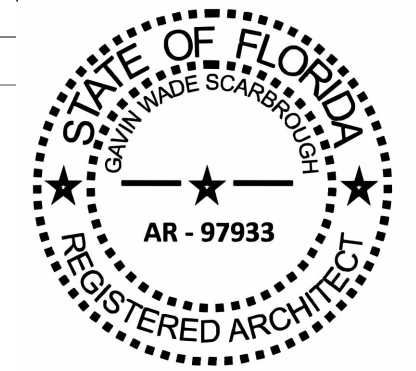
Proposed Side Ave. Elevation

3/16" = 1' - 0"



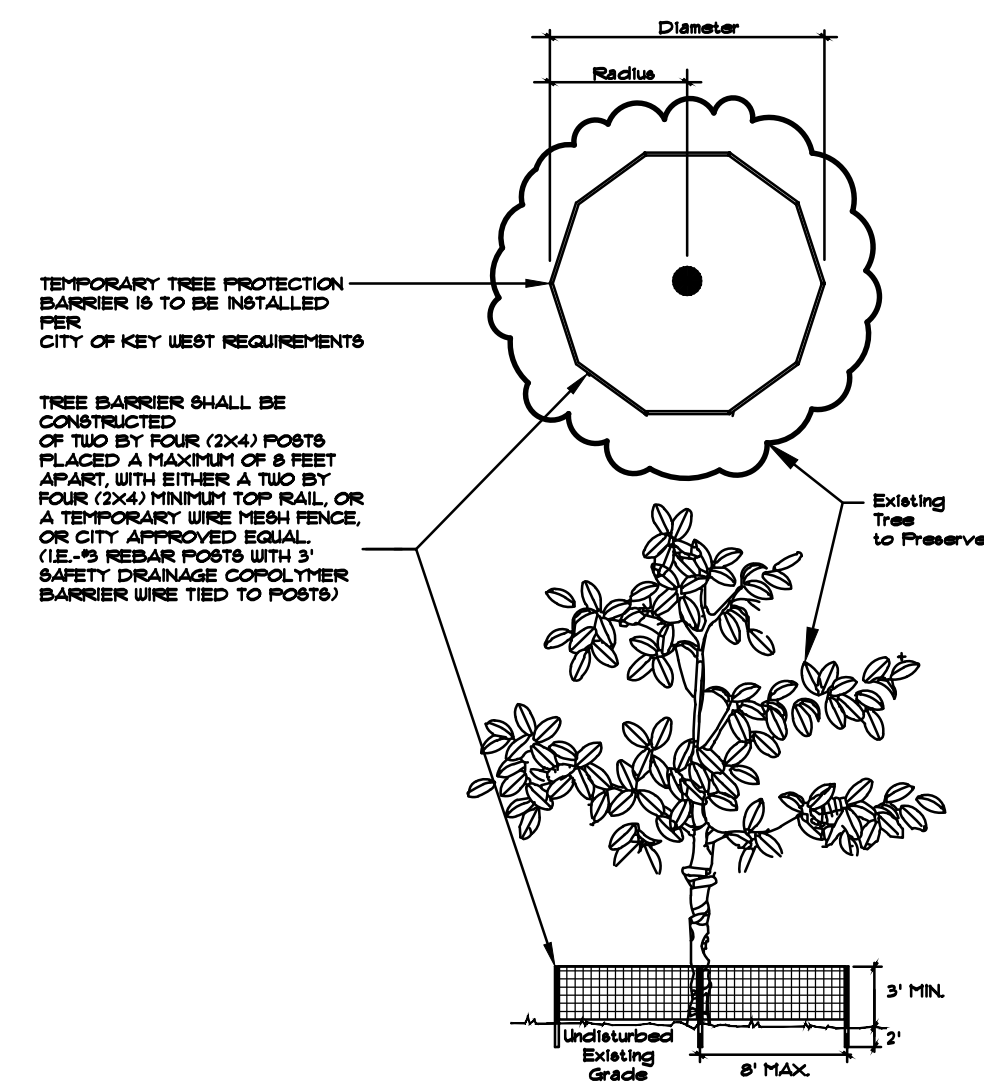
322-324 Truman Avenue
Key West, FL
322-324 Truman Ave

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

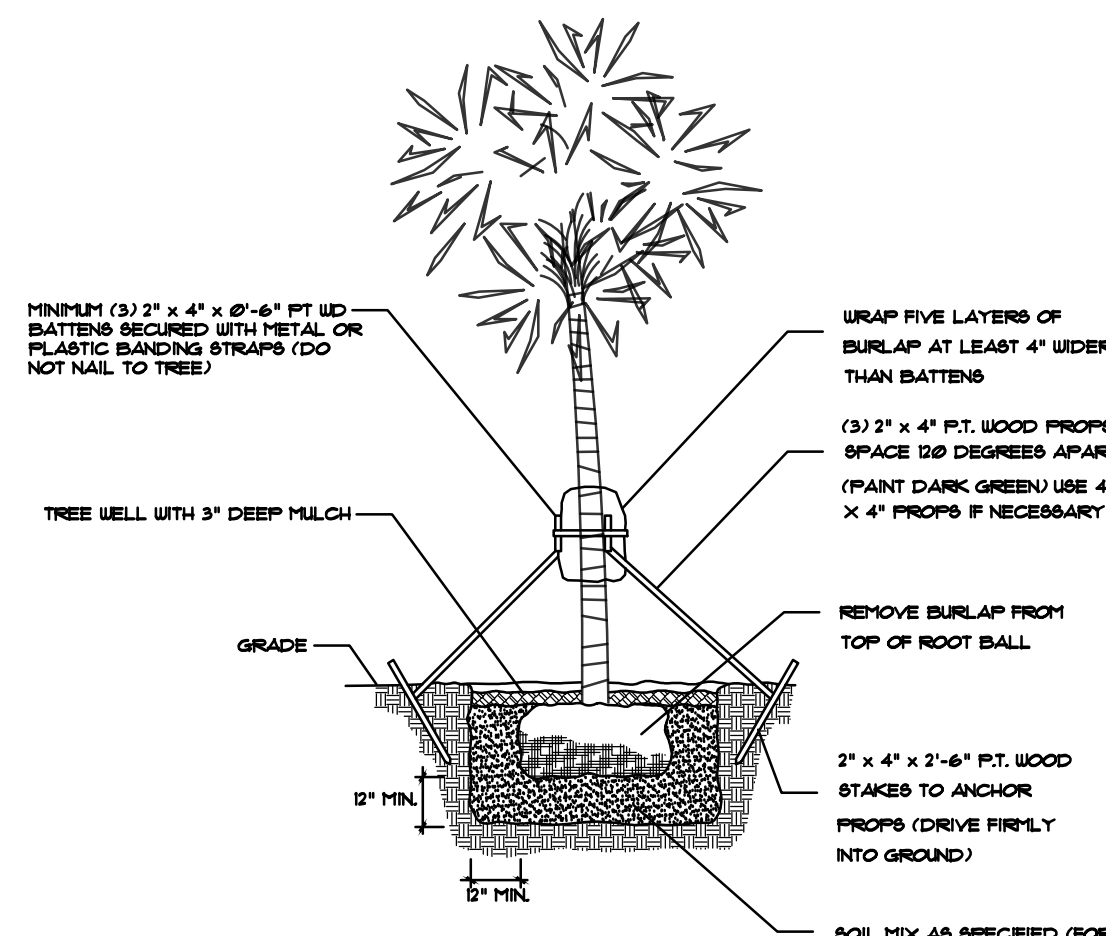
NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

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)

TREE WELL WITH 3" DEEP MULCH

REMOVE BURLAP FROM TOP OF ROOT BALL

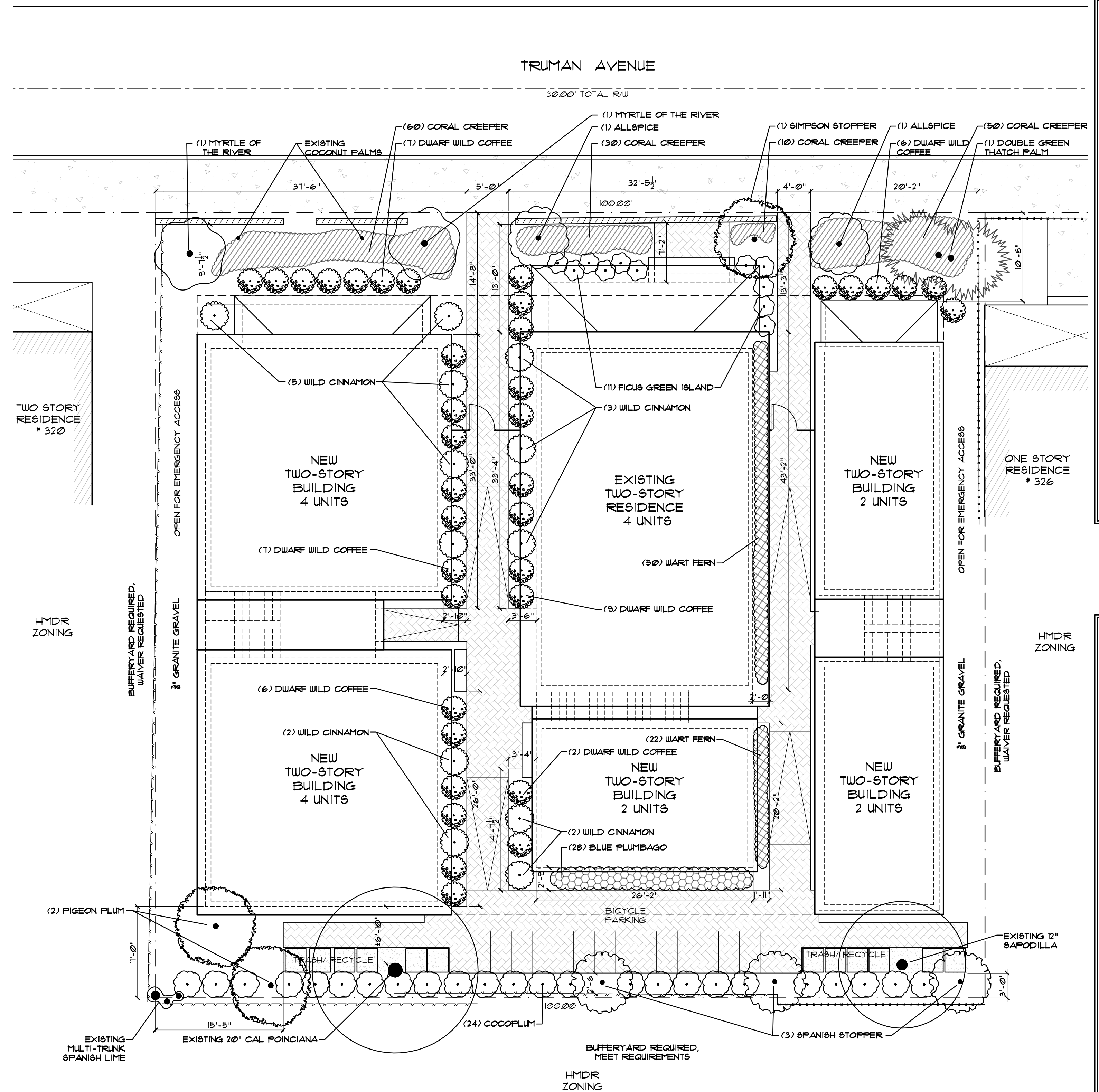
2" x 4" x 2'-6" P.T. WOOD STAKES TO ANCHOR PROPS (DRIVE FIRMLY INTO GROUND)

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

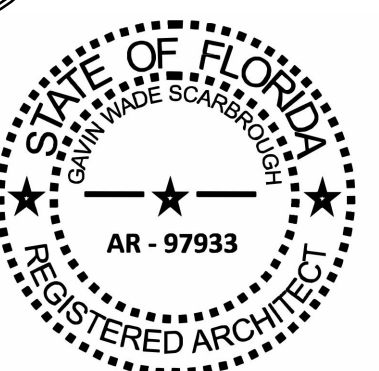
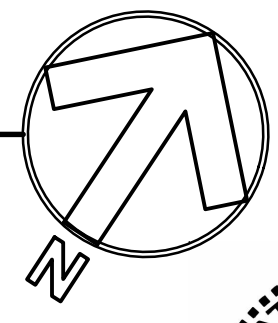


Plant List

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

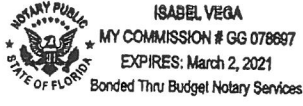
By: [Signature]
Donald E. Yates, as Receiver

[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

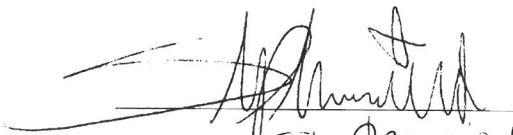
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee (s) forever.

[CONTINUED ON FOLLOWING PAGE]

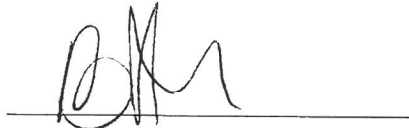
In Witness Whereof, grantor (s) has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence,

TDGROUP HOLDINGS I, LLC, a
Florida limited liability
company



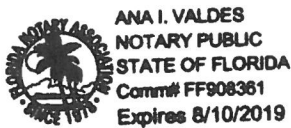
Witness Name: Jose Antonio Alvarez Jose Antonio Alvarez, Manager




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.





Notary Public

My Commission Expires:

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card

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 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

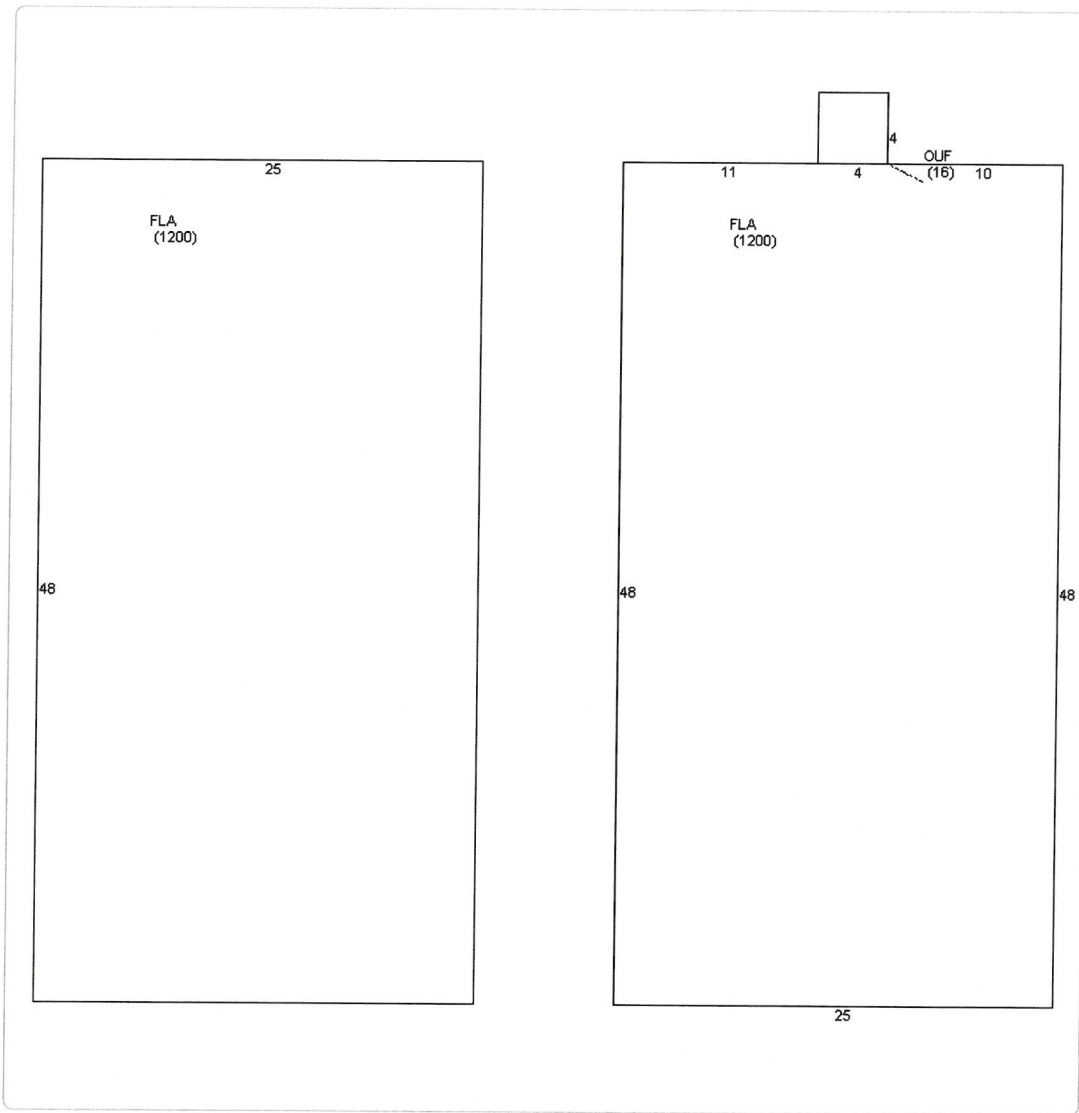
Sales

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

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

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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Developed by
 Schneider
GEOSPATIAL

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 00025520-000000
 Account# 1026298
 Property ID 1026298
 Millage Group 11KW
 Location 324 TRUMAN Ave, KEY WEST
 Address
 Legal 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
 Description
 (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 No
 Housing



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
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

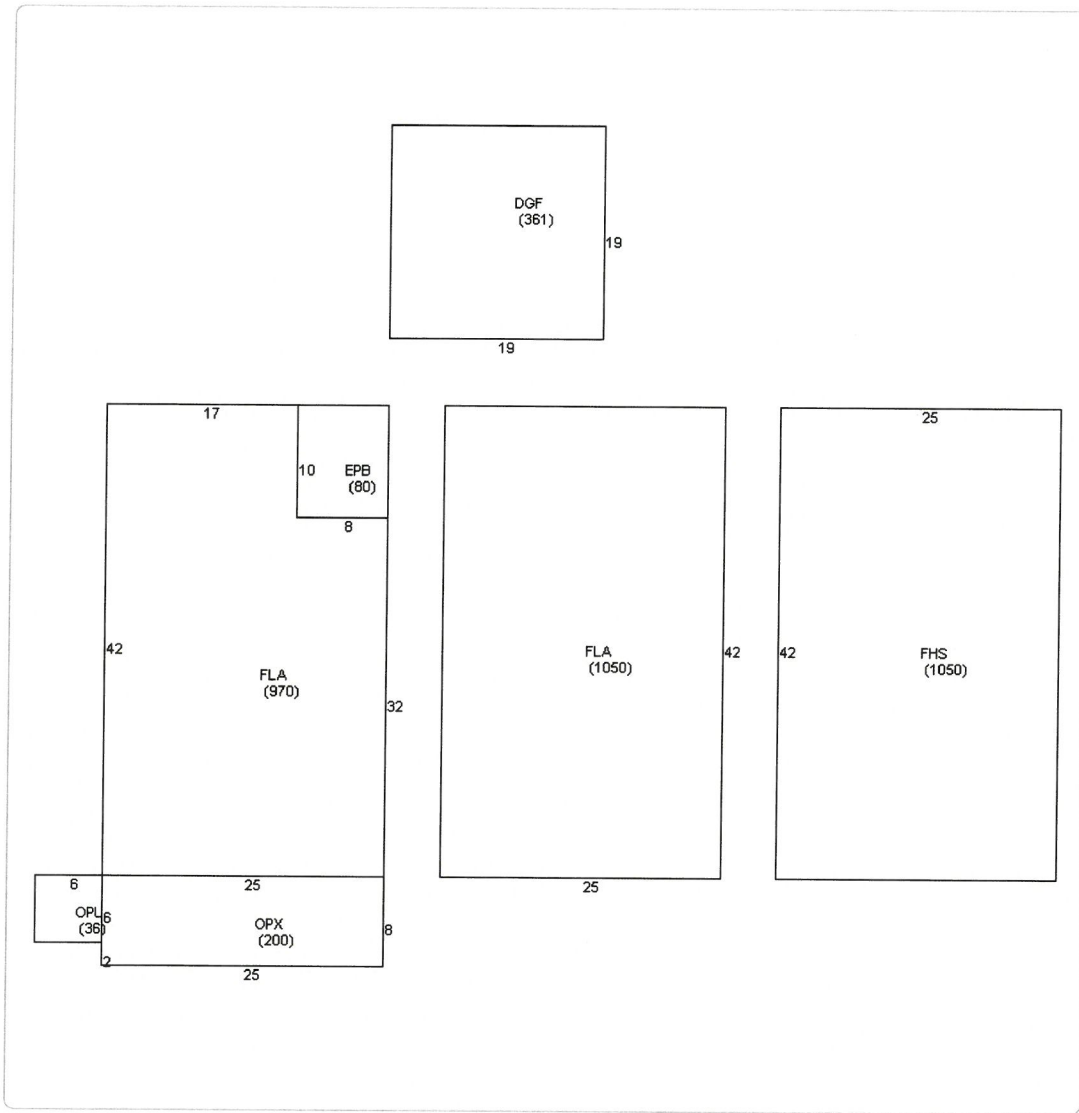
Permits

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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Sketches (click to enlarge)



Photos



Map



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2020 Notices Only

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

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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 00025500-000000
 Account# 1026271
 Property ID 1026271
 Millage Group 11KW
 Location 324 1/2 TRUMAN Ave, KEY WEST
 Address
 Legal 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
 Description
 (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

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7/19/2010	\$100	Quit Claim Deed		2544	509	11 - Unqualified	Vacant

4/8/2010 \$100 Quit Claim Deed

2544

523

11 - Unqualified

Vacant

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Map



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