STAFF REPORT

DATE: June 4, 2021

RE: 322 and 324 Truman Avenue (file application #TP2021-0003)

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

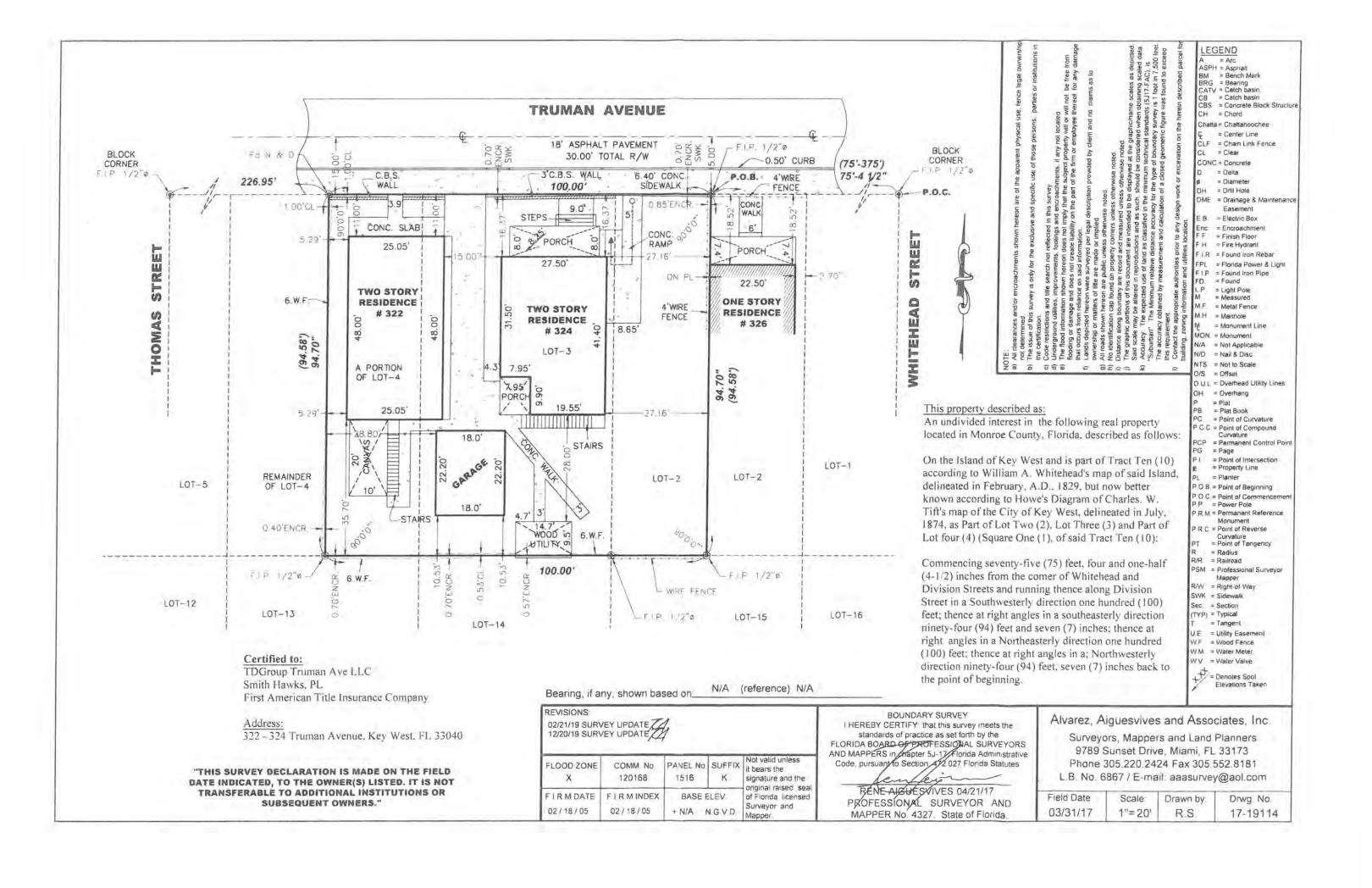
Re: Conceptual Landscape Plan Review

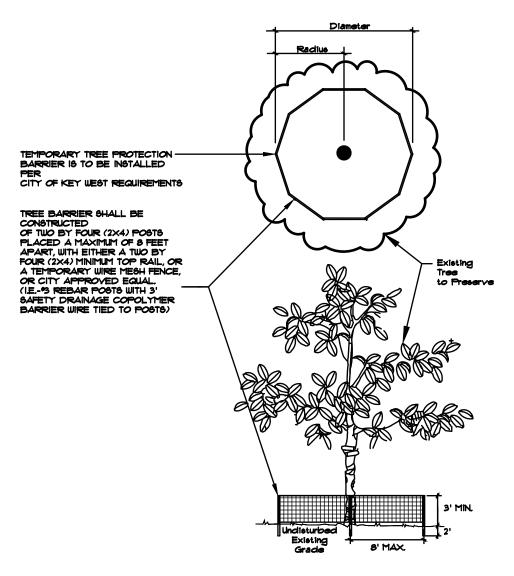
On May 17, 2021, an application was submitted for Conceptual Landscape Plan approval with tree removal for a major development plan. The property is to be redevelopment with a mixture of affordable and market rate housing units.

The plan requires the removal of (8) Spanish Lime trees and (1) Coconut Palm. One Sapodilla, (1) Royal Poinciana, (1) Spanish Lime, and (2) Coconut Palms are to remain on site.

The Conceptual Landscape Plan is over 70% native vegetation and plant species are appropriate for the area. The proposed landscape plan has not been reviewed yet for compliance to Sec 108 landscape requirements but it is expected that a waiver will be requested from the Planning Board for side yard buffers due to the Fire Department request to keep the side property line areas open for access and the interior canopy tree requirement due to the lack of space for the proper growth of canopy trees with the proposed development plan. A quick review of the plan indicates a variety of the planting species has been proposed and the plan does incorporate all the required tree replacements for he requested tree removals.

The current proposed plan submitted to the Urban Forestry Manager does not include the required irrigation plan and does not indicate where proposed swales will be located on the property. These items must be submitted prior to Planning Board review.





TREE PROTECTION BARRIER DETAIL

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

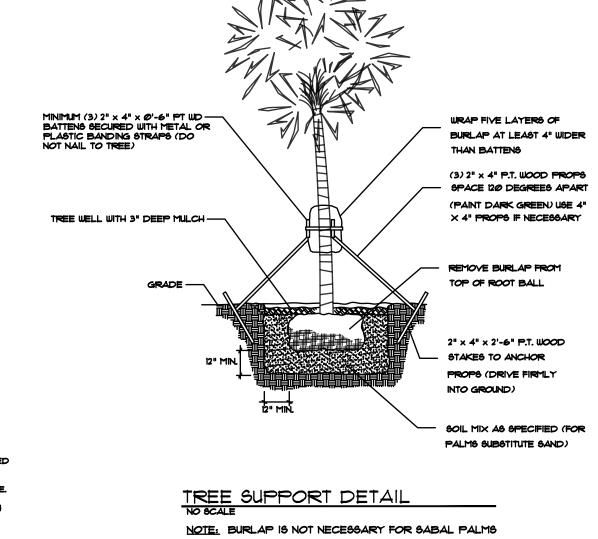
NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.

NO ATTACHMENT (WIRES, 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.

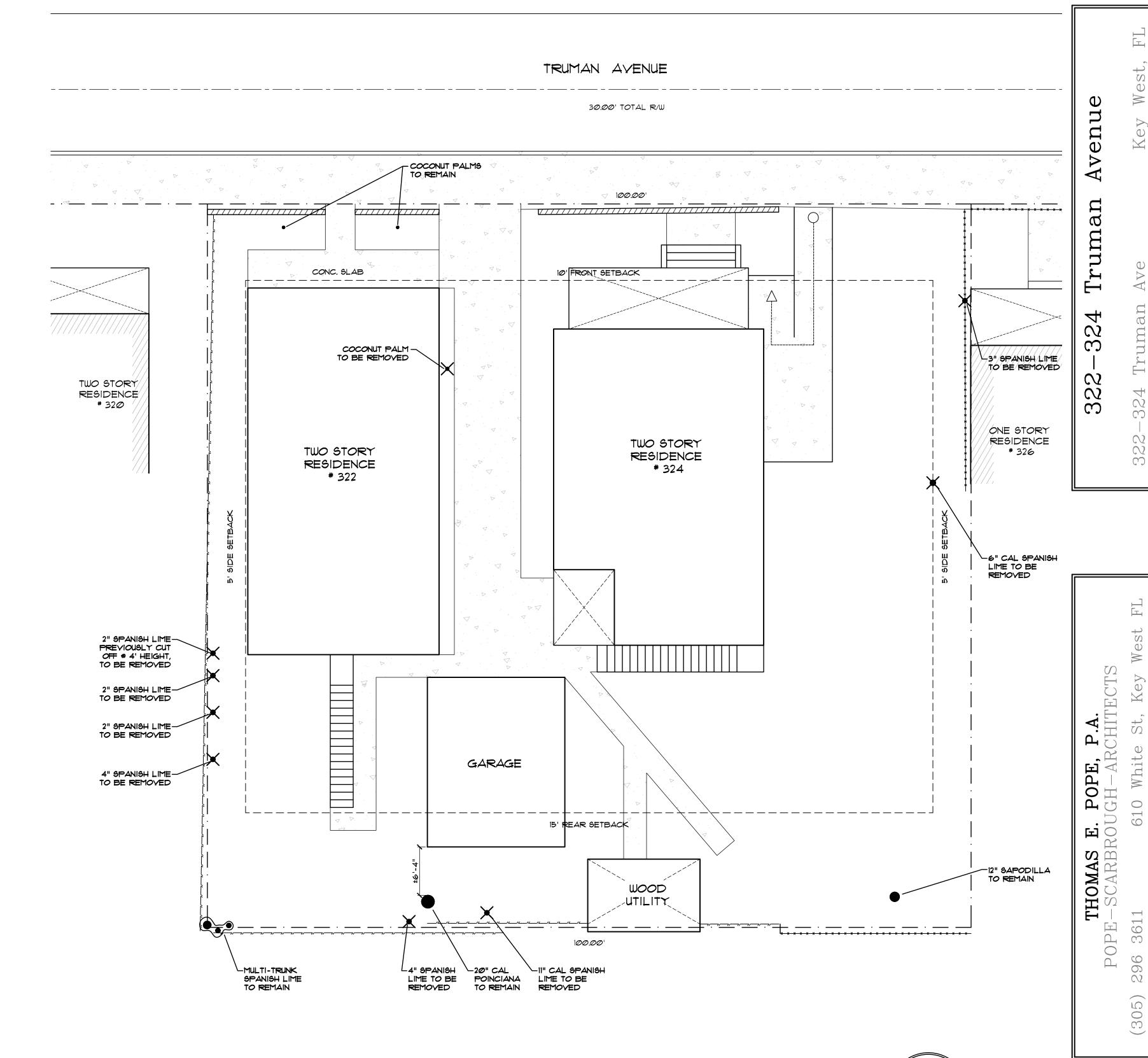
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OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

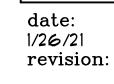


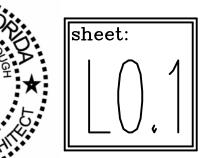
TREES					
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	DISPOSITION	
1	Delonix regia	Royal Poinciana	20"	Remain	
1	Melicoccus bijugatus	Spanish Lime	Multi-trunk	Remain	
2	Cocos nucifera	Coconut Palm	10"	Remain	
1	Manikara zapota	Sapodilla	12"	Remain	
8	Melicoccus bijugatus	Spanish Lime	2" - 12" (Approx.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

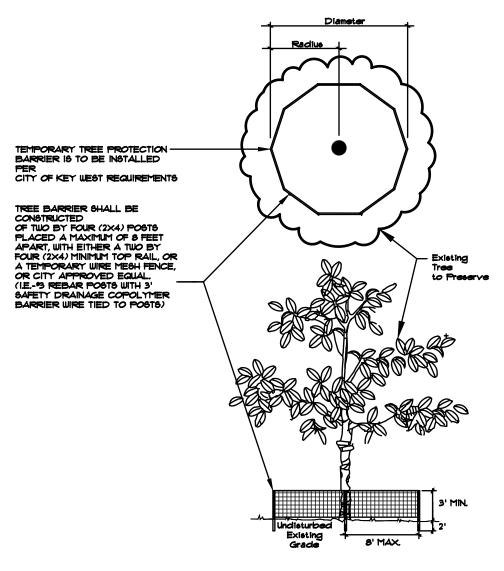
Plant List



Tree Disposition Plan







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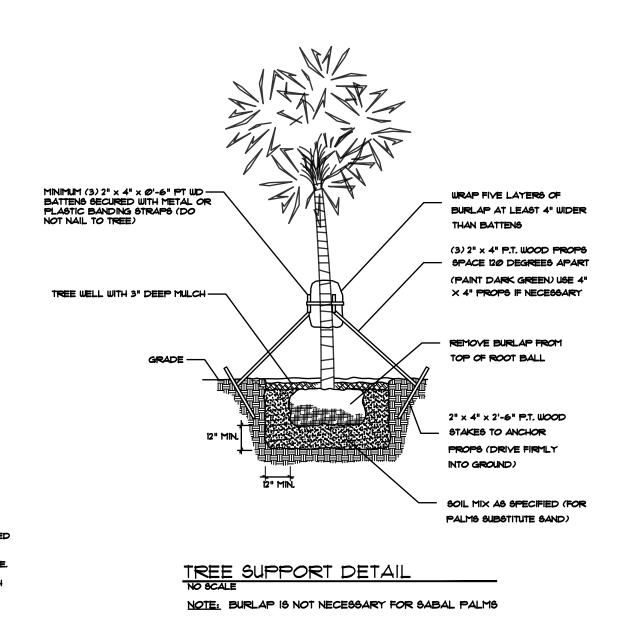
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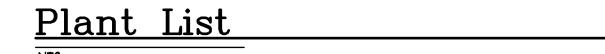
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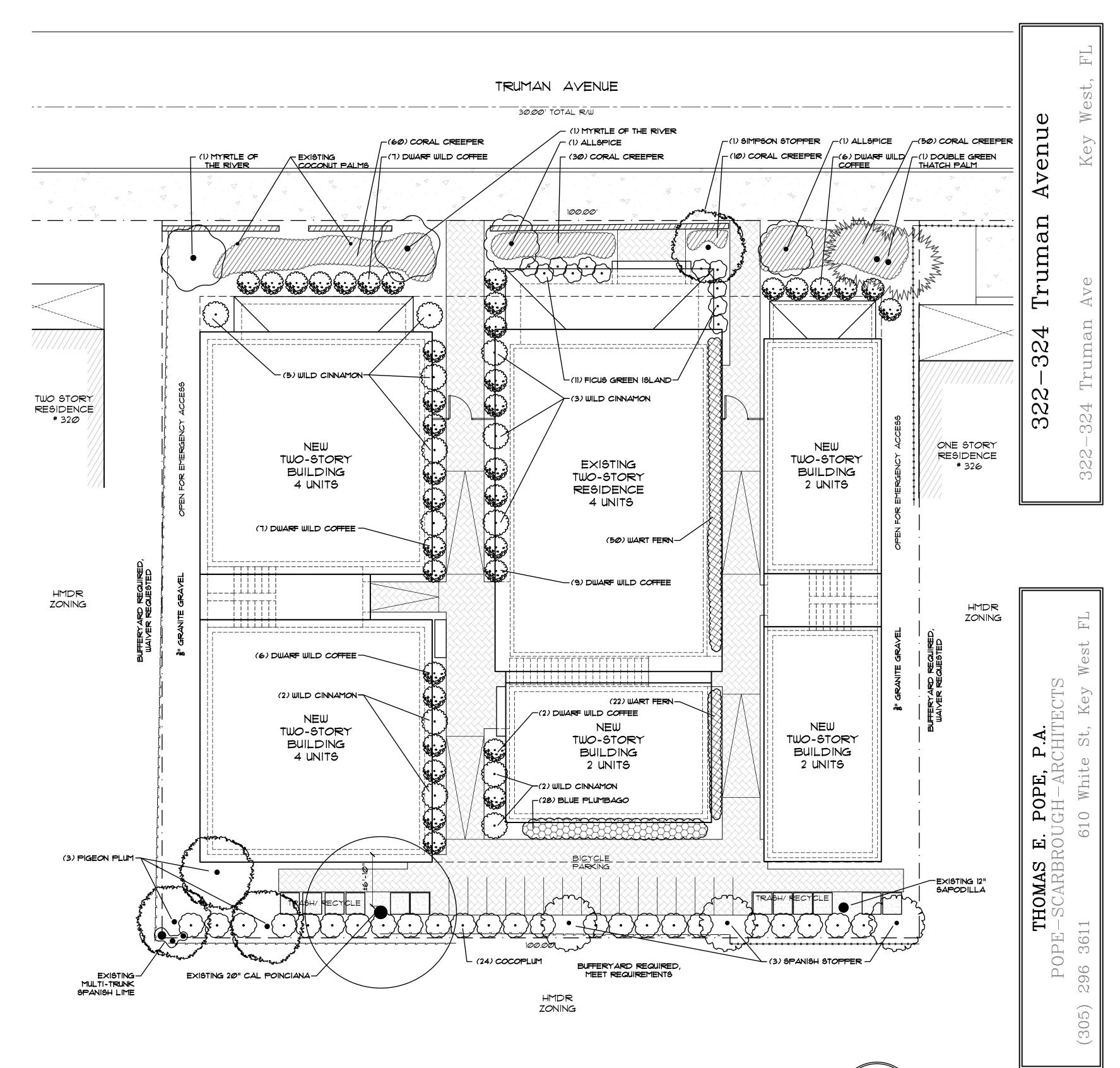
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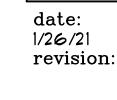


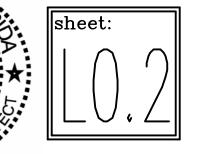
TREES	S & PALMS		
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
2	Pimenta Dioica	Allspice	6'-8' PH (2" DBH)
3	Coccoloba diversifolia	Pigeon Plum	8' min. PH (2" DBH)
1	Myrcianthes fragrans	Simpson Stopper	8' min. PH (4"-6" DBH)
1	Thrinax radiata	Green Thatch Palm	8' PH Double
12	Canella winterana	Wild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





Proposed Landscape Plan





STAFF REPORT

DATE: June 3, 2021

RE: 322 and 324 Truman Avenue

(permit application # TP2021-0003)

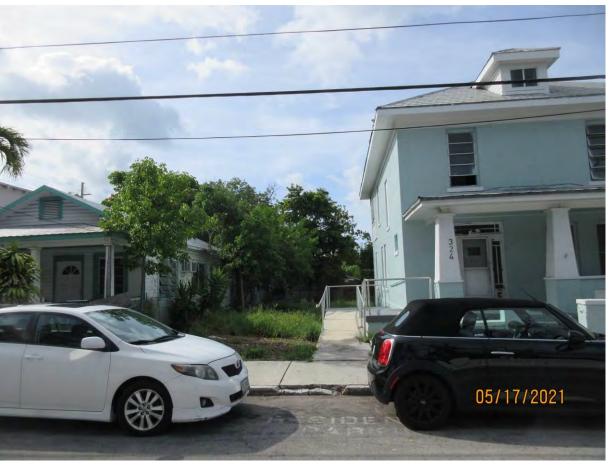
FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting Conceptual Landscape Plan Approval with Tree Removal to include the removal of (8) Spanish Lime trees and (1) Coconut Palm. A site inspection was done and documented the following:



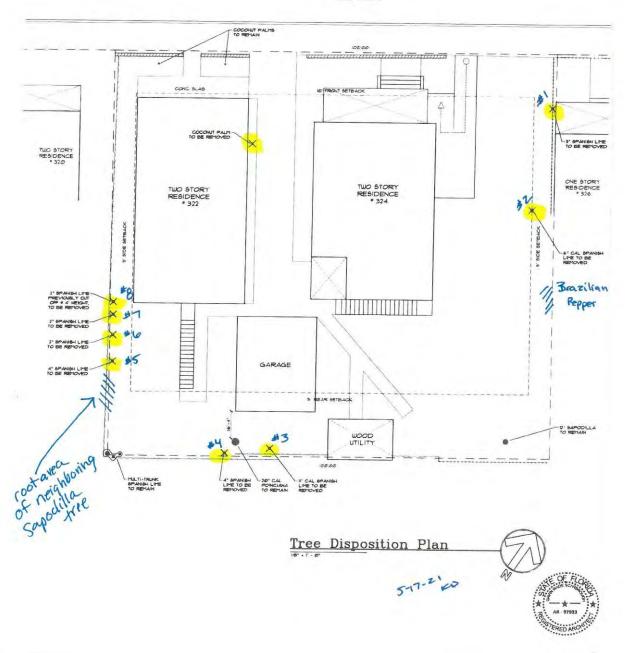
Google Earth photo dated February 2018 of the site.



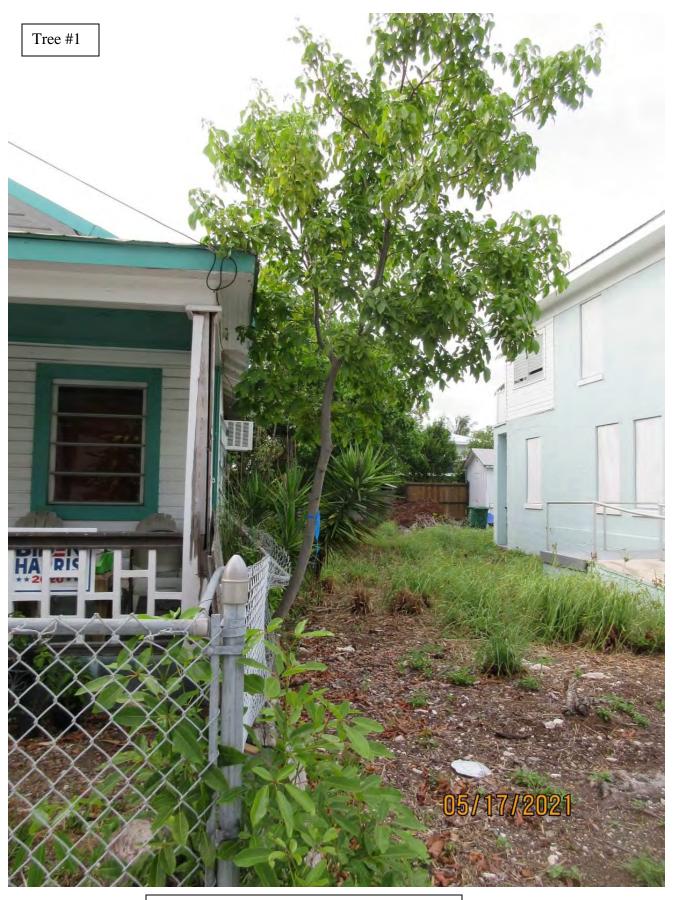


TRUMAN AVENUE

3000 TOTAL RAL



Tree Species: Spanish Lime (Melicoccus bijugatus)



Standing on the property line looking at tree.

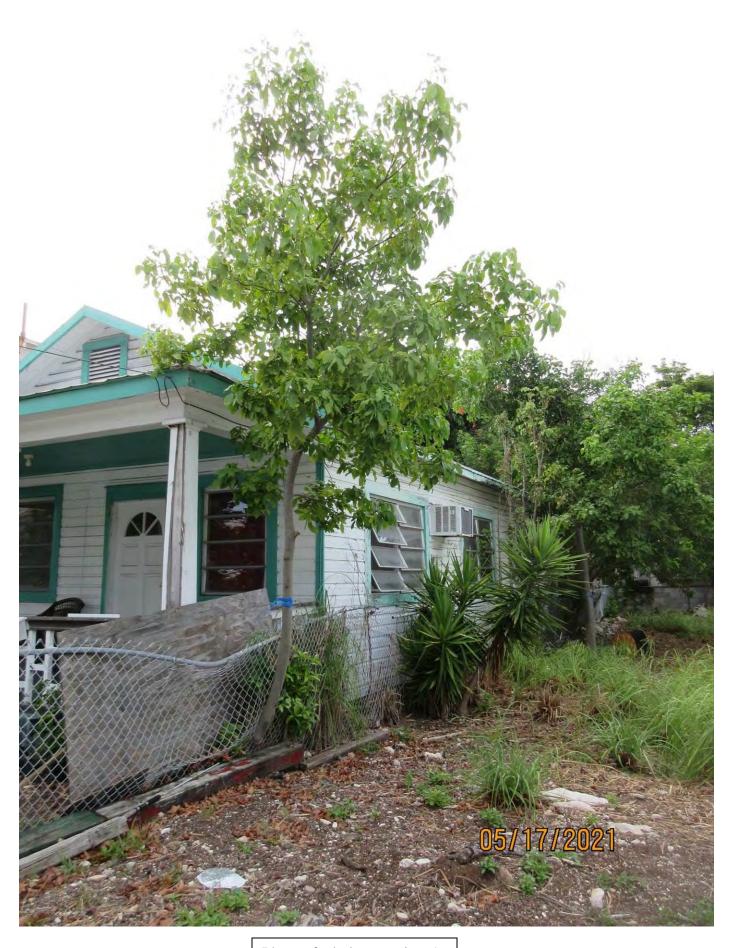


Photo of whole tree, view 1.



Photo showing base of tree in fence.



Photo of whole tree, view 2.

Tree #1-Diameter: 3.1"

Location: 40% (base of tree growing in wire fence, close to structure -

wrong tree, wrong place)

Species: 100% (on protected tree list)

Condition: 50% (Fair to poor, canopy healthy, growing in fence immediately

next to neighbor's house-base of tree compromised, trunk growth lean)

Total Average Value = 63%

Value x Diameter = 1.9 replacement caliper inches



Photo of whole tree.



Photo of tree trunk and canopy.



Tree #2-photos showing tree trunk and base of tree. Lots of surface roots.





Standing near property line, photo of tree canopy.



Standing near property line, photo showing base of tree location.

Tree #2-Diameter: 6.6"

Location: 70% (side yard near property line. Canopy impacts to

neighboring property.)

Species: 100% (on protected tree list)

Condition: 60% (fair, canopy structure stronger over neighboring property,

lots of surface roots.)

Total Average Value = 76%

Value x Diameter = 5.0 replacement caliper inches





Photo of the canopy of tree #3.

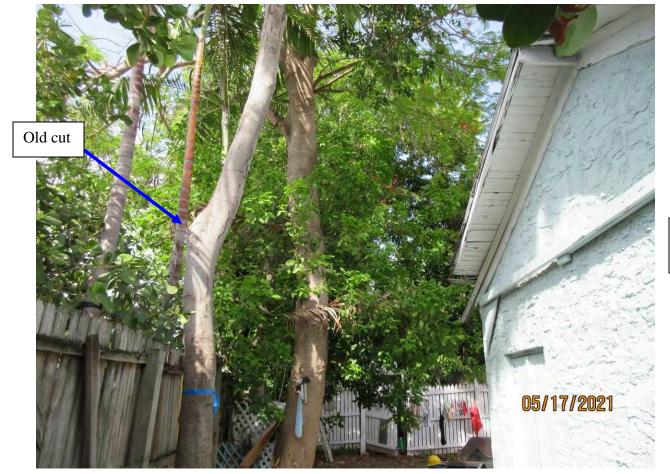


Photo of tree trunk, view 1.



Photo showing trunk and base of tree.



Photo of tree trunk, view 2.

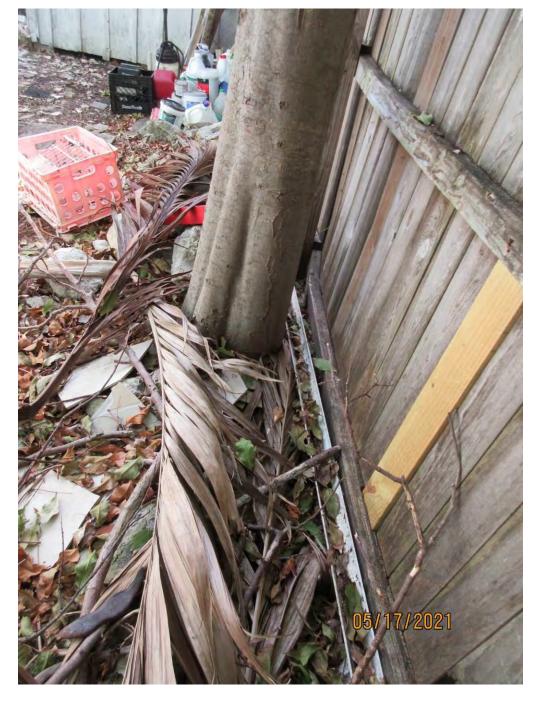


Photo of base of tree.

Tree #3-Diameter: 10.1"

Location: 60% (growing in canopy of Royal Poinciana tree-in future will compete for root and air space with tree, growing close to rear property line).

Species: 100% (on protected tree list)

Condition: 70% (Good to fair condition, elongated trunk growth with no lower branches, appears one section growing toward neighboring property was cut in the past.)

Total Average Value = 76%

Value x Diameter = 7.6 replacement caliper inches

Royal Poinciana tree to remain.

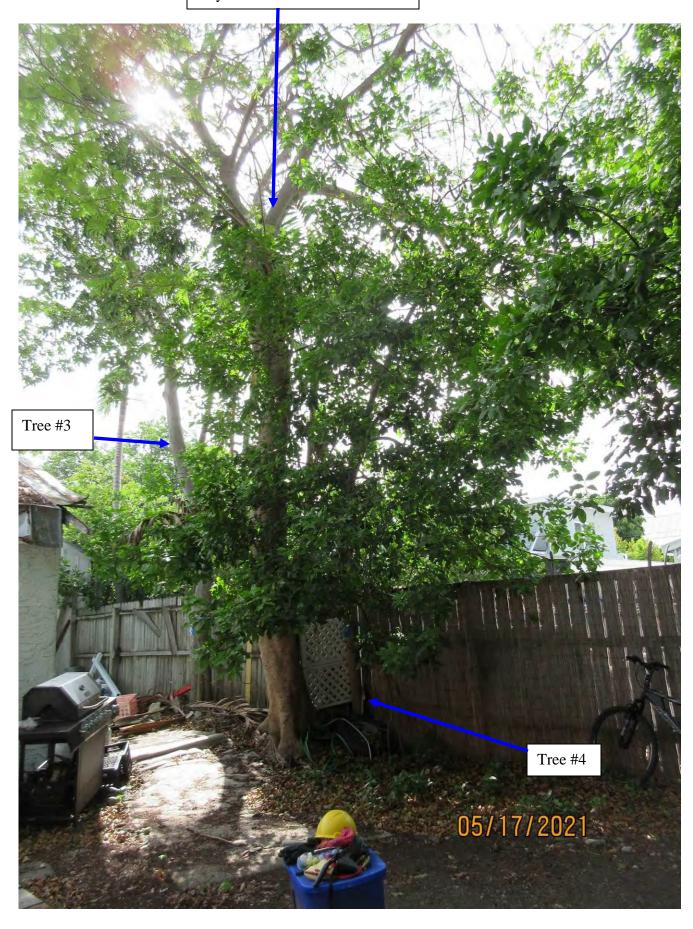
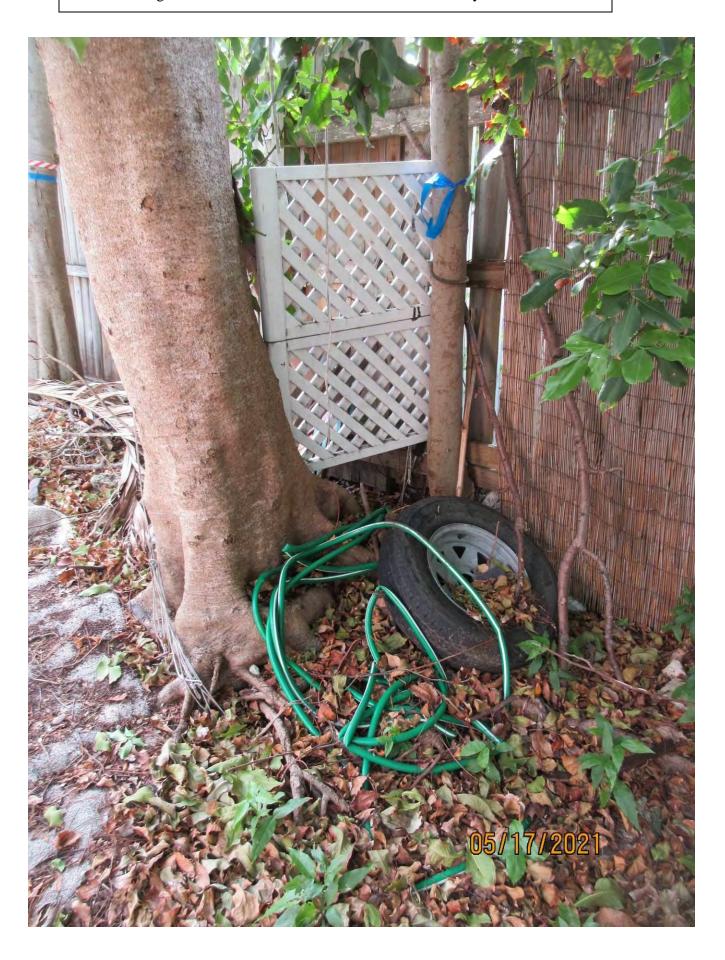


Photo showing location of the base of Tree #4 in relation to Royal Poinciana tree.





View of the trunk of Tree #4.

View of tree canopy.

Tree #4-Diameter: 4.4"

Location: 30% (growing I primary root zone of Royal Poinciana tree

close to rear property line).

Species: 100% (on protected tree

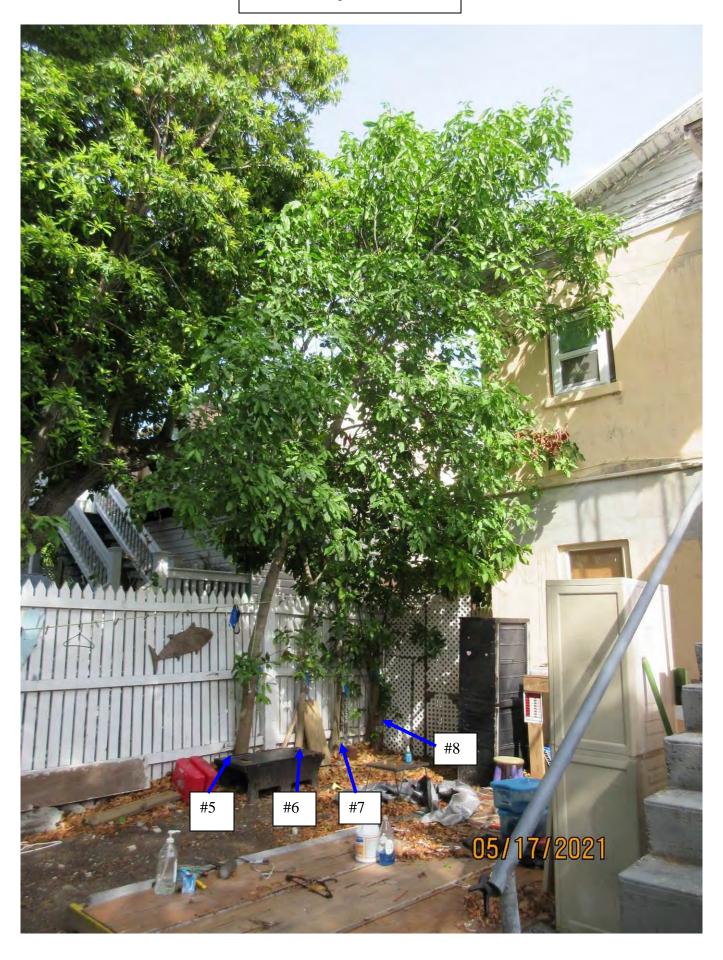
list)

Condition: 60% (fair)

Total Average Value = 63% Value x Diameter = 2.7 replacement caliper inches



Photo showing tree locations.



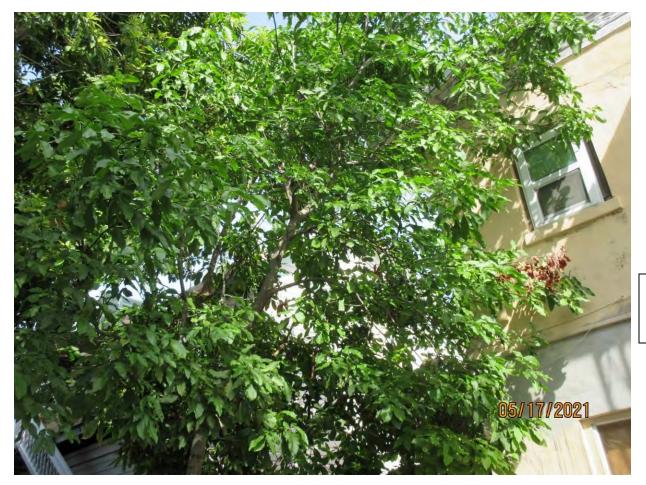


Photo showing canopy of trees 5-8.



Photo showing trunks of trees 5-8.



Photo of canopy of tree #5.

Photo showing base of tree #5.

Tree #5-Diameter: 5.0"
Location: 40% (growing at base of fence/property line in root zone with other trees, main portion of canopy over neighbor' house)

Species: 100% (on protected

tree list)

Condition: 60% (Fair condition, canopy with lopsided growth

structure)

Total Average Value = 66% Value x Diameter = 3.3 replacement caliper inches





Photo of trunk of tree #6

Photo of base of tree #6.

Tree #6-Diameter: 2.8"

Location: 40% (growing at base of fence/property line in root zone with other trees, competing

canopies)

Species: 100% (on protected

tree list)

Condition: 60% (Fair)

Total Average Value = 66% Value x Diameter = 1.8 replacement caliper inches





Tree #7-Diameter: 3.1"

Location: 40% (growing at base of fence/property line in root zone with

other trees, competing canopies)

Species: 100% (on protected tree list)

Condition: 40% (Poor condition, top of trunk cut-resprouts)

Total Average Value = 60%

Value x Diameter = 1.8 replacement caliper inches



Tree #8-Photo showing top of tree trunk (4 ft from ground)

Photo showing base of tree.





Tree #8-Diameter: 2" (measured 4.5 ft from ground)

Location: 40% (growing at base of fence/property line in root zone with

other trees)

Species: 100% (on protected tree list)

Condition: 40% (top of tree trunk cut, resprouts)

Total Average Value = 60%

Value x Diameter = 1.2 replacement caliper inches

Total required amount of replacement inches:

Tree #1 = 1.9"

Tree #2 = 5.0"

Tree #3 = 7.6"

Tree #4 = 2.7"

Tree #5 = 3.3"

Tree #6 = 1.8"

Tree #7 = 1.8"

Tree #8 = 1.2"

Total = 25.3"

Photos of Property



Front of 322 Truman Avenue-Two Coconut Palms to remain.



Photo showing old driveway between 322 and 324 Truman. Coconut Palm on side of building to be removed.



Photo of the front of 324 Truman Avenue.



Photo of the side lot next to 324
Truman
Avenue.
Tree #1 and #2 to be removed are located in the area.



Standing on the side lot next to 324 Truman looking toward the rear corner property line area. Sapodilla tree to remain.



Standing near the Sapodilla tree looking toward the rear property line and yard areas of 324 and 322 Truman, view 1.



Standing near the Sapodilla tree looking toward the rear property line and yard areas of 324 and 322 Truman, view 2.



Photo of the rear of 322 Truman looking at structures.



Photo of rear property line behind 322 Truman. Photo shows Tree #3 an #4 to be removed and Royal Poinciana tree to remain.



Rear corner of 322 Truman Avenue. Large multi-trunked Spanish Lime tree to remain.



Photo showing side property line of 322 Truman Avenue with 320. Root zone of neighboring large Sapodilla tree is partially in fence area.

Photo of side property line area of 322 Truman.



Application

TP2021-0003 /

Project - Conceptual Landscape Plan with the

Tree Permit Application

Please Clearly Print All Inform	mation unless indicated otherwise. Date: 5/14/21
Tree Addres	ss 322 Truman + 324 Truman
Cross/Corner Stree	
Species Type(s) check all that appl	y Removal of existing Spanish Limes and (1) Sapodita. y () Palm () Flowering () Fruit () Shade () Unsure
Reason(s) for Application	a V a ab
(VRemov	
() Transplan	
() Heavy Maintenance Trin	
Additional Information and Explanation	Trees are volunteers growing along property line which will impeed access along property line if allowed to mature
Property Owner Name	TDGROUP TRUMAN AVE LLC
Property Owner email Address	
Property Owner Mailing Address	PO Box 370524, Key Largo, FL 33037
Property Owner Phone Number	305-807-5338
Property Owner Signature	
Representative Name	Smith Hawks
Representative email Address	AJ@smithhawks.com
Representative Mailing Address	138 Simonton Street
Representative Phone Number	305-296-7227
NOTE: A Tree Representation Author owner will be representing the owner Representation Authorization form at Sketch location of tree in this area in Please identify tree(s) with colored to	cluding cross/corner Street
	Thomas & Pope, PA Tom Pope - Souin Scarb rough (10 White St KW 33040

305-296-3611



Tree Representation Authorization

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

Please Clearly Print All Information unless indicated otherwise.

Date	May 5, 2021				
Tree Address	322-324 Truman Avenue				
Property Owner Name					
Property Owner Mailing Address					
Property Owner Mailing City,					
State, Zip	Key Largo, FL 33037				
Property Owner Phone Number	305-807-5338				
Property Owner email Address jaalvarez@tdgroupfl.com					
Property Owner Signature	Thacketon				
Representative Name	Smith Hawks				
Demanda Attack Bartis A Li	138 Simonton Street				
	Key West, FL 33040				
Representative Phone Number	305-296-3611				
Representative email Address	AJ@smithhawks.com				
Jose Alvarez	hereby authorize the above listed agent(s) to represent me in the				
matter of obtaining a Tree Permit from You may contact me at the telephone Property Owner Signature	In the City of Key West for my property at the tree address above listed. Jisted above is there is any questions or need access to my property.				
The forgoing instrument was acknown By (Print name of Affiant) Tose 14100	who is personally known to me or has produced as identification and who did take an oath.				
Notary Public					
Sign name: Sha	1 1-5 00 00				
Print name: 50	auon Show				
My Commission expires: 8.21.20	Notary Public-State of Florida (Seal)				



Tree Permit Application

	mation unless indicated otherwise. Date: 5/14				
	SS 322-Truman Ave.				
Cross/Corner Stree					
	New planting as proposed in attached plans.				
Reason(s) for Application					
() Remov					
	nt () New Location () Same Property () Other/Explain below				
() Heavy Maintenance Tri	n () Branch Removal () Crown Cleaning/Thinning () Crown Reduction				
Additional Information and	New planting related to major development plan and redevelopment of				
	property as affordable housing.				
Property Owner Name	TDGROUP TRUMAN AVE LLC				
Property Owner email Address	jaalvarez@tdgroupfl.com				
Property Owner Mailing Address					
Property Owner Phone Number					
Property Owner Signature	Janetutum				
Representative Name	Smith Hawks, PL				
Representative email Address					
Representative Mailing Address	138 Simonton Street, Key West, FL 33040				
Representative Phone Number					
NOTE: A Tree Representation Autho owner will be representing the owner Representation Authorization form a Sketch location of tree in this area in Please identify tree(s) with colored	ncluding cross/corner Street				
See plans attached	a City right-of-way, a separate ROW Permit is required. Please contact				



Tree Permit Application

Please Clearly Print All Inform	nation unless indicated otherwise. Date: 5/14/21
	322-324 al.
Tree Addres	s 322 Truman
Cross/Corner Stree	et Terry Lane (8)
List Tree Name(s) and Quantit	Y Removal of existing Spanish Limes. Y (1) Palm (1) Flowering (1) Fruit (1) Shade (1) Unsure
	y () Palm () Flowering () Fruit () Shade () Unsure
Reason(s) for Application	1:
(VRemov	e () Tree Health () Safety (Other/Explain below
	t () New Location () Same Property () Other/Explain below
() Heavy Maintenance Trin	n () Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Additional Information and	Trees are volunteers growing along property line which
Explanation	will impeed access along property line if allowed to mature
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Representation Authorization form a	
Sketch location of tree in this area in	
Please identify tree(s) with colored t	ape
See Plans attached	
If this process requires blocking of	City right-of-way, a separate ROW Permit is required. Please contact
If this process requires blocking of a 305-809-3740.	City right-of-way, a separate ROW Permit is required. Please contact

Karen DeMaria

From: Anthony J. Davila <aj@smithhawks.com>

Sent: Tuesday, May 18, 2021 11:47 AM

To: Karen DeMaria

Cc: Tom Pope; Holly Booton

Subject: TDGroup Truman Ave Request

Karen,

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

Tom, please correct if the above is incorrect.

Thank you,

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

SMITH/HAWKS

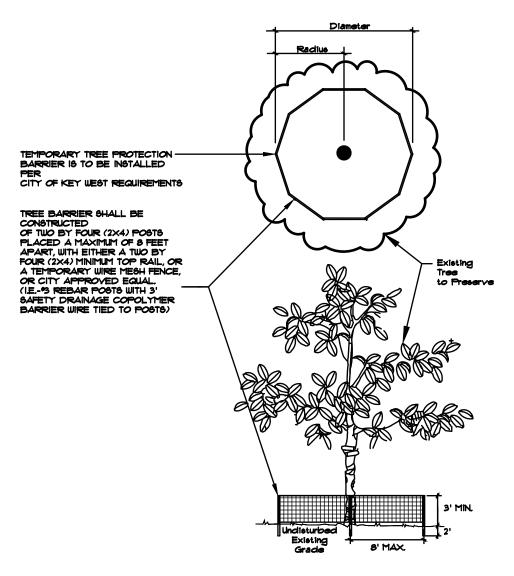
ATTORNEYS AT LAW

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

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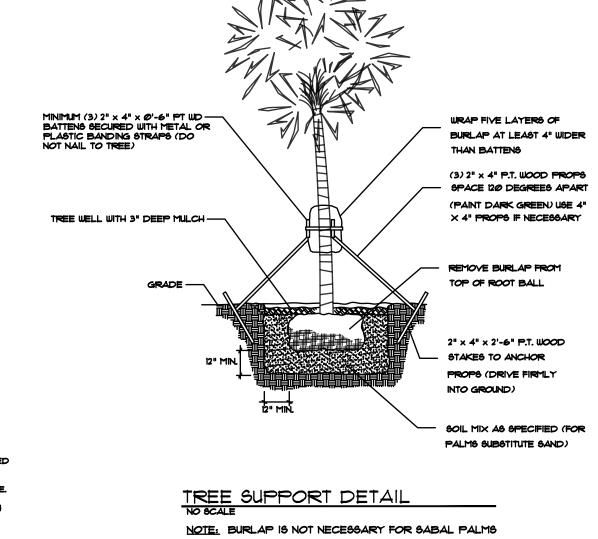
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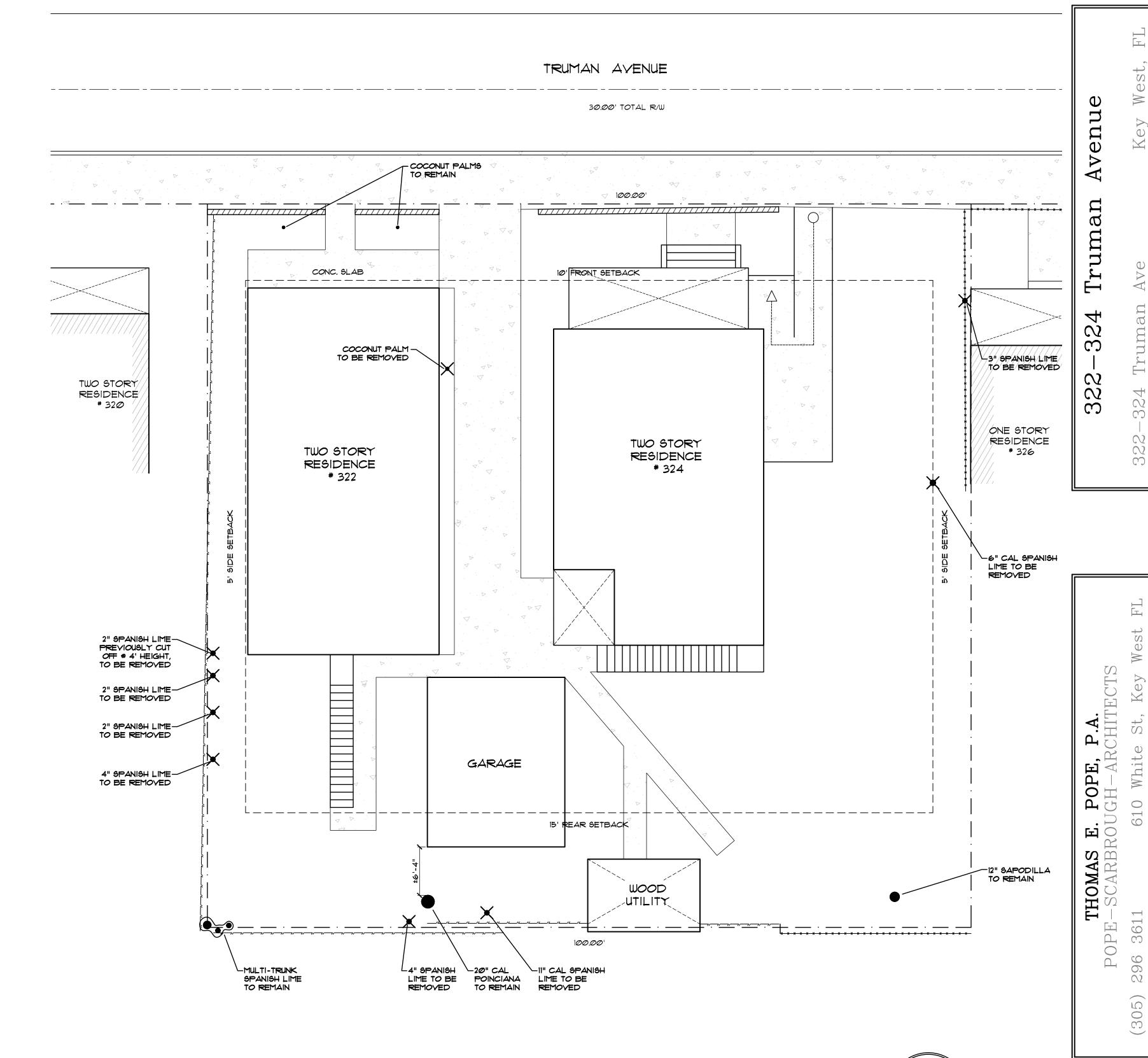
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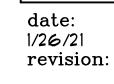


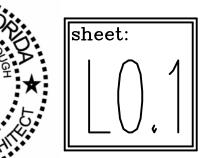
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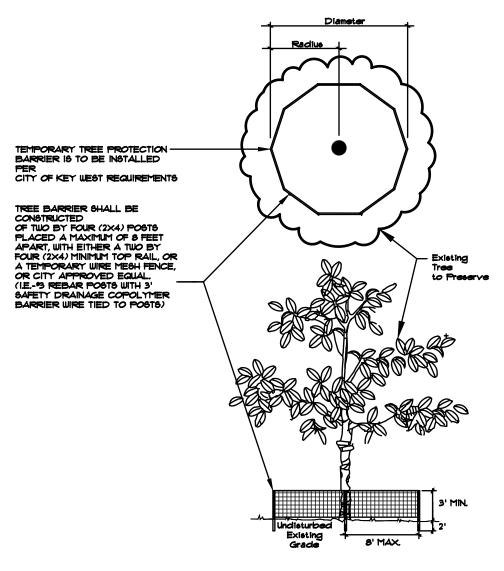
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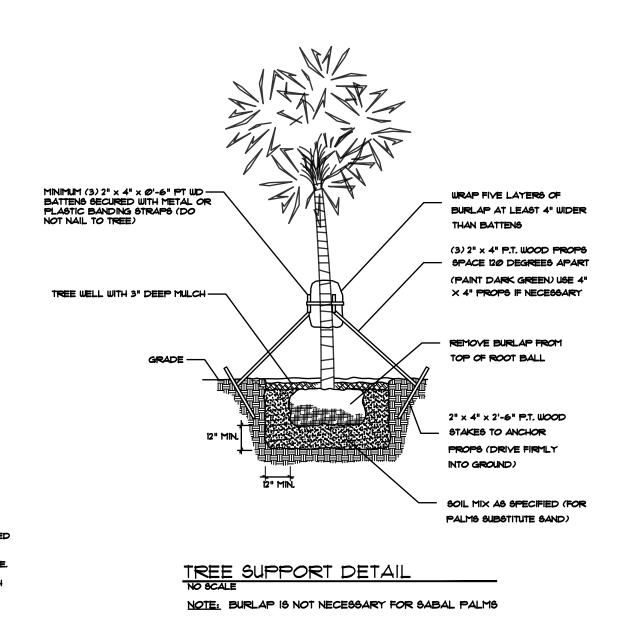
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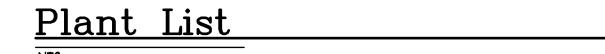
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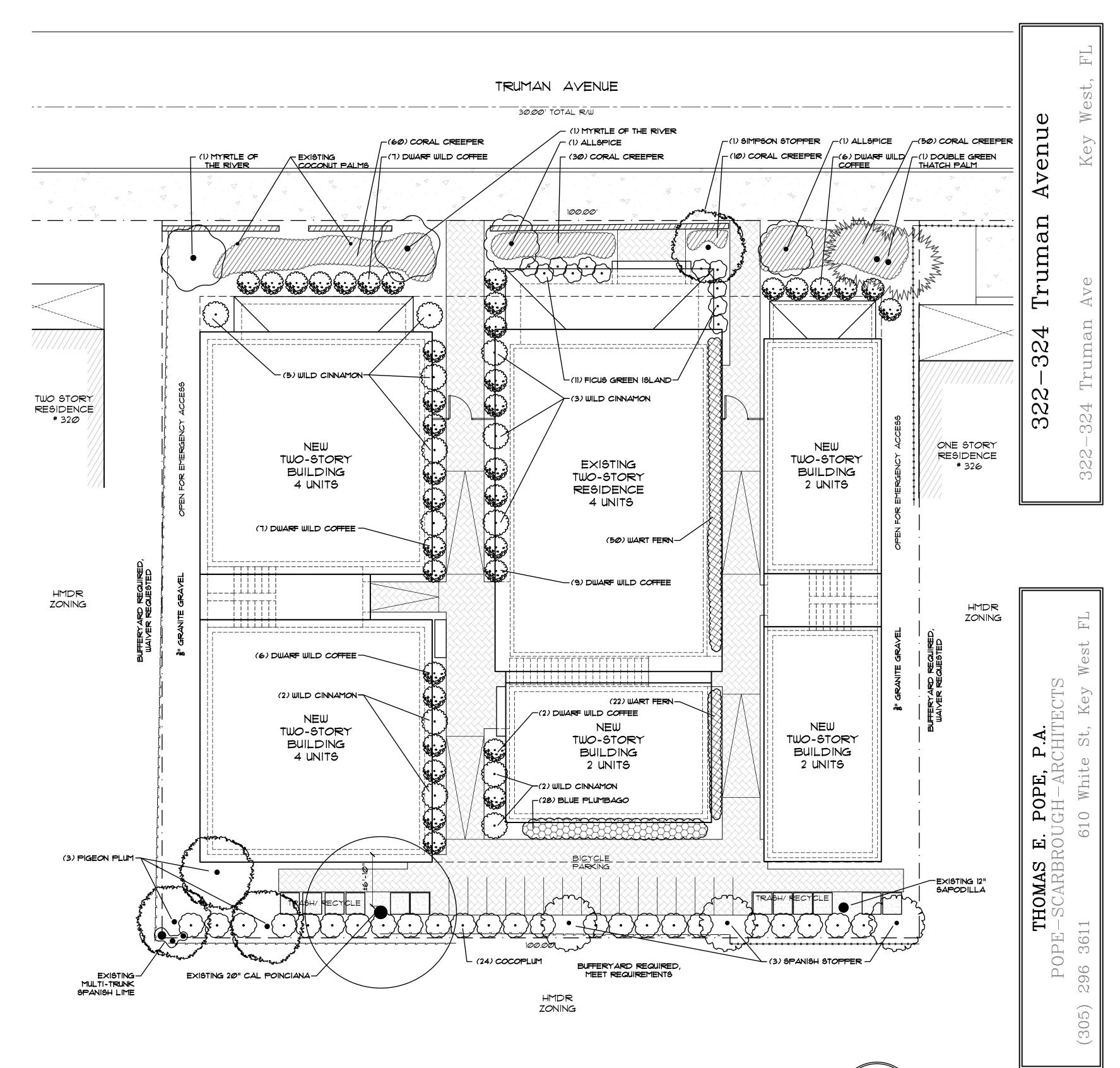
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OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

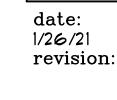


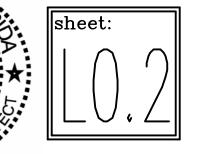
TREES	S & PALMS		
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
2	Pimenta Dioica	Allspice	6'-8' PH (2" DBH)
3	Coccoloba diversifolia	Pigeon Plum	8' min. PH (2" DBH)
1	Myrcianthes fragrans	Simpson Stopper	8' min. PH (4"-6" DBH)
1	Thrinax radiata	Green Thatch Palm	8' PH Double
12	Canella winterana	Wild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





Proposed Landscape Plan





Karen DeMaria

From: Anthony J. Davila <aj@smithhawks.com>

Sent: Friday, June 4, 2021 10:30 AM

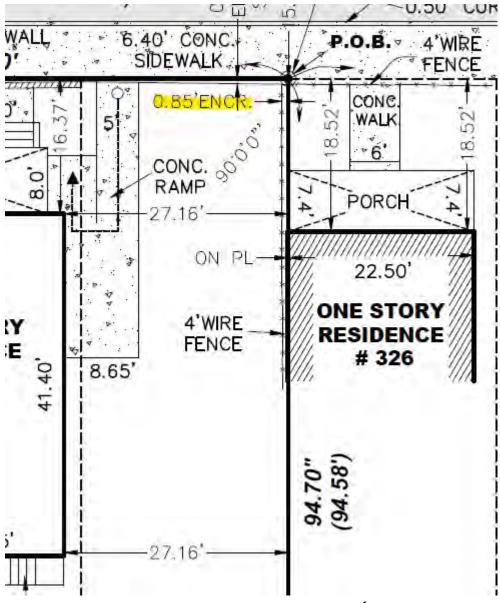
To: Karen DeMaria
Cc: Tom Pope

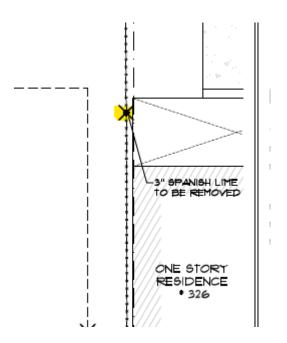
Subject: [EXTERNAL] RE: 322 and 324 Truman-Tree #1 **Attachments:** Survey (Revised 12-2019) (00217820xDBB48).PDF

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

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

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





Thank you,

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

SMITH/HAWKS

ATTORNEYS AT LAW

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

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

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

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

Subject: 322 and 324 Truman-Tree #1

Tom and AJ:

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

Sincerely,

Karen

Karen DeMaría

Karen DeMaria
Urban Forestry Manager
Certified Arborist FL-6585A

City of Key West 305-809-3768



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SMITH/HAWKS ATTORNEYS AT LAW

Barton W. Smith, Esq Telephone: (305) 296-7227 Facsimile: (305) 296-8448

Email: Bart@smithhawks.com

VIA HAND DELIVERY

January 29, 2021

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



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

Dear Katie,

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

Existing Conditions

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



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City of Key West Planning Department Application for Major Development Plan – TDGroup Truman Ave, LLC January 29, 2021 Page 2 of 8

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



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



City of Key West Planning Department Application for Major Development Plan – TDGroup Truman Ave, LLC January 29, 2021 Page 3 of 8

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

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

Proposed Redevelopment

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



Compatible with HARC Guidelines

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

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

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

City of Key West Planning Department Application for Major Development Plan – TDGroup Truman Ave, LLC January 29, 2021 Page 4 of 8

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

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

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

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

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

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

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

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

Not applicable.

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

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

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

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

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

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

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

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

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

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

Not applicable.

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

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

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

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

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

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Application for Major Development Plan – TDGroup Truman Ave, LLC
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The new buildings are consistent with the height of two-story buildings in the land use district and the immediate block. The height of all proposed building is comfortably less that the 30 feet maximum height in the HMDR District.

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

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

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

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

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

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

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

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

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

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

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

Not applicable.

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

Not applicable.

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

No dormers proposed.

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

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

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

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

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

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

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

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

Compliance with Land Development Regulations

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

City of Key West Planning Department Application for Major Development Plan – TDGroup Truman Ave, LLC January 29, 2021 Page 8 of 8

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

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

Sincerely,

Barton W. Smith

BWS/AJD/bg

Enclosures

