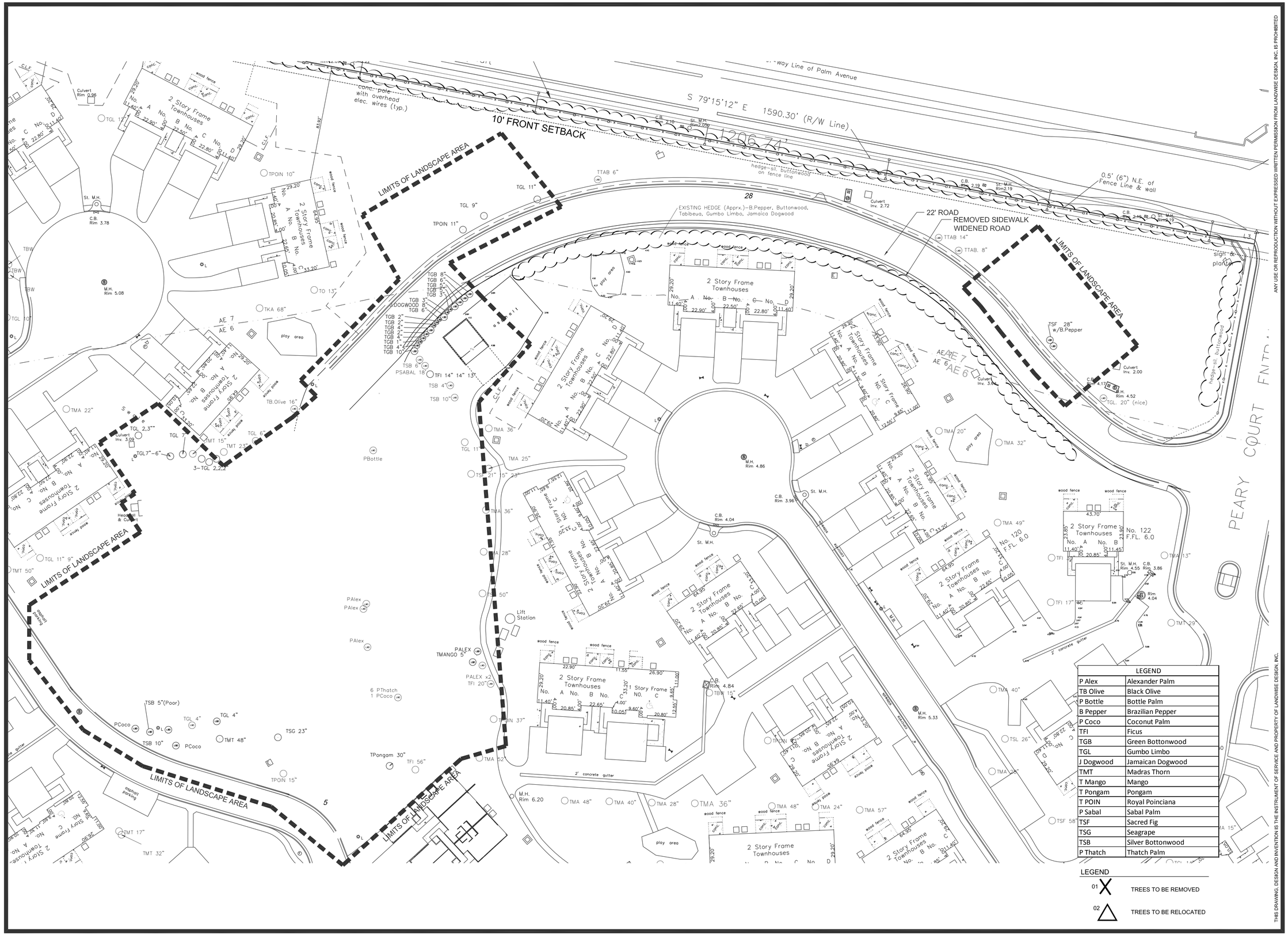

LEGEND	
P Alex	Alexander Palm
TB Olive	Black Olive
P Bottle	Bottle Palm
B Pepper	Brazilian Pepper
P Coco	Coconut Palm
TFI	Ficus
TGB	Green Bottonwood
TGL	Gumbo Limbo
J Dogwood	Jamaican Dogwood
TMT	Madras Thorn
T Mango	Mango
T Pongam	Pongam
T POIN	Royal Poinciana
P Sabal	Sabal Palm
TSF	Sacred Fig
TSG	Seagrape
TSB	Silver Bottonwood
P Thatch	Thatch Palm

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PEARY COURT

KEY WEST, FLORIDA

NORTH

SCALE: 1" = 30' -0"

REGISTERED LANDSCAPE ARCHITECT
LADD B. ROBERTS
LA 6666892
STATE OF FLORIDA

LANDSCAPE PLANS

DATE: 10.6.15

REVISIONS:

No.	Date	Notes
1.		

TREE INVENTORY PLAN

SHEET NUMBER:

L-1

JOB #: 12003 DRAWN BY: LBR

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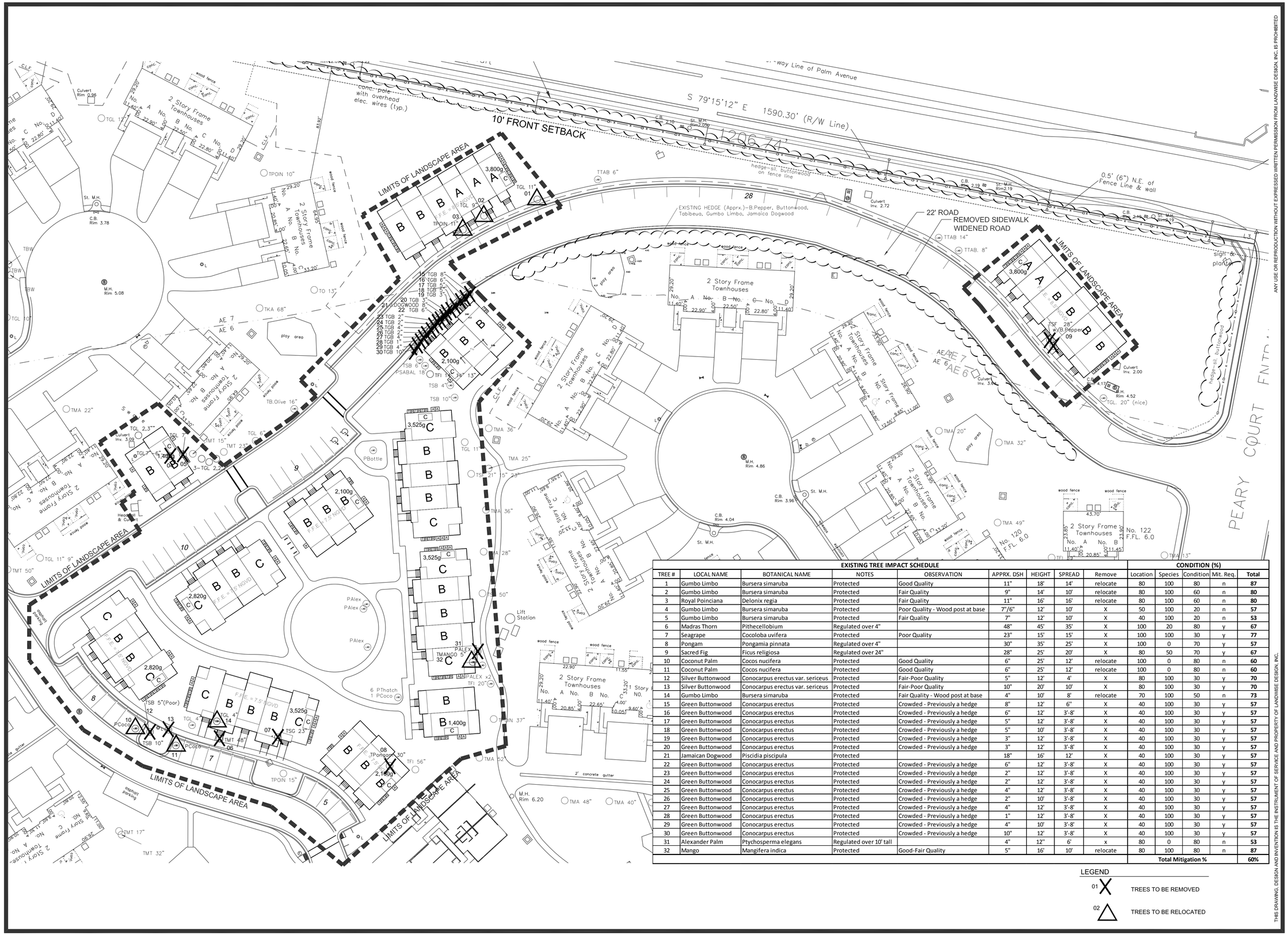

EXISTING TREE IMPACT SCHEDULE

TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	OBSERVATION	APPRX. DSH	HEIGHT	SPREAD	Remove	CONDITION (%) Location	Species	Condition	Mit. Req.	Total
1	Gumbo Limbo	Bursera simaruba	Protected	Good Quality	11"	18'	14'	relocate	80	100	80	n	**87**
2	Gumbo Limbo	Bursera simaruba	Protected	Fair Quality	9"	14'	10'	relocate	80	100	60	n	**80**
3	Royal Poinciana	Delonix regia	Protected	Fair Quality	11"	16'	16'	relocate	80	100	60	n	**80**
4	Gumbo Limbo	Bursera simaruba	Protected	Poor Quality - Wood post at base	7"/6"	12'	10'	X	50	100	20	n	**57**
5	Gumbo Limbo	Bursera simaruba	Protected	Fair Quality	7"	12'	10'	X	40	100	20	n	**53**
6	Madras Thorn	Pithecellobium	Regulated over 4"		48"	45'	35'	X	100	20	80	y	**67**
7	Seagrape	Cocoloba uvifera	Protected	Poor Quality	23"	15'	15'	X	100	100	30	y	**77**
8	Pongam	Pongamia pinnata	Regulated over 4"		30"	35'	25'	X	100	0	70	y	**57**
9	Sacred Fig	Ficus religiosa	Regulated over 24"		28"	25'	20'	X	80	50	70	y	**67**
10	Coconut Palm	Cocos nucifera	Protected	Good Quality	6"	25'	12'	relocate	100	0	80	n	**60**
11	Coconut Palm	Cocos nucifera	Protected	Good Quality	6"	25'	12'	relocate	100	0	80	n	**60**
12	Silver Buttonwood	Conocarpus erectus var. sericeus	Protected	Fair-Poor Quality	5"	12'	4'	X	80	100	30	y	**70**
13	Silver Buttonwood	Conocarpus erectus var. sericeus	Protected	Fair-Poor Quality	10"	20'	10'	X	80	100	30	y	**70**
14	Gumbo Limbo	Bursera simaruba	Protected	Fair Quality - Wood post at base	4"	10'	8'	relocate	70	100	50	n	**73**
15	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	8"	12'	6"	X	40	100	30	y	**57**
16	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	6"	12'	3'-8'	X	40	100	30	y	**57**
17	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	5"	12'	3'-8'	X	40	100	30	y	**57**
18	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	5"	10'	3'-8'	X	40	100	30	y	**57**
19	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	3"	12'	3'-8'	X	40	100	30	y	**57**
20	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	3"	12'	3'-8'	X	40	100	30	y	**57**
21	Jamaican Dogwood	Piscidia piscipula	Protected		18"	16'	12'	X	40	100	30	y	**57**
22	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	6"	12'	3'-8'	X	40	100	30	y	**57**
23	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	2"	12'	3'-8'	X	40	100	30	y	**57**
24	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	2"	12'	3'-8'	X	40	100	30	y	**57**
25	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	4"	12'	3'-8'	X	40	100	30	y	**57**
26	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	2"	10'	3'-8'	X	40	100	30	y	**57**
27	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	4"	12'	3'-8'	X	40	100	30	y	**57**
28	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	1"	12'	3'-8'	X	40	100	30	y	**57**
29	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	4"	10'	3'-8'	X	40	100	30	y	**57**
30	Green Buttonwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	10"	12'	3'-8'	X	40	100	30	y	**57**
31	Alexander Palm	Ptychosperma elegans	Regulated over 10' tall		4"	12"	6'	x	80	0	80	n	**53**
32	Mango	Mangifera indica	Protected	Good-Fair Quality	5"	16'	10'	relocate	80	100	80	n	**87**
											Total Mitigation %		**60%**

LEGEND

01 X TREES TO BE REMOVED

02 △ TREES TO BE RELOCATED

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PEARY COURT

KEY WEST, FLORIDA

NORTH

SCALE: 1" = 30' -0"

REGISTERED LANDSCAPE ARCHITECT
LADD B. ROBERTS
LA 6666892
STATE OF FLORIDA

LANDSCAPE PLANS

DATE: 10.6.15

REVISIONS:

No.	Date	Notes
1.		

TREE IMPACT PLAN

SHEET NUMBER:

L-2

JOB #: 12003 DRAWN BY: LBR

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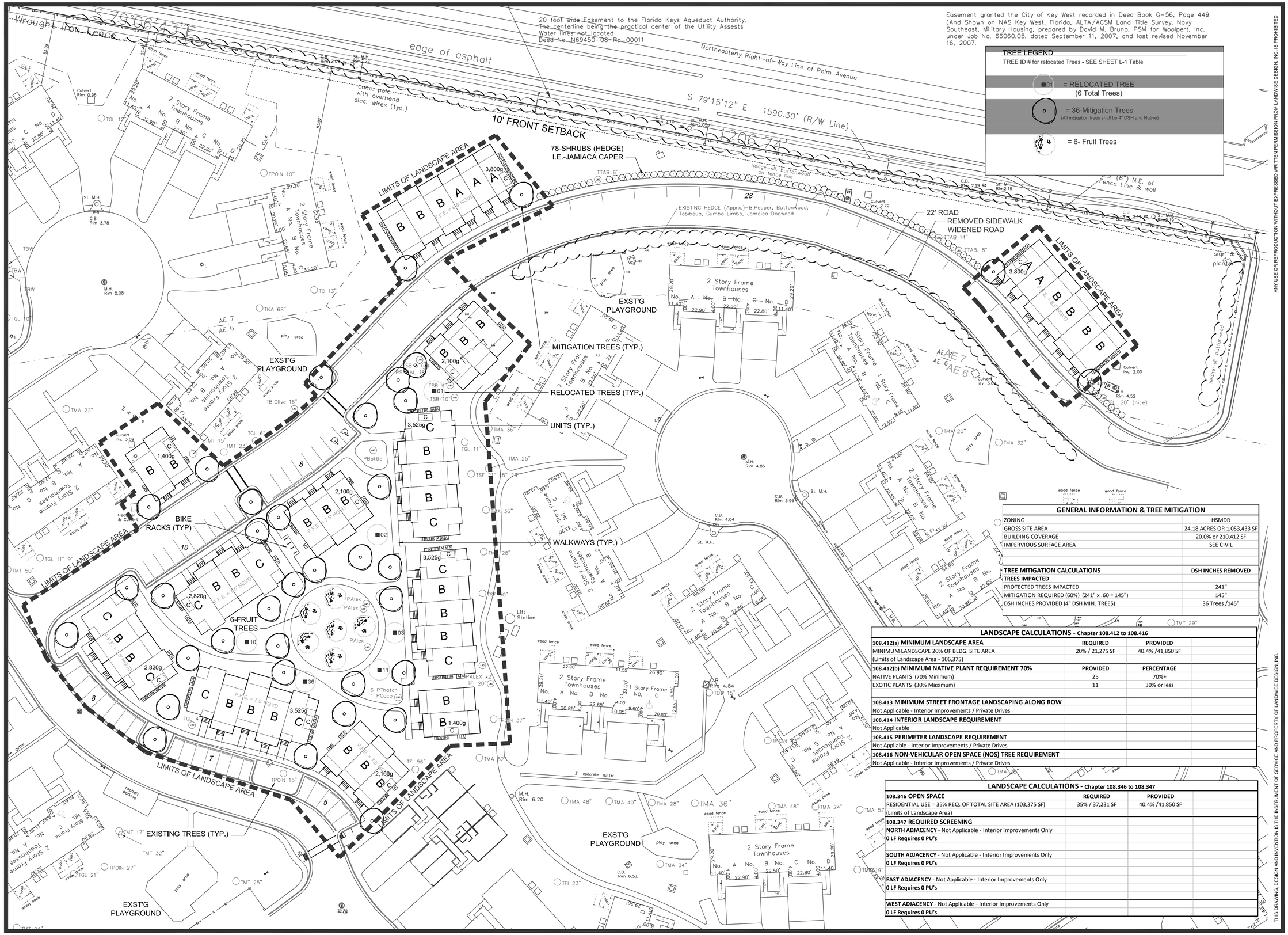

GENERAL INFORMATION & TREE MITIGATION	
ZONING	HSMDR
GROSS SITE AREA	24.18 ACRES OR 1,053,433 SF
BUILDING COVERAGE	20.0% or 210,412 SF
IMPERVIOUS SURFACE AREA	SEE CIVIL
TREE MITIGATION CALCULATIONS	**DSH INCHES REMOVED**
TREES IMPACTED	
PROTECTED TREES IMPACTED	241"
MITIGATION REQUIRED (60%) (241" x .60 = 145")	145"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	36 Trees /145"

LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416		
108.412(a) MINIMUM LANDSCAPE AREA	**REQUIRED**	**PROVIDED**
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 21,275 SF	40.4% /41,850 SF
(Limits of Landscape Area - 106,375)		
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	**PROVIDED**	**PERCENTAGE**
NATIVE PLANTS (70% Minimum)	25	70%+
EXOTIC PLANTS (30% Maximum)	11	30% or less
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW		
Not Applicable - Interior Improvements / Private Drives		
108.414 INTERIOR LANDSCAPE REQUIREMENT		
Not Applicable		
108.415 PERIMETER LANDSCAPE REQUIREMENT		
Not Appliable - Interior Improvements / Private Drives		
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT		
Not Applicable - Interior Improvements / Private Drives		

LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347		
108.346 OPEN SPACE	**REQUIRED**	**PROVIDED**
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (103,375 SF)	35% / 37,231 SF	40.4% /41,850 SF
(Limits of Landscape Area)		
108.347 REQUIRED SCREENING		
NORTH ADJACENCY - Not Applicable - Interior Improvements Only		
0 LF Requires 0 PU's		
SOUTH ADJACENCY - Not Applicable - Interior Improvements Only		
0 LF Requires 0 PU's		
EAST ADJACENCY - Not Applicable - Interior Improvements Only		
0 LF Requires 0 PU's		
WEST ADJACENCY - Not Applicable - Interior Improvements Only		
0 LF Requires 0 PU's		

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PEARY COURT

KEY WEST, FLORIDA

NORTH

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REGISTERED LANDSCAPE ARCHITECT
LADD B. ROBERTS
LA 6666892
STATE OF FLORIDA

LANDSCAPE PLANS

DATE: 10.6.15

REVISIONS:

No.	Date	Notes
1.		

MINIMUM REQUIRED LANDSCAPE PLAN

SHEET NUMBER:

L-3

JOB #: 12003 DRAWN BY: LBR

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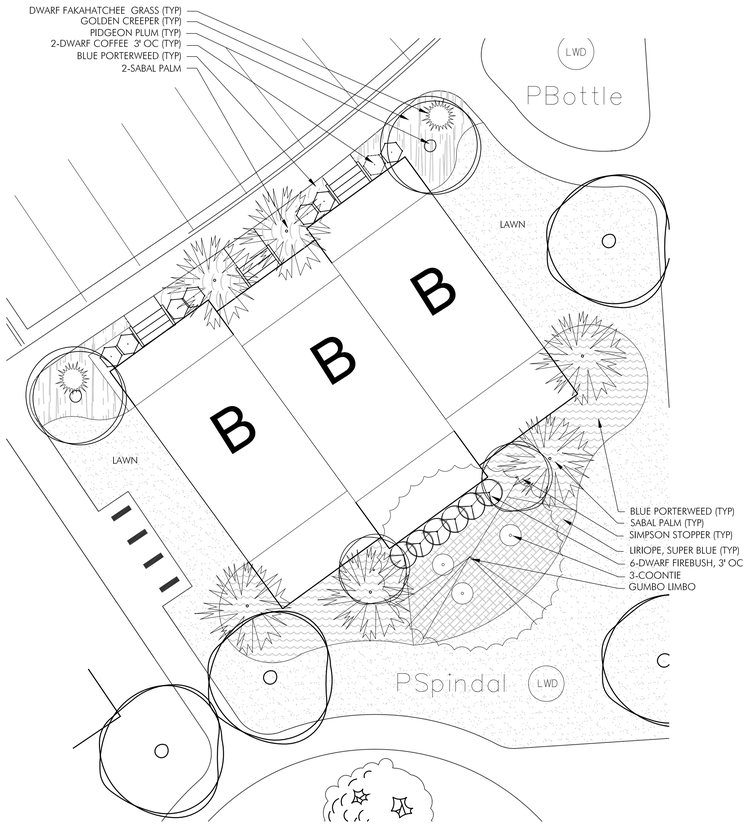
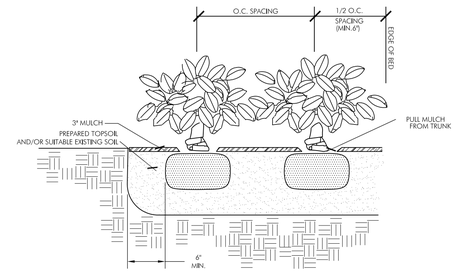


BUILDING LANDSCAPE PLAN, TYPICAL

FINAL PLANT MATERIAL SELECTIONS MAY VARY PER UNIT/BLDG.

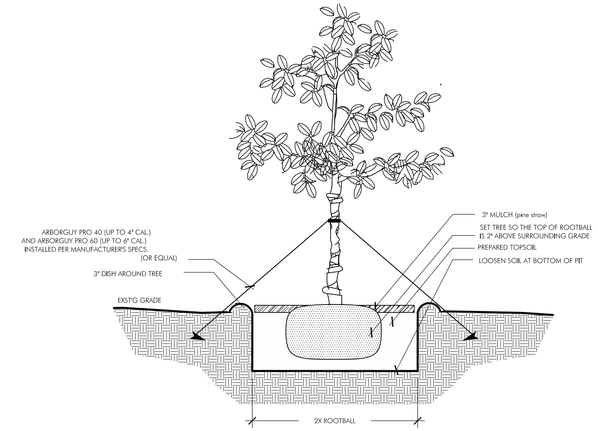
CONCEPTUAL LANDSCAPE PLAN DESIGN SUMMARY

THE LANDSCAPE FOR THE PEARY COURT AFFORDABLE UNIT AREA SHALL CONSIST OF PREDOMINANTLY NATIVE MATERIALS ARRANGED IN A MANNERR THAT WILL ULTIMATELY PROVIDE MIRCO-CLIMATE OPPORTUNITIES FOR THE USER. THE USE OF FOUNDATION SHRUBS AT THE BASE OF BUILDINGS SHALL BE ACCENTUATED BY VARIOUS TREES AND PALMS AT KEY ZONES, SUCH AS NEAR PARKING AREAS, PORCHES AND WALKWAYS. THE LANDSCAPING SHALL BE POSITIONED TO REDUCE THE VISUAL SCALE OF THE ARCHITECTURE AND ENHANCE THE PEDESTRIAN EXPERIENCE OF THE PROPERTY.



SHRUB PLANTING DETAIL

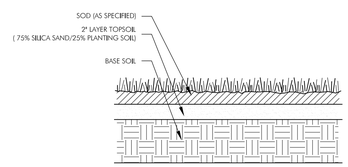
ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

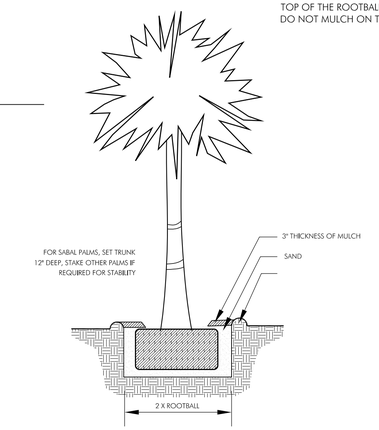
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.



SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND/PLANTING SOIL AS INDICATED.



PALM PLANTING DETAIL

GENERAL NOTES:

AT LEAST 70% OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS STIPULATED IN THE MINIMUM NATIVE PLANT REQUIREMENT.

100% OF THE REQUIRED REPLACEMENT TREES SHALL BE NATIVE.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGN TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SECTION 3-13.12: 'C' OF THE CITY OF KEY WEST CODE. AS BUILT DRAWING REQUIRED.

ALL LARGE CANOPY AND RELOCATED TREES SHALL UTILIZE IRRIGATION BUBBLERS AT BASE OF TREE.

ALL TREES TO REMAIN WITHIN THE LIMITS OF LANDSCAPE AREA DURING CONSTRUCTION SHALL BE PROVIDED WITH A PROTECTION BARRIER COMPLIANT WITH SECTION 110-366, CITY OF KEY WEST CODE.

BRAZILIAN PEPPER TREES / PLANTS SHALL BE REMOVED AND DESTROYED FROM WITHIN THE LIMITS OF WORK AREA.

Conceptual Planting Pallette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS					
	SABAL PALM	Sabal palmetto	12'-18 clr. trnk.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6" o.h.	FL #1	NATIVE
	SAW PALMETTO	Serona repens 'Silver'	15 gal. 3' o.h.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE
	ROYAL PALM	Roystonia elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE
TREES					
CANOPY	*(28 mitigation trees)*			FL #1	NATIVE
	MAHOGANY	Sweltenia mahogani	4" cal., 14-16' o.h., 10-12' sprd.	FL #1	NATIVE
	WILD TAMARIND	Lysiloma latisiliquum	4" cal., 12-14' o.h.,	FL #1	NATIVE
	PIDGEON PLUM	Coccoloba diversifolia	3" cal., 12-14 ' o.h	FL #1	NATIVE
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE
	GREEN BUTTONWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE
	SILVER BUTTONWOOD	Silver buttonwood	2" cal. 10'-12' o.h.	FL #1	NATIVE
	PARADISE TREE	Simarouba glauca	3" cal., 12-14' o.h.	FL #1	NATIVE
	CINNAMON BARK	Canella Winterana	1.5" cal. 6'-8' o.h.	FL #1	NATIVE
UNDERSTORY					
	LIGNUM VITAE	Guaiacum sanctum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE
	CRABWOOD	Gymnathes lucida	1.5" cal. 6'-8' o.h.	FL #1	NATIVE
	SATINWOOD	Zanthoxylum flavum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE
	SIMPSON STOPPER	Myrianthes fragrans	1.5" cal. 6-8' o.h.	FL #1	NATIVE
	RED STOPPER	Eugenia rhombea	1" cal. 5'-6' o.h.	FL #1	NATIVE
	FRUIT TREES	Sour Sop, Star Fruit, Sugar Apple	2" cal. 10'-12' o.h.		

MITIGATION TREES 4" DSH MIN.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
SHRUBS					
	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	WILD COFFEE	Psychotria nervosa	3 gal., 24" -36" hgt./sprd.	FL #1	NATIVE
	FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal. 14"-18" sprd/hgt.	FL #1	
	LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	JAMAICA CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE
	FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	DWARF FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE
	SPARTINA	Spartina bakerii	3 gal., full	FL #1	NATIVE
GROUNDCOVER	*(3,900 SF)*				
	MUHLY GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
	WART FERN	Microsorum scolopendrum	3 gal., full	FL #1	NATIVE
	GOLDEN CREEPER	Ernodea littoralis	1 gal., full	FL #1	NATIVE
	SILVER LOVE GRASS	Eragrostis elliotii	1 gal., full	FL #1	NATIVE
	SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
	TICKSEED	Coreopsis ssp 'Dwarf'	1 gal., full	FL #1	NATIVE

ST. AUGUSTINE SOD or Preferred Species

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JODI B. ROBERTS
LA 6666692
STATE OF FLORIDA

LANDSCAPE PLANS

DATE: 10.6.15

REVISIONS:

No.	Date	Notes
1.		

SCHEDULE & DETAILS

SHEET NUMBER:

L-4

JOB #: 12003 DRAWN BY: LBR

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STAFF REPORT

DATE: October 1, 2015

RE: **541 White Street-Peary Court (permit application # T15-7597)**

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

An application was received for the approval of a Conceptual Landscape plan for the development of an area within Peary Court that once housed the Keys Federal Credit Union bank building. The landscape plan includes the removal of 2-Silver Buttonwood, 2-Gumbo Limbo, 1-Sea Grape, 1-Madras Thorn, 1-Pongam, 1-Sacred Fig, 1-Jamaican Dogwood, 15-Green Buttonwood, and 1-Alexander Palm and the transplanting of 3-Gumbo Limbo, 1-Royal Poinciana, 1-Mango, and 2-Coconut Palms. A site inspection was done on July 9, 2015 and September 21, 2105.

Removal:

(2) Silver Buttonwood (Conocarpus erectus)

Tree #12: Diameter: 5”
Location: 80%
Species: 100% (on protected tree list)
Condition: 30% (poor)
Total Average Value = 70%
Value x Diameter = 3.5 replacement caliper inches

Tree #13: Diameter: 10”
Location: 80%
Species: 100% (on protected tree list)
Condition: 30% (poor)
Total Average Value = 70%
Value x Diameter = 7 replacement caliper inches

(2) Gumbo Limbo (Bursera simaruba)

Tree #5:

Diameter: 7”
Location: 60% (under canopy of large tree)
Species: 100% (on protected tree list)
Condition: 20% (very poor, most of base gone)
Total Average Value = 60%
Value x Diameter = 4.2 replacement caliper inches

Tree #4:

Diameter: 13” (two trunks)
Location: 60% (growing incorporating a post)
Species: 100% (on protected tree list)
Condition: 30% (poor)
Total Average Value = 63%
Value x Diameter = 8.1 replacement caliper inches

(1) Sea Grape (Coccoloba uvifera) Tree #7:

Diameter: 23”
Location: 80%
Species: 100% (on protected tree list)
Condition: 40% (poor structure, decay in trunk)
Total Average Value = 73%
Value x Diameter = 16.7 replacement caliper inches

(1) Madras Thorn (Pithecellobium dulce) Tree #6:

Diameter: 48”
Location: 80%
Species: 50% (not on protected or not protected tree list)
Condition: 80% (good)
Total Average Value = 70%
Value x Diameter = 33.6 replacement caliper inches

(1) Pongam (Pongamia pinnata) Tree #8:

Diameter: 30”
Location: 80%
Species: 50% (not on protected or not protected tree list)
Condition: 60% (fair)
Total Average Value = 63%
Value x Diameter = 18.9 replacement caliper inches

(1) Sacred Fig (Ficus religiosa) Tree #9:

Brazilian Pepper tree growing with Ficus tree

Diameter: 28”
Location: 50% (growing on a road slope into a retention pond)
Species: 50% (not on protected or not protected tree list)
Condition: 60% (fair)
Total Average Value = 53%
Value x Diameter = 14.8 replacement caliper inches

(1) Jamaican Dogwood (Piscidia piscipula) Tree #21:

Diameter: 18”
Location: 60% (growing in fence)
Species: 100% (on protected tree list)
Condition: 40% (poor)
Total Average Value = 66%
Value x Diameter = 11.8 replacement caliper inches

(15) Green Buttonwood (Conocarpus erectus)

Location: 60% (all of the trees are growing in and along a fence)
Species: 100% (on protected tree list)
Condition: 40% (poor structure)
Total Average Value = 66%

Tree #15-#20

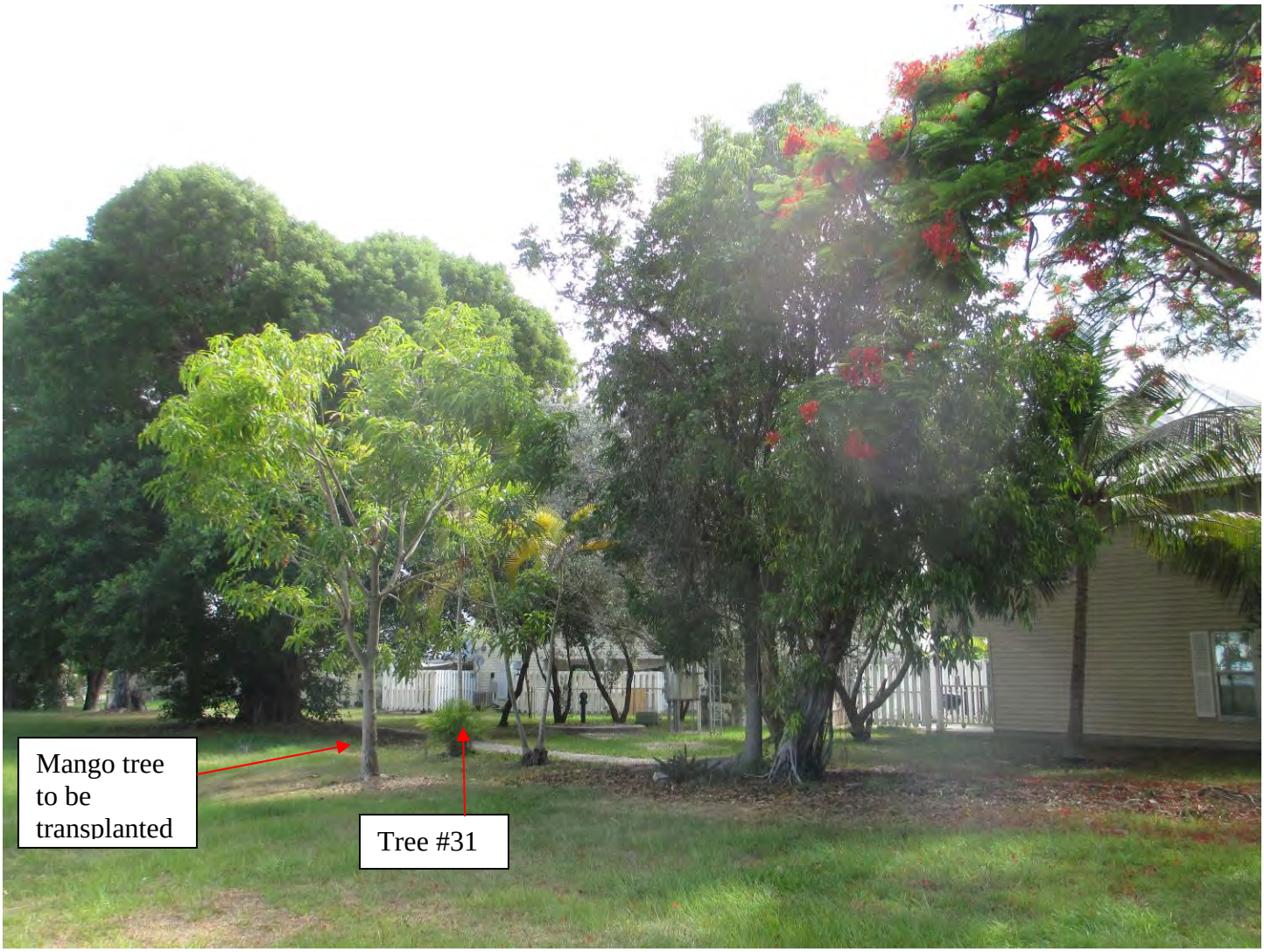
Tree #22-#26

Tree #26-#30

Value x Diameter = replacement caliper inches

Tree #15: 66% x 8” = 5.2”
Tree #16: 66% x 6” = 3.9”
Tree #17: 66% x 5” = 3.3”
Tree #18: 66% x 5” = 3.3”
Tree #19: 66% x 3” = 1.9”
Tree #20: 66% x 3” = 1.9”
Tree #22: 66% x 6” = 3.9”
Tree #23: 66% x 2” = 1.3”
Tree #24: 66% x 2” = 1.3”
Tree #25: 66% x 4” = 2.6”
Tree #26: 66% x 2” = 1.3”
Tree #27: 66% x 4” = 2.6”
Tree #28: 66% x 1” = 0.6”
Tree #29: 66% x 4” = 2.6”
Tree #30: 66% x 10” = 6.6”

(1) Alexander Palm (Ptychosperma elegans) Tree #31



Total Removal Replacements Required: 160.9 caliper inches and 1-native palm

Transplants: A total of seven trees are to be transplanted on the property.

Tree #32 (Mango) photo is above

Tree #1 (Gumbo Limbo)

Tree #3 (Royal Poinciana) and Tree #2 (Gumbo Limbo)

Tree #10 and #11 (Coconut Palms)

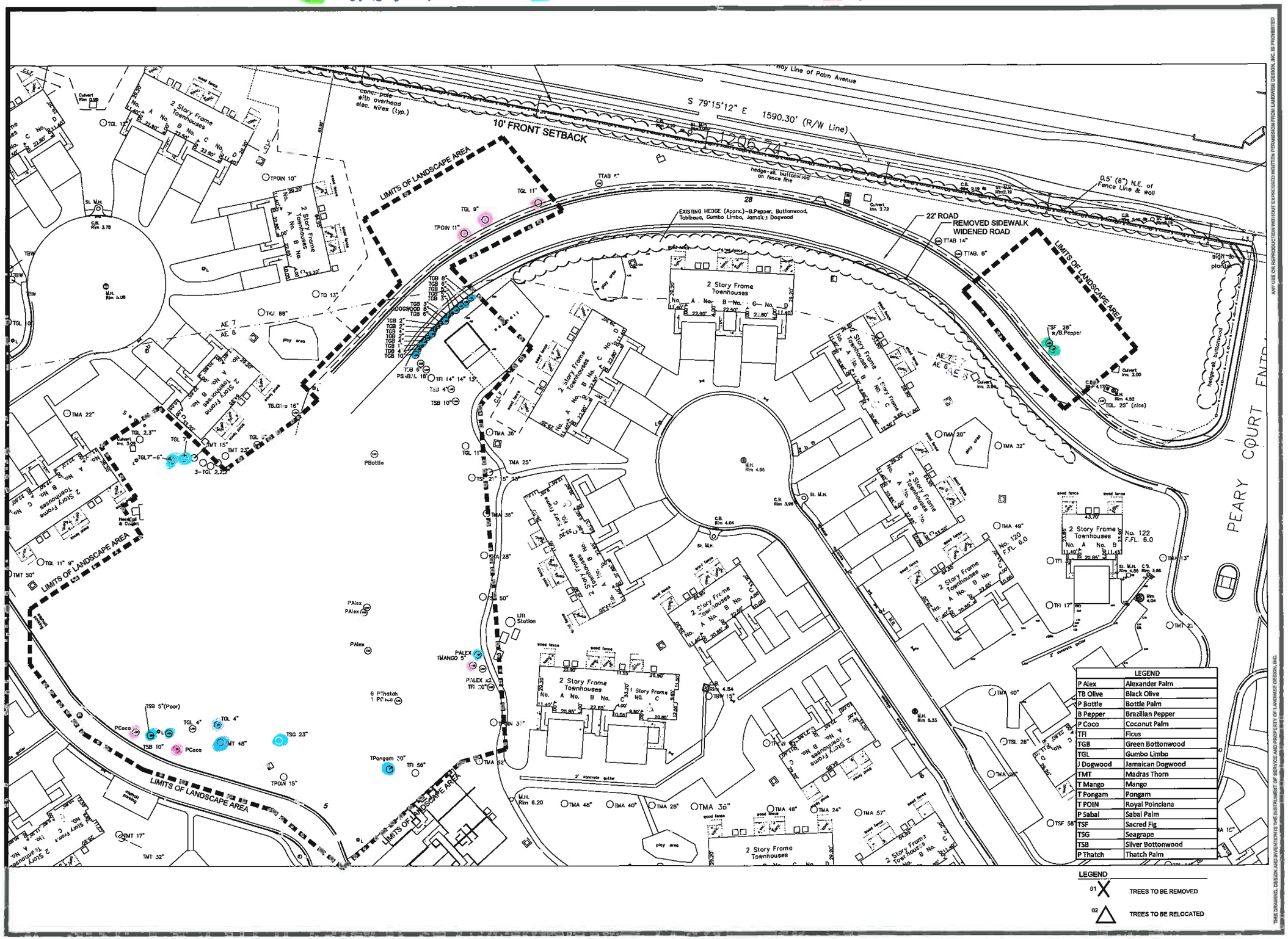
Tree #14 (Gumbo Limbo)

Landscape Plan: A total of 160.9 caliper inches of approved replacement trees and 1-native palm tree greater than 4 ft tall, is required to be incorporated into the landscape plan. It is not known at this time if the plan incorporates this requirement but the proposed plant list does incorporate numerous trees and exceeds the 70% native plant requirement.

This project is a small sub section of a larger parcel. The applicant is requesting landscape waivers for the property and sub parcel with the processing of this development plan, primarily regarding buffer and parking lot landscape requirements. Good faith has been made to incorporate plantings along the roadways and adjacent to the proposed buildings.

It has been requested that approval of the waivers be given contingent on the applicant/property owners being required to remove all of the invasive Brazilian Pepper from the entire property. Brazilian Pepper trees are currently growing within the existing landscape buffers and in a retention pond.

Remove - NPR Remove relocate



LEGEND	
P Alex	Alexander Palm
TB Olive	Black Olive
P Bottle	Bottle Palm
B Pepper	Brazilian Pepper
P Coco	Coconut Palm
TFI	Ficus
TGB	Green Bottonwood
TGL	Gumbo Limbo
J Dogwood	Jamaican Dogwood
TMT	Madras Thorn
T Mango	Mango
T Pongam	Pongam
T POIN	Royal Poinciana
P Sabal	Sabal Palm
TSF	Sacred Fig
TSG	Seagrape
TSB	Silver Bottonwood
P Thatch	Thatch Palm

PEARY COURT

KEY WEST, FLORIDA

NORTH

SCALE: 1"=30'-0"

LANDSCAPE ARCHITECT REGISTERED LANDSCAPE ARCHITECT TOM B. ROBERTS LA 0666239 STATE OF FLORIDA

LANDSCAPE PLANS

DATE: 9.22.15

REVISIONS:

No.	Date	Notes
1.		

TREE INVENTORY PLAN

SHEET NUMBER:

L-1

JOB #: 12003 DRAWN BY: LBR

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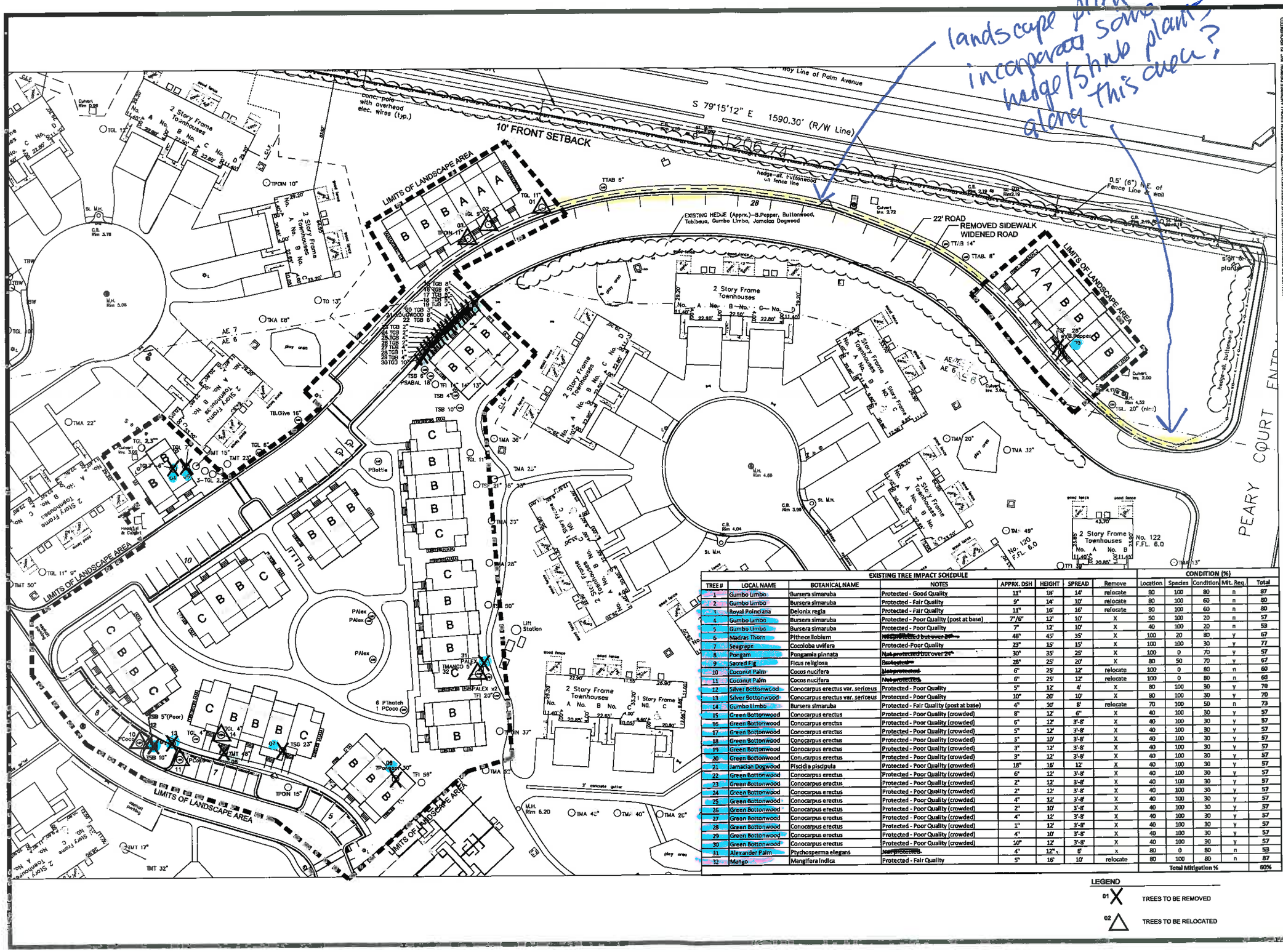
landscape plan - incorporate some hedge/shrub plants along this check?



EXISTING TREE IMPACT SCHEDULE								CONDITION (%)				
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Location	Species	Condition	Mit. Req.	Total
1	Gumbo Limbo	Bursera simaruba	Protected - Good Quality	11"	18'	14'	relocate	80	100	80	n	87
2	Gumbo Limbo	Bursera simaruba	Protected - Fair Quality	9"	14'	10'	relocate	80	100	60	n	80
3	Royal Poinciana	Delonix regia	Protected - Fair Quality	11"	16'	16'	relocate	80	100	60	n	80
4	Gumbo Limbo	Bursera simaruba	Protected - Poor Quality (post at base)	7'/6"	12'	10'	X	50	100	20	n	57
5	Gumbo Limbo	Bursera simaruba	Protected - Poor Quality	7"	12'	10'	X	40	100	20	n	53
6	Madras Thorn	Pithecellobium	~~Not protected but over 24"~~	48"	45'	35'	X	100	20	80	y	67
7	Seagrape	Cocoloba uvifera	Protected-Poor Quality	23"	15'	15'	X	100	100	30	y	77
8	Pongam	Pongamia pinnata	~~Not protected but over 24"~~	30"	35'	25'	X	100	0	70	y	57
9	Sacred Fig	Ficus religiosa	~~Exotic~~	28"	25'	20'	X	80	50	70	y	67
10	Coconut Palm	Cocos nucifera	~~Not protected~~	6"	25'	12'	relocate	100	0	80	n	60
11	Coconut Palm	Cocos nucifera	~~Not protected~~	6"	25'	12'	relocate	100	0	80	n	60
12	Silver Bottonwood	Conocarpus erectus var. sericeus	Protected - Poor Quality	5"	12'	4'	X	80	100	30	y	70
13	Silver Bottonwood	Conocarpus erectus var. sericeus	Protected - Poor Quality	10"	20'	10'	X	80	100	30	y	70
14	Gumbo Limbo	Bursera simaruba	Protected - Fair Quality (post at base)	4"	10'	8'	relocate	70	100	50	n	73
15	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	8"	12'	6"	X	40	100	30	y	57
16	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	6"	12'	3'-8'	X	40	100	30	y	57
17	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	5"	12'	3'-8'	X	40	100	30	y	57
18	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	5"	10'	3'-8'	X	40	100	30	y	57
19	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	3"	12'	3'-8'	X	40	100	30	y	57
20	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	3"	12'	3'-8'	X	40	100	30	y	57
21	Jamaican Dogwood	Piscidia piscipula	Protected - Poor Quality (crowded)	18"	16'	12'	X	40	100	30	y	57
22	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	6"	12'	3'-8'	X	40	100	30	y	57
23	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	2"	12'	3'-8'	X	40	100	30	y	57
24	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	2"	12'	3'-8'	X	40	100	30	y	57
25	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	4"	12'	3'-8'	X	40	100	30	y	57
26	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	2"	10'	3'-8'	X	40	100	30	y	57
27	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	4"	12'	3'-8'	X	40	100	30	y	57
28	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	1"	12'	3'-8'	X	40	100	30	y	57
29	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	4"	10'	3'-8'	X	40	100	30	y	57
30	Green Bottonwood	Conocarpus erectus	Protected - Poor Quality (crowded)	10"	12'	3'-8'	X	40	100	30	y	57
31	Alexander Palm	Ptychosperma elegans	~~Not protected~~	4"	12"	6'	x	80	0	80	n	53
32	Mango	Mangifera indica	Protected - Fair Quality	5"	16'	10'	relocate	80	100	80	n	87
								Total Mitigation %				60%

LEGEND

01 X TREES TO BE REMOVED

02 △ TREES TO BE RELOCATED

PEARY COURT

KEY WEST, FLORIDA

NORTH

SCALE: 1"=30'-0"

LANDSCAPE ARCHITECT LICENSE NO. LA0666 STATE OF FLORIDA

LANDSCAPE PLANS

DATE: 9.22.15

REVISIONS:

No.	Date	Notes
1.		

TREE IMPACT PLAN

SHEET NUMBER:

L-2

JOB #: 12003 DRAWN BY: LBR

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LANDWISE DESIGN

305 TAPPER WAY PAWLEYS ISLAND, SUITE 1A JACKSONVILLE FL 32246 904.240.8170

Application

Conceptual Landscape Plan

7597

City of Key West Tree Commission

Tree Permit Application

Date: 9/9/15

Please Clearly Print All Information unless indicated otherwise.

Tree Address Peary Court
Cross/Corner Street White/Palm
List Tree Name(s) and Quantity
Species Type(s) check all that apply ( ) Palm ( ) Flowering ( ) Fruit ( ) Shade ( ) Unsure
Reason(s) for Application:
( ) REMOVE ( ) Tree Health ( ) Safety ( ) Other/Explain below
( ) TRANSPLANT ( ) New Location ( ) Same Property ( ) Other/Explain below
( ) HEAVY MAINTENANCE ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction
Other/Explain
Reason for Request

Property Owner Name Peary Court Holdings LP
Property Owner eMail Address cathe200@tampabay.rr.com
Property Owner Mailing Address 150 SE 2nd Avenue, Ste 500
Property Owner Mailing City Miami **State** FL **Zip** 33131
Property Owner Phone Number (863) 607-3996
Property Owner Signature

Representative Name Lobb Roberts/Landscape Design
Representative eMail Address lroberts@landscapedesign.com
Representative Mailing Address 9828 Tapestry Circle
Representative Mailing City Jacksonville **State** FL **Zip** 32256
Representative Phone Number (904) 343-9494

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached ( )

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

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

7597

Tree Representation Authorization

Date: 9/9/05

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.

Tree Address Peary Court

Property Owner Name Peary Court Holdings LP
Property Owner eMail Address eattwell@tampabay.rr.com
Property Owner Mailing Address 150 SE 2nd Avenue, Ste 800
Property Owner Mailing City Miami **State** FL **Zip** 33131
Property Owner Phone Number (863) 662-9996
Property Owner Signature

Representative Name Ladd Roberts / Landwise Design
Representative eMail Address lroberts@landwisedesign.com
Representative Mailing Address 9822 Tapestry Circle
Representative Mailing City Jacksonville **State** FL **Zip** 32246
Representative Phone Number (904) 343-4194

I Victor Ballestas, hearby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature

The forgoing instrument was acknowledged before me on this 10th day September.

By (Print name of Affiant) Victor Ballestas who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: Michelle I Bower
Print Name: Michelle I. Bower
My Commission Expires:

Notary Public - State of Florida (seal)

MICHELLE I. BOWER
My Comm. Exp. Apr 8, 2017
No. EE 166988
NOTARY PUBLIC
STATE OF FLORIDA

Updated: 02/22/2014

Application for Waiver/Modification of Right of Way Buffer Requirement, Peary Court Affordable Housing Project

Applicant, PEARY COURT HOLDINGS, L.P., seeks waiver or modification of the right-of-way buffering requirement of *Code* §108-413 ("Requirements along street frontages"). This application is filed pursuant to *Code* § 108-517, which provides that waivers or modifications may be granted where they are not contrary to the intent of the landscaping code, literal enforcement of the landscaping code would be impracticable, and the requested waiver or modification would not violate the criteria specified in *Code* § 108-517 (b) (1-6).

Applicant has filed an application for Major Development Plan approval pursuant to Ch. 108 of the LDRs. In connection with the proposed Major Development Plan, waiver of the 40' right-of-way buffer and corresponding landscape density requirements is sought for the White St., Angela St. and Eisenhower Drive perimeters in order to utilize existing screening features that provide adequate buffering, and to enable the development to retain existing housing that would otherwise encroach into the 40' buffer contemplated in *Code* §108-413. Modification of the 40' buffer and corresponding landscape density requirements is sought with respect to the Palm Avenue perimeter because existing screening features are adequate to achieve the only applicable purpose of the street-frontage landscaping requirement.

1. The requested waiver and modification are not contrary to the intent of the landscaping code.

A. Waiver: Angela St., Eisenhower Dr. and White St. perimeters.

The portion of Peary Court that is designated as the site of the "Southard Park" affordable housing development is remote from the Eisenhower Drive and Angela St. rights-of-way, and is screened from view of properties on the opposite side of the White St. right-of-way by an existing residential housing development that features a continuous perimeter fence, internal roads, buildings, landscaping and mature trees. Because Peary Court's existing hardscape, landscaping and mature trees provide much more than a 40' buffer between the proposed Southard Park housing site and properties on White St., Angela St. and Eisenhower Dr., there is no rational nexus linking the Southard Park development to creation of a 40' landscaped buffer along those three rights-of-way.

The stated intent and applicability of the buffering requirement is to provide "screening and beautification of all *storage, parking, display or sales areas*" (LDR §108-381, "Purpose, intent and applicability"). Because no storage, display or sales areas are proposed for the Southard Park affordable housing development, the only proposed use that could fall within the intended scope of the 40' right-of-way buffer is parking within designated common parking areas. The parking areas designated for these affordable housing units are located several hundred feet from Angela St. and Eisenhower Drive, and will be entirely screened visually from adjacent properties on those streets by buildings within Peary Court. Parking areas that are screened from neighbors' view by buildings are excluded

from the landscaping requirement[1]. Likewise, the parking spaces serving the new homes to be built nearest White St. will be screened by existing Peary Court buildings located opposite adjacent homes on the W'ly side of White St. (the closest being over 200' distant from those parking spaces), as well as the Peary Court perimeter fence, landscaping, and mature trees. There is no need to create a 40' buffer where a larger buffer already exists.

B. Modification: Palm Avenue perimeter.

The only abutting or adjacent land use along the Palm Avenue right-of-way opposite Peary Court consists of military housing that will be separated from the new affordable housing units by a busy traffic artery, a sidewalk and landscaped fence on each side of the roadway, towering electric transmission poles and lines, and a swale (collectively, the "existing Palm Ave. buffer"). Moreover, as noted above, the sole purpose of the street buffering requirement that applies to the proposed development is screening parking areas from neighbors' view. On the Palm Ave. perimeter, those parking areas consist of parallel parking spaces along the side of an existing internal street. Any possible view of those parking spaces from the Trumbo housing complex across Palm Ave. would be through the Navy's landscaped fence, across two lanes of traffic and two sidewalks, through KES' massive transmission lines and poles, then through Peary Court's landscaped fence and across the Peary Court drainage swale. Even if the parking spaces could be seen through that maze, they would appear only as a

[1] "A landscape strip is required along the entire perimeter of all storage, parking, display, sales or accessory vehicular use areas except along the portion of the perimeter which is entirely screened visually from adjacent property by buildings on the property being improved." Sec. 108-450, *Code.*

minor detail of a kinetic urban street vista. Accordingly, modification or waiver of the 40' buffer along Palm Ave. should cause no "negative impact on existing or proposed abutting designated land uses."

When a development plan is submitted for review pursuant to Ch. 108 of the LDRs, the *Code* specifically provides a non-variance mechanism for "Reducing landscape and/or bufferyard requirements", "upon review of the development plan." The bufferyard provisions that Applicant seeks to reduce along the Palm Avenue street frontage are "Width of required landscaping" and the corresponding landscape density requirement. Applicant seeks to modify the Palm Ave. right-of-way buffer requirement to allow utilization of the existing Palm Ave. buffer. Authorization for reducing the bufferyard along Palm Avenue is provided by *Code* §108-352, which lists the following as "sound reasons for reducing the general requirements for bufferyard and/or landscape requirements": "(1) Credit may be given for existing native vegetation located within the bufferyard. (2) Credit may be given for existing landscape screens, walls or fences installed by abutting development." As noted above, the existing fence and tall hedge along the Palm Avenue right-of-way are of sufficient size to be entitled to such credit. Because the landscaping code expressly authorizes and provides a mechanism for reducing bufferyard and landscape requirements under the above-referenced circumstances, the requested modification is not contrary to the intent of the landscaping code.

2. <u>Literal enforcement of the landscaping code would be impracticable.</u>

It would be impracticable to apply the 40' bufferyard requirement to Peary Court, for two reasons. First, the landscape buffering strip is intended to be located inside the property "*within the building setback* as established by the land development regulations." *Code* §108-413 (a). The LDRs for HSMDR district established setbacks ranging from 5 feet (side yard setback) to 15 feet (rear yard). *Code* §122-615. Obviously, a 40' buffer could not be accommodated in a 5' or 15' setback. More importantly, many existing buildings along the Peary Court perimeter are located closer than 40' from the street, and would therefore have to be demolished to create a dense 40' buffer.

3. <u>The requested waiver or modification would not violate the criteria specified in *Code* § 108-517 (b) (1-6).</u>

(1) *Public interest; adjacent property.* For the reasons set forth above, the requested waiver or modification is consistent with the public interest because adjacent properties are well screened from the proposed development by existing buildings, vegetation and fencing.

(2) *Not discriminatory.* The waiver or modification is not discriminatory. Peary Court's existing hardscape and landscaping features will buffer the view of the new affordable housing units from abutting and adjacent properties to an extent that exceeds buffering requirements applicable to parcels in the contiguous area.

(3) *Superior alternatives.* Development of Southard Park as proposed on the development plan provides an alternative landscape solution that utilizes a combination of new and existing vegetation, fencing, and existing hardscape screening that achieves the purposes of the buffering requirement through superior design.

(4) *Protection of significant features.* The site of the proposed Southard Park development was carefully chosen to preserve significant existing environmental features, including exceptional trees, and to avoid adverse visual impacts on the historic architectural aesthetics of White and Angela Streets or the existing urban fabric. There will be no impact on the historic Navy cemetery. Most of the new units will be built on scarified land formerly occupied by commercial (bank) buildings and paved parking; the other units will be built on vacant land.

(5) *Deprivation of reasonable use.* Strict application of the buffering requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, and location. Due to the unique size and shape of the Peary Court parcel, and particularly the fact that it abuts four public streets, imposing a 40' buffer on all street perimeters of the property would be unduly burdensome and would interfere with continued residential use of long-established homesites. That harmful effect on the owner's property rights is not outweighed by a valid public purpose because, as demonstrated above, the intent of the landscaping code is met by other screening features that equal or exceed the buffering effect of a 40' perimeter buffer. The unusual conditions

involved are not the result of actions occurring after the effective date of the landscape ordinance, but are inherent in the historic configuration of Peary Court itself.

(6)*Technical impracticality.* As demonstrated in paragraph 2, above, strict application of the 40' buffering requirement would be technically impractical.

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 9100458 Parcel ID: 00006730-000200

Ownership Details

Mailing Address:
PEARY COURT HOLDINGS LP
2828 CORAL WAY STE 303
CORAL GABLES, FL 33145-3214

Property Details

PC Code: 03 - MULTI FAMILY (10 UNITS OR MORE)
Millage Group: 10KW
Affordable Housing: Yes
Section-Township-Range: 32-67-25
Property Location: 541 WHITE ST KEY WEST
Legal Description: SQRS 30 AND 43 PER WM WHITEHEAD MAP OF 1829 AND PARCEL IDENTIFIED AS UNITED STATE CANTONMENT (24.1835 AC) (A/K/A PEARY COURT) B47-183-396 G6-277/278 A4-446 RR-94 OR432-317/318 OR2334-531/618(LEASE W/CONVEYANCE) OR2648-126/133(PARTIAL TERMINATION OF LEASE) OR2648-134/154Q/C OR2648-155/181 OR2648-182/189(REST) OR2657-648/650(AMD REST)

Click Map Image to open interactive viewer

The record Owner of the Property is Peary Court Holdings, LP, a Delaware limited partnership formerly known as Peary Court Holdings, LLP, whose general partner is Peary Court Advisors, LLC, whose address is Wexford Plaza, 422 W. Putnam Ave., Greenwich CT 06830, and whose executive officers are Joseph Jacobs, President, and Arthur Amron , Vice President. Peary Court Advisors, LLC ("Advisors") is a Delaware limited liability company whose Manager is Wexford Capital LP ("Wexford "), a Delaware limited partnership authorized to do business in Florida, whose address is 411 W. Putnam Ave., Greenwich, CT 06830. The general partner of Wexford is Wex GP LLC, also known as Wexford GP LLC , whose address is 411 W. Putnam Ave., Greenwich, CT 06830, and whose executive officers are the same as Advisors. Peary Court Holdings, LP is registered with the Florida Secretary of State as a foreign limited partnership doing business in Florida. The limited partners of Peary Court Holdings, LP are as follows:

Peary Court Fund Holdings L.P. and 13th Floor Sponsor, LLC; the address of both is 4949 SW 7th Ave., Miami, FL 33155, and their manager is Arnaud Karsenti..

White St Partners, LLC, a Florida limited liability company whose address is 150 SE 2d Ave., Suite 800, Miami, FL 33131, and whose managing members are Ironwood VG LLC, a Florida limited liability company (Everett M. Atwell, Jr. and Denise Atwell, Managers) and Integra Real Estate, LLC, a Florida limited liability company (Paulo de Melo and Nelson Stabile, Managers. Victor M. Ballestas is also a principal of White St Partners.

Wexford Spectrum Fund, L.P., whose address is Wexford Plaza, 422 W. Putnam Ave., Greenwich Conn. 06830, and whose executive officers are Joseph Jacobs, President, and Arthur Amron, Vice President.

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, Arthur Amron, as Vice Pres. and Ass't Secretary of Peary Court Advisors LLC, the as
Please Print Name of person with authority to execute documents on behalf of entity

General Partner of Peary Court Holdings LP
Name of office (President, Managing Member) *Name of owner from deed*

authorize Critical Concern Consultants (James Hendrick, Donna Bosold)
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 27th day of July 2015
Date

by Arthur Amron
Name of person with authority to execute documents on behalf on entity owner

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

Notary's Signature and Seal

JACQUELYN M. WERNER
Notary Public, State of Connecticut
My Commission Expires June 30, 2020

Name of Acknowledger typed, printed or stamped

Commission Number, if any

PEARY COURT HOLDINGS LP

The undersigned, Peary Court Advisors LLC, in its capacity as the general partner (the "***General Partner***") of Peary Court Holdings LP (the ***"Partnership"***), a Delaware limited partnership, does hereby adopt the following preambles and resolutions, all in accordance with the Delaware Revised Uniform Limited Partnership Act:

WHEREAS, pursuant to Section 4.3(a) the General Partner may delegate authority and duties to particular individuals as it deems appropriate; and

WHEREAS, the General Partner believes it would be in the best interest of the Partnership to appoint James Hendrick and Donna Bosold of Critical Concern Consultants as authorized person to execute and file development applications and/or planning applications with the City of Key West, Florida by the General Partner for and on behalf of the Partnership ("***Limited Authority***"); and

WHEREAS, the Authorized Person's authority shall not exceed the Limited Authority.

NOW THEREFORE BE IT

RESOLVED, effective as of July 27, 2015 and pursuant to Section 4.3(a), the General Partner does hereby appoints James Hendrick and Donna Bosold of Critical Concern Consultants as authorized person ("***Authorized Persons***") to execute and file development applications and/or planning applications with the City of Key West, Florida by the General Partner for and on behalf of the Partnership ("***Limited Authority***");

RESOLVED, that the Authorized Persons or any officer of the General Partner be, and each hereby is, authorized to take such action from time to time on behalf of the Partnership or on behalf of the General Partner as he/she may deem necessary, advisable or proper in order to carry out and perform the obligations of the Partnership, and executed and delivered any documents or certificate within the scope of their Limited Authority by the General Partner for and on behalf of the Partnership; and it is further

RESOLVED, that any and all action taken by the Authorized Person or any officer of the General Partner prior to the date hereof on behalf of the Partnership and in furtherance of the transactions contemplated by the foregoing resolutions are in all respects ratified, confirmed, and approved by the General Partner as the acts and deeds of the Partnership, and shall be conclusively deemed

to be such acts and deeds for all purposes.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this written consent as of the 24th day of June 2013.

GENERAL PARTNER

PEARY COURT ADVISORS LLC
a Delaware limited liability company

By: _____
Name: Arthur Amron
Titles: Vice President and Assistant Secretary

Prepared by : J. Werner
Reviewed by: Phil Braunstein

Document Number: 308755 Version: 1