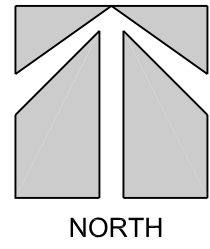


ALL TREES TO REMAIN WITHIN THE LIMITS OF LANDSCAPE AREA AND 15' ADJACENT SHALL BE PROTECTED WITH TREE PROTECTION FENCING PER DETAIL ON SHEET L-5 FOR THE DURATION OF CONSTRUCTION.

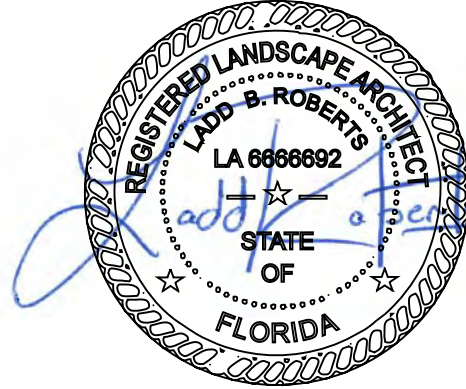
LEGEND	
P Alex	Alexander Palm
TB Olive	Black Olive
P Bottle	Bottle Palm
B Pepper	Brazilian Pepper
P Coco	Coconut Palm
TFI	Ficus
TGB	Green Bottomwood
TGL	Gumbo Limbo
J Dogwood	Jamaican Dogwood
TMT	Madras Thorn
T Mango	Mango
T Pongam	Pongam
T POIN	Royal Poinciana
P Sabal	Sabal Palm
TSF	Sacred Fig
TSG	Seagrape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

LEGEND	
01 X	TREES TO BE REMOVED
02 Δ	TREES TO BE RELOCATED

PEARY COURT
KEY WEST, FLORIDA



SCALE: 1" = 30'-0"



LANDSCAPE PLANS

DATE: 10.27.15

REVISIONS:		
No.	Date	Notes
1.		

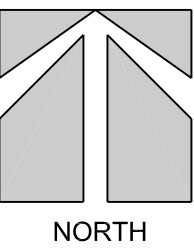
TREE
INVENTORY PLAN

SHEET NUMBER:

L-1

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SCALE: 1" = 30'-0"



LANDSCAPE PLANS

DATE: 10.27.15

REVISIONS:

No.	Date	Notes
1.		

TREE
IMPACT PLAN

SHEET NUMBER:

L-2

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EXISTING TREE IMPACT SCHEDULE								
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	OBSERVATION	APPR. DSH	HEIGHT	SPREAD	Remove
1	Gumbo Limbo	Bursera simaruba	Protected	Good Quality	11"	18'	14'	relocate
2	Gumbo Limbo	Bursera simaruba	Protected	Fair Quality	9"	14'	10'	relocate
3	Royal Poinciana	Delonix regia	Protected	Fair Quality	11"	16'	16'	relocate
4	Gumbo Limbo	Bursera simaruba	Protected	Poor Quality - Wood post at base	7"/6"	12'	10'	X
5	Gumbo Limbo	Bursera simaruba	Protected	Fair Quality	7"	12'	10'	X
6	Madras Thorn	Pithecellobium	Regulated over 4"		48"	45'	35'	X
7	Seagrape	Cocoloba uvifera	Protected	Poor Quality	23"	15'	15'	X
8	Pongam	Pongamia pinnata	Regulated over 4"		30"	35'	25'	X
9	Sacred Fig	Ficus religiosa	Regulated over 24"		28"	25'	20'	X
10	Coconut Palm	Cocos nucifera	Protected	Good Quality	6"	25'	12'	relocate
11	Coconut Palm	Cocos nucifera	Protected	Good Quality	6"	25'	12'	relocate
12	Silver Bottomwood	Conocarpus erectus var. sericeus	Protected	Fair-Poor Quality	5"	12'	4'	X
13	Silver Bottomwood	Conocarpus erectus var. sericeus	Protected	Fair-Poor Quality	10"	20'	10'	X
14	Gumbo Limbo	Bursera simaruba	Protected	Fair Quality - Wood post at base	4"	10'	8'	relocate
15	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	8"	12'	6'	X
16	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	6"	12'	3'-8"	X
17	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	5"	12'	3'-8"	X
18	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	5"	10'	3'-8"	X
19	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	3"	12'	3'-8"	X
20	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	3"	12'	3'-8"	X
21	Jamaican Dogwood	Piscidia piscipula	Protected		18"	16'	12'	X
22	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	6"	12'	3'-8"	X
23	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	2"	12'	3'-8"	X
24	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	2"	12'	3'-8"	X
25	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	4"	12'	3'-8"	X
26	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	2"	10'	3'-8"	X
27	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	4"	12'	3'-8"	X
28	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	1"	12'	3'-8"	X
29	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	4"	10'	3'-8"	X
30	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	10"	12'	3'-8"	X
31	Alexander Palm	Ptychosperma elegans	Regulated over 10' tall		4"	12"	6'	X
32	Mango	Mangifera indica	Protected	Good-Fair Quality	5"	16'	10'	relocate

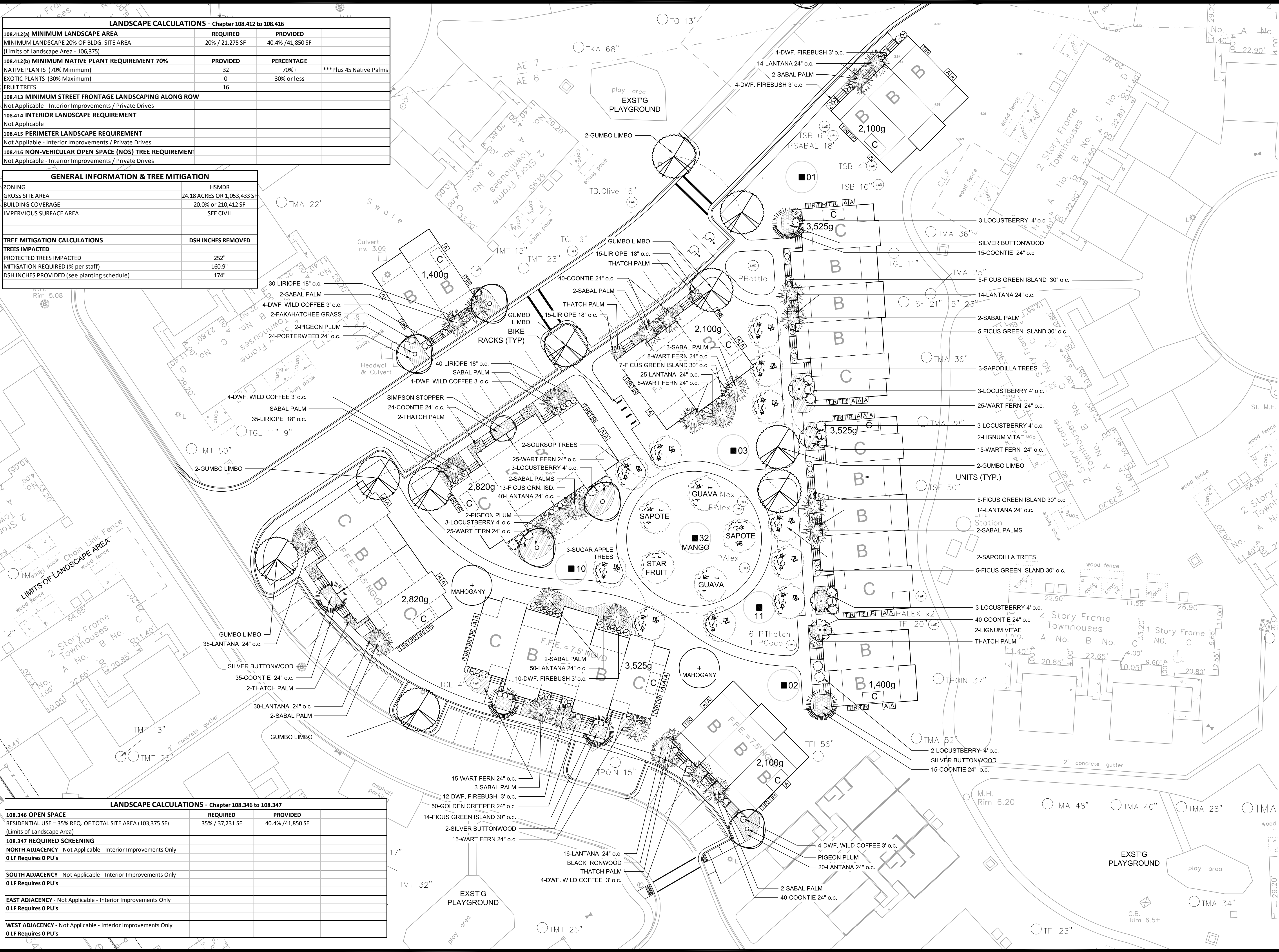
LEGEND

- 01 X TREES TO BE REMOVED
02 Δ TREES TO BE RELOCATED

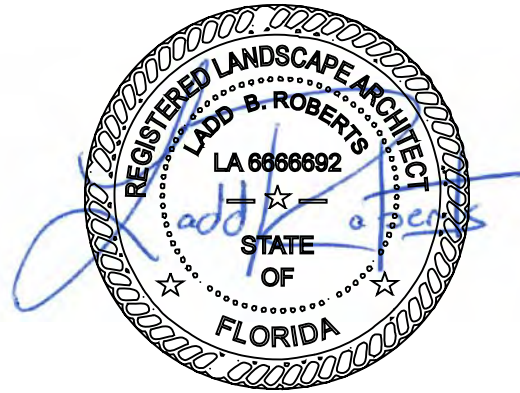
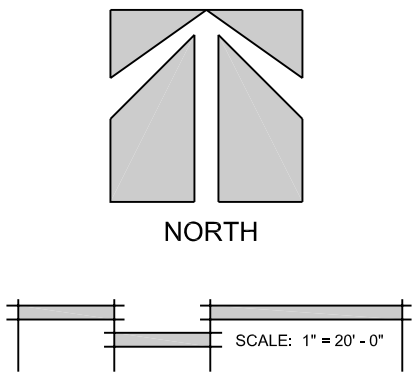
LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA (Limits of Landscape Area - 106,375)	20% / 21,275 SF	40.4% / 41,850 SF	
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE	
NATIVE PLANTS (70% Minimum)	32	70%+	***Plus 45 Native Palms
EXOTIC PLANTS (30% Maximum)	0	30% or less	
FRUIT TREES	16		
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 Applicable - Interior Improvements / Private Drives			
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT			
Not Applicable - Interior Improvements / Private Drives			

GENERAL INFORMATION & TREE MITIGATION	
ZONING	HSMR
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	252"
MITIGATION REQUIRED (% per staff)	160.9"
DSH INCHES PROVIDED (see planting schedule)	174"

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) (Limits of Landscape Area)	35% / 37,231 SF	40.4% / 41,850 SF
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		



PEARY COURT
KEY WEST, FLORIDA



LANDSCAPE PLANS

DATE: 10.27.15

REVISIONS:		
No.	Date	Notes
1.		

LANDSCAPE PLAN

SHEET NUMBER:

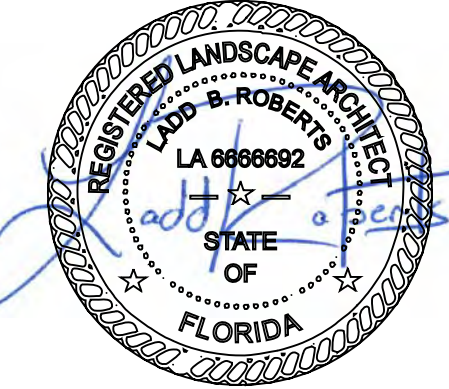
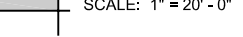
L-3

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KEY WEST, FLORIDA



LANDSCAPE PLANS

DATE: 10.27.15

REVISIONS:

[illegible]

LANDSCAPE PLAN

SHEET NUMBER:

L-4

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LANDWISE
DESIGN

9622 TAPESTRY PARK CIRCLE, SUITE 201, JACKSONVILLE, FL 32246 904.343.4194

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.

ALL SHADE TREES TO BE 4' MIN. FROM ALL SIDEWALKS, CURBS OR HARD SURFACES.

CONTRACTOR RESPONSIBLE TO PROVIDE ON SITE TOTAL CALIPER INCHES SHOWN ON PLANTING SCHEDULE.

CONTRACTOR TO VERIFY ALL PLANT QUANTITIES AND SQUARE FOOTAGES.

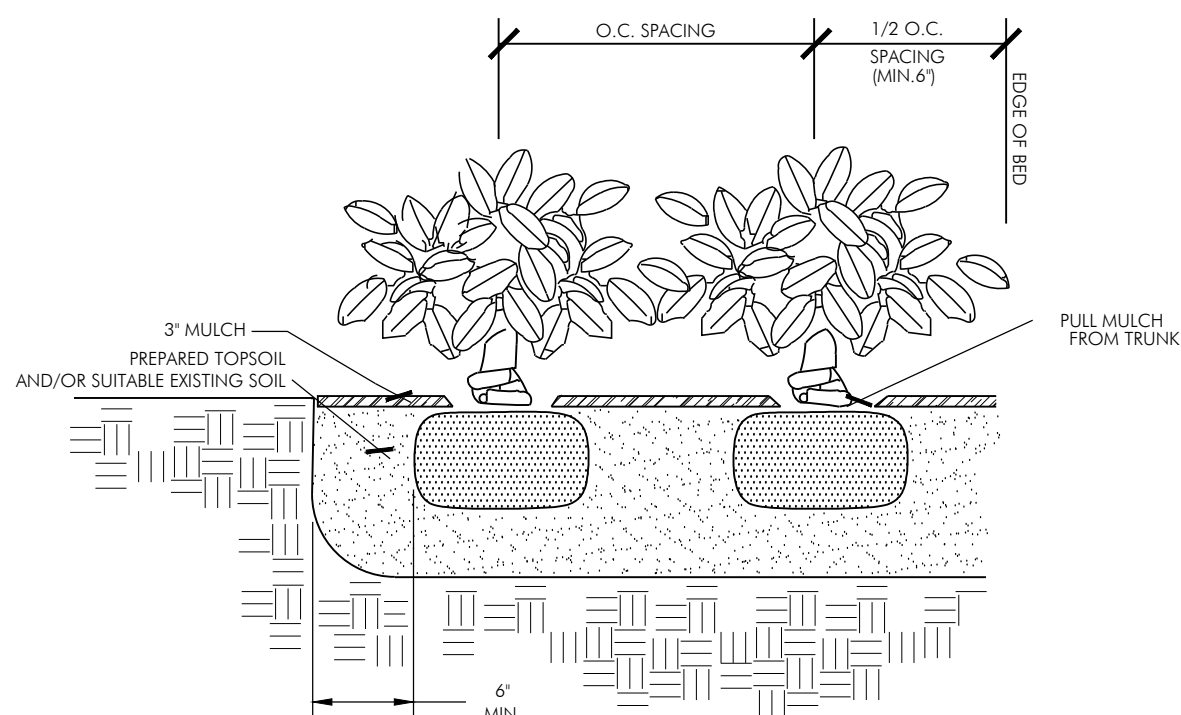
CONTRACTOR RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE APPROVAL LETTER RELEASES LANDSCAPE TO OWNERS.

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.

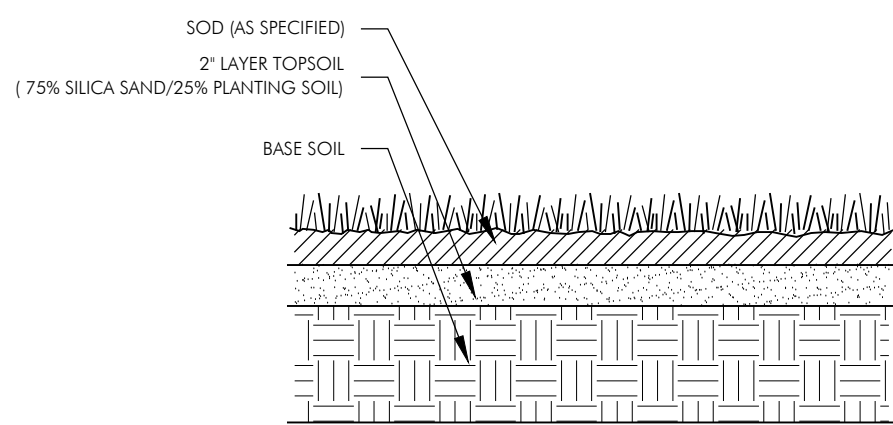
ALL TREES TO REMAIN WITHIN THE LIMITS OF LANDSCAPE AREA DURING CONSTRUCTION SHALL BE PROVIDED WITH A PROTECTION BARRIER COMPLIANT WITH SECTION 110-366, CITY OF KEY WEST CODE.

ALL BRAZILIAN PEPPER TREES / PLANTS SHALL BE REMOVED AND DESTROYED WITHIN THE PEARY COURT PROPERTY.



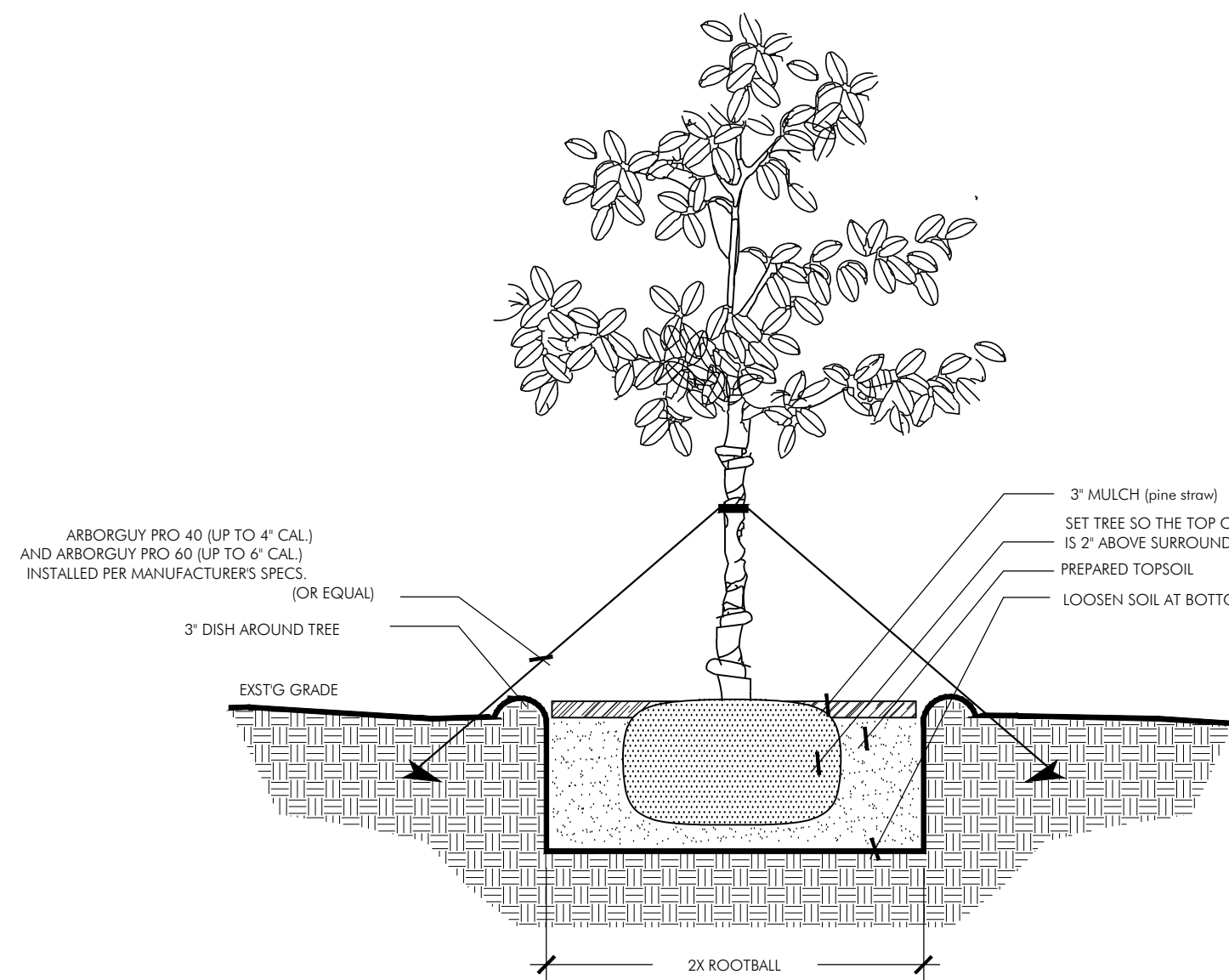
SHRUB PLANTING DETAIL

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.



SODDING DETAIL

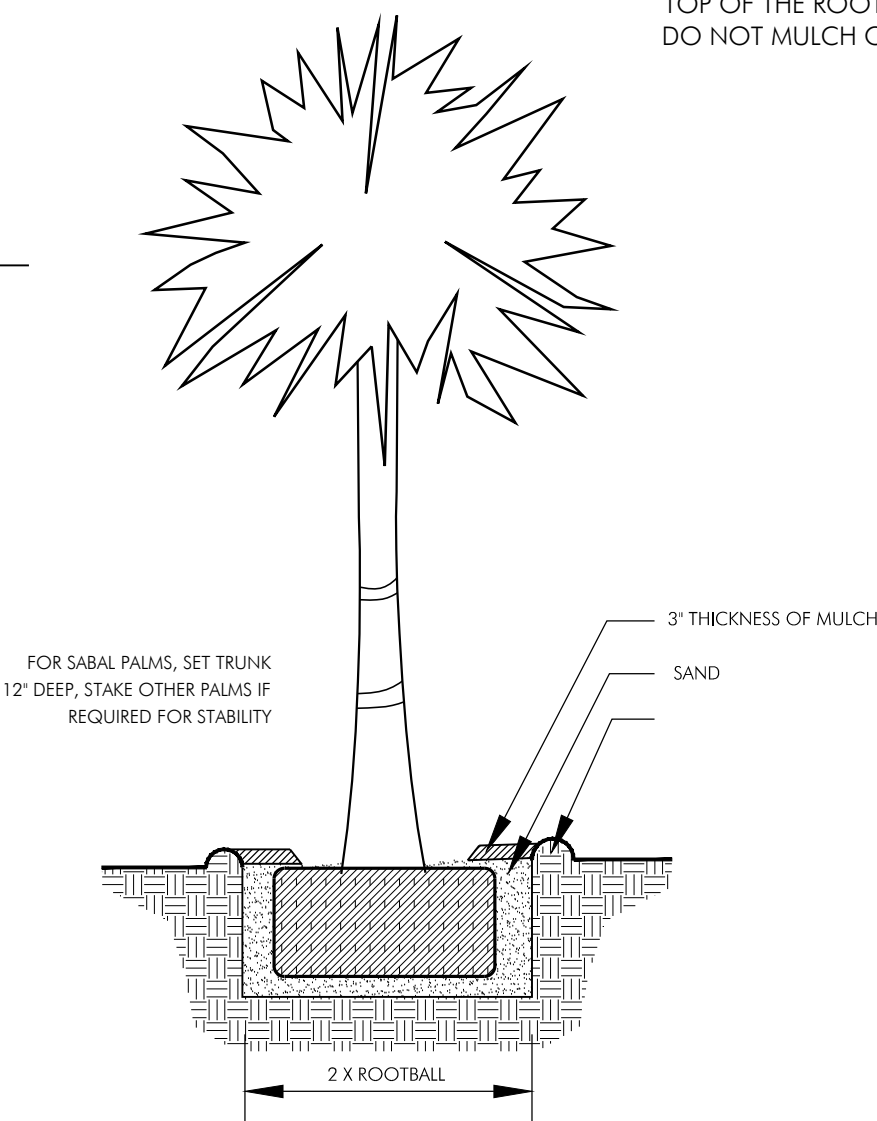
ALL AREAS TO BE SODDED TO RECEIVE 2\"/>



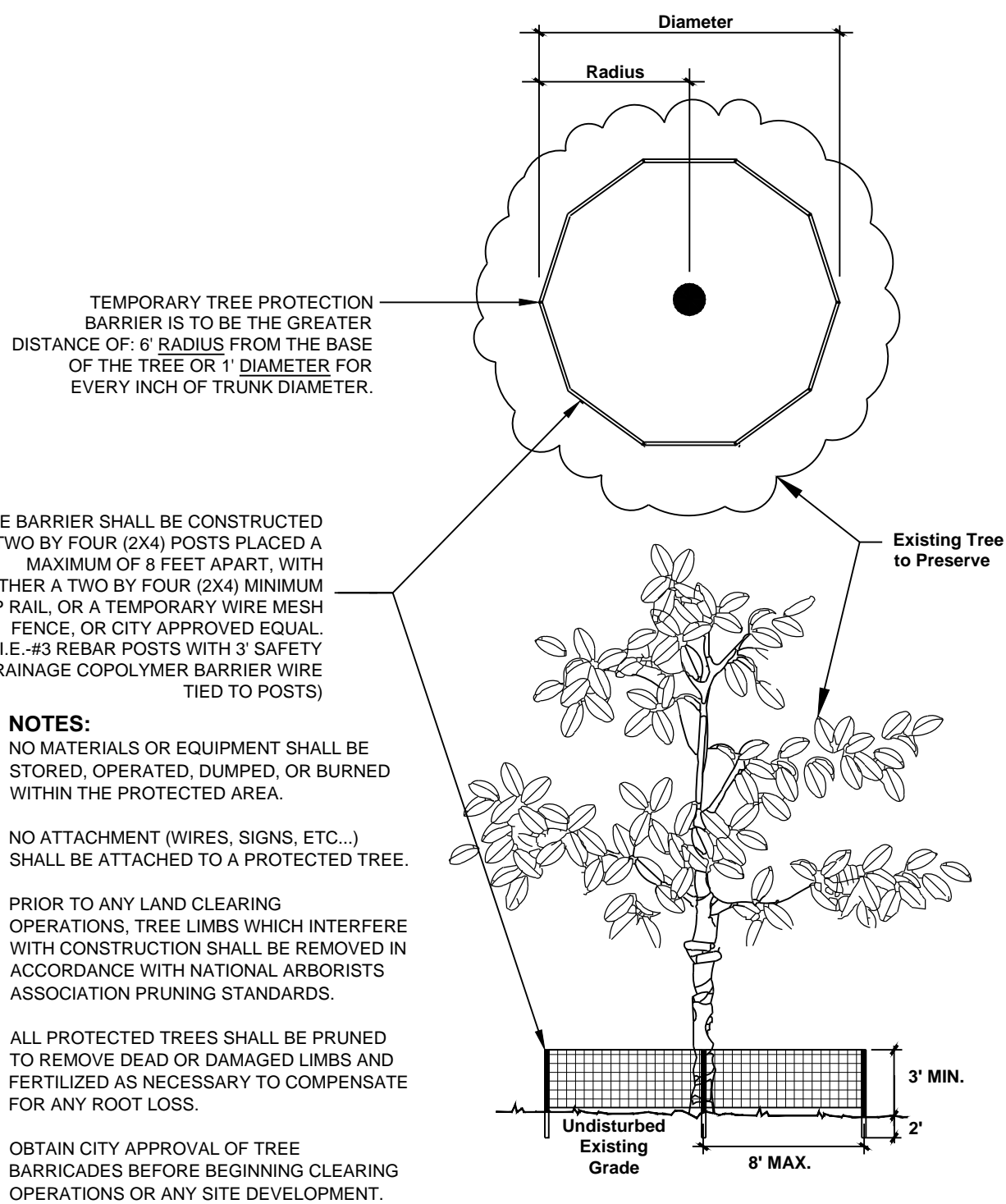
TREE PLANTING DETAIL

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\"/>



PALM PLANTING DETAIL



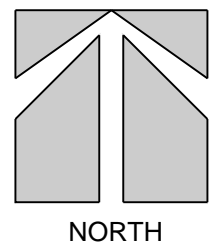
TREE PROTECTION BARRIER DETAIL

NO SCALE

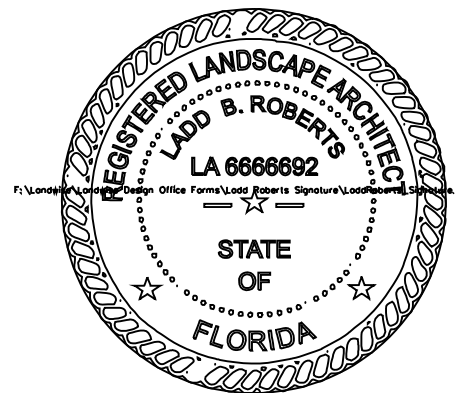
Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MITIGATION INCHES	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS							SHRUBS					
34	SABAL PALM	Sabal palmetto	12'-18 cfr. trnk.		FL #1	NATIVE	40	DWF. WILD COFFEE	Psychotria ligustrifolia	3 gal., 24" -36" hgt./sprd.	FL #1	NATIVE
11	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.		FL #1	NATIVE	49	FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal. 14"-18" sprd/hgt.	FL #1	
TREES							52	LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
CANOPY							77	JAMAICAN CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE
2	MAHOGANY	Sweetenia mahoganii	4" cal., 12-14' o.h.	8"	FL #1	NATIVE	30	DWF. FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE
8	PIGEON PLUM	Coccoloba diversifolia	4" cal., 12-14' o.h	32"	FL #1	NATIVE	5	FAKAHATCHEE GRASS	Tripsacum dactyloides	7 gal., full	FL #1	NATIVE
10	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	40"	FL #1	NATIVE						
UNDERSTORY							GROUNDCOVER (3,900 SF)					
4	LIGNUM VITAE	Guaiacum sanctum	2" cal. 8'-10' o.h.	16"	FL #1	NATIVE	135	LIRIOPE	Liriope muscari 'super blue'	1 gal., full	FL #1	NATIVE
2	SIMPSON STOPPER	Myrianthes fragrans	3" cal. 10'-12' o.h.	12"	FL #1	NATIVE	136	WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE
1	BLACK IRONWOOD	Krugiodendron ferreum	3" cal. 10'-12' o.h.	3"	FL #1	NATIVE	78	GOLDEN CREEPER	Ernodea littoralis	1 gal., full	FL #1	NATIVE
5	SILVER BUTTONWOOD	Conocarpus erectus 'sericeus'	3" cal. 10'-12' o.h.	15"	FL #1	NATIVE	106	PORTERWEED	Ernodea littoralis	1 gal., full	FL #1	NATIVE
							209	COONTIE	Zamia pumila	7 gal., full	FL #1	NATIVE
							292	LANTANA	Lantana depressa	3 gal., full	FL #1	NATIVE
FRUIT TREES												
6	SAPODILLA	Manilkara zapota	3" cal. 10'-12" o.h.	18"	FL #1	HERITAGE	BAHIA SOD (to replace damage existing bahia sod during construction)					
2	SOURSOP	Annona muricata	3" cal. 10'-12" o.h.	6"	FL #1	NATIVE						
3	SUGAR APPLE	Annona squamosal	3" cal. 10'-12" o.h.	9"	FL #1	NATIVE						
2	SAPOTE	Pouteria sapota 'mamey'	3" cal. 10'-12" o.h.	6"	FL #1	NATIVE						
2	GUAVA	Psidium guajava	3" cal. 10'-12" o.h.	6"	FL #1	NATIVE						
1	STAR FRUIT	Averrhoa carambola	3" cal. 10'-12" o.h.	3"	FL #1	NATIVE						
				TOTAL MITIGATION INCHES	174"							

PEARY COURT
KEY WEST, FLORIDA



SCALE: 1" = 30' - 0"



LANDSCAPE PLANS

DATE: 10.27.15

REVISIONS:

No.	Date	Notes
1.		

SCHEDULE & DETAILS

SHEET NUMBER:

L-5

JOB #: 12003 DRAWN BY: LBR

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STAFF REPORT

DATE: October 28, 2015

RE: **541 White Street-Peary Court
(permit application # T15-7623)**

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

An application was received for Final Landscape Plan Approval with Tree Removal. A staff report was created on October 1, 2015 regarding the removal and transplantation of trees in relation to the development of housing. The report is attached.

The Tree Commission gave Conceptual Approval for the landscape plan on October 13, 2015. The Planning Board approved the project on October 15, 2015. The project is currently being reviewed by HARC.

The Final Landscape Plan submitted does incorporate all the required tree removal replacements and is over 70% native vegetation. The plans also include a statement that all Brazilian Pepper plants will be removed from the entire Peary Court property.

Recommendation: Recommend approval of the Final Landscape Plan With Tree Removal at 541 White Street-Peary Court to include the replacement of 160.9 caliper inches of native dicot and/or fruit trees from the approved list, FL#1, and 1-native palm tree to be planted onsite with the requirement that all Brazilian Pepper trees on the entire site will be removed and eradicated.

STAFF REPORT

DATE: October 1, 2015

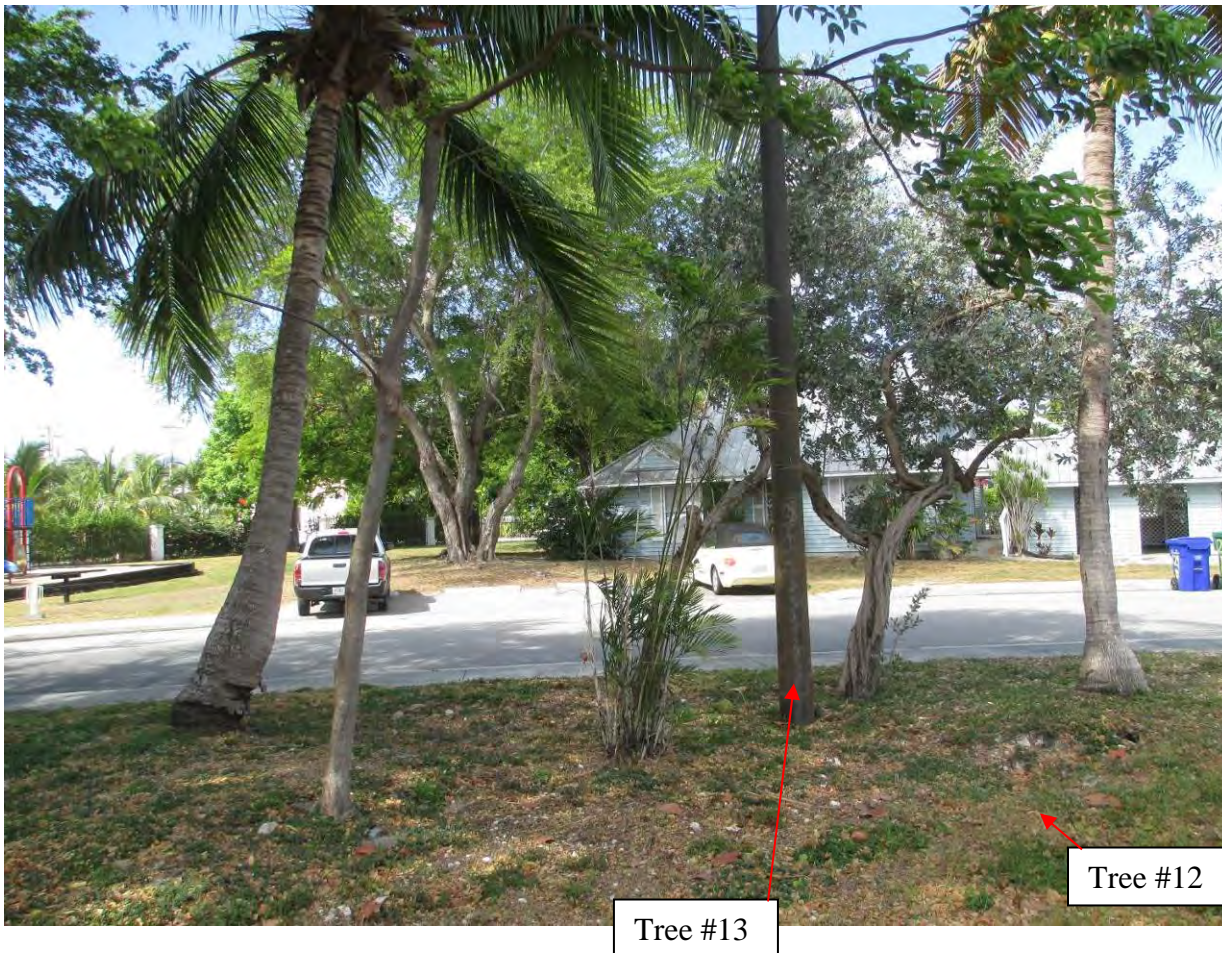
RE: **541 White Street-Peary Court**

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, 2015.

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:





Sacred Fig
to remain

Pongam

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)



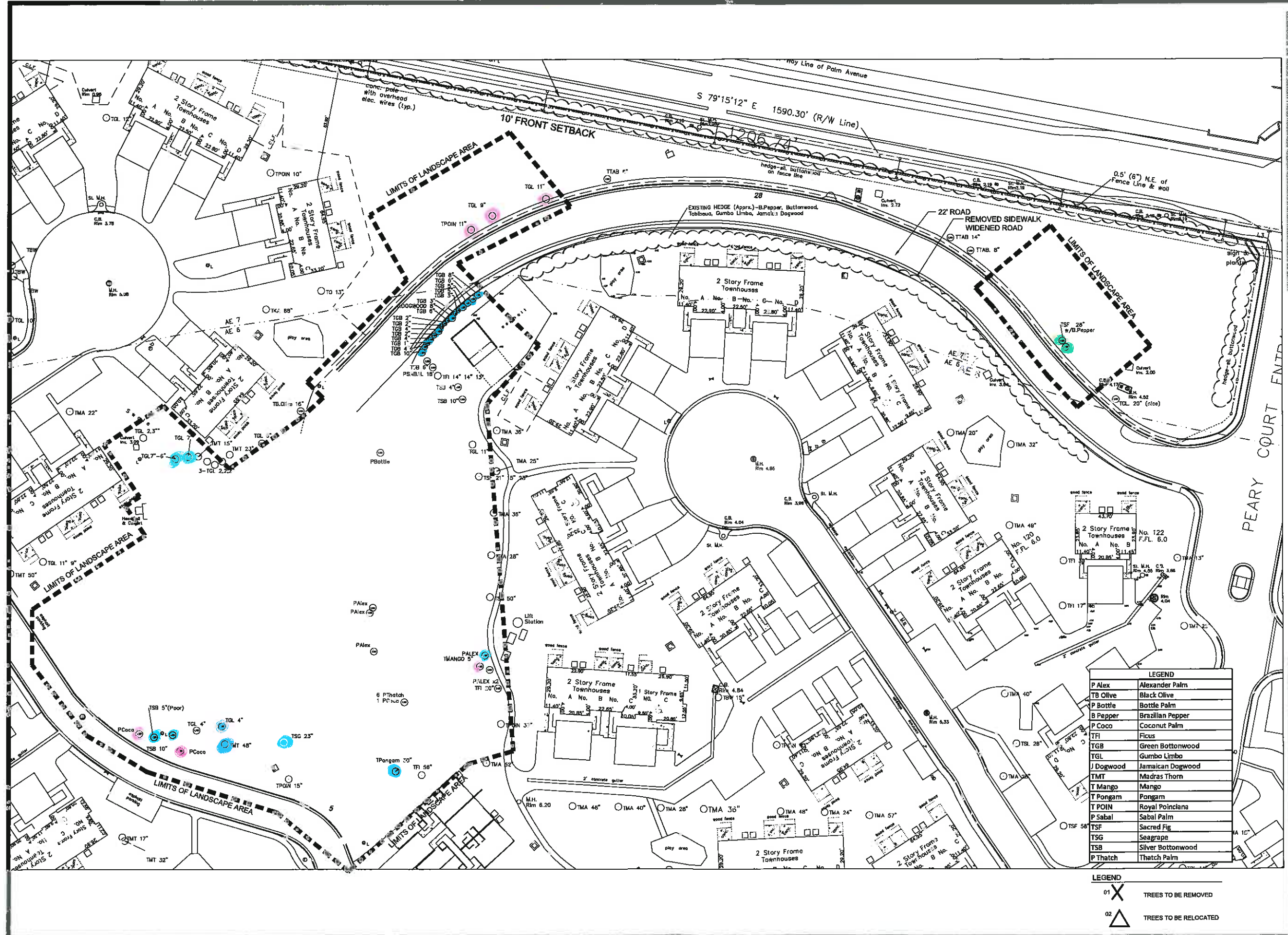
Tree #14 (Gumbo Limbo)

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.

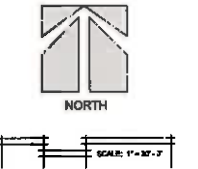
This project is a small sub section of a larger parcel. The applicant is requesting landscape waivers for the property and sub parcel with the processing of this development plan, primarily regarding buffer and parking lot landscape requirements. Good faith has been made to incorporate plantings along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



PEARY COURT
KEY WEST, FLORIDA



LANDSCAPE PLANS

DATE: 9.22.15

REVISIONS:		
No.	Date	Notes
1.		

TREE INVENTORY PLAN

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 Bottomwood
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 Bottomwood
P Thatch	Thatch Palm

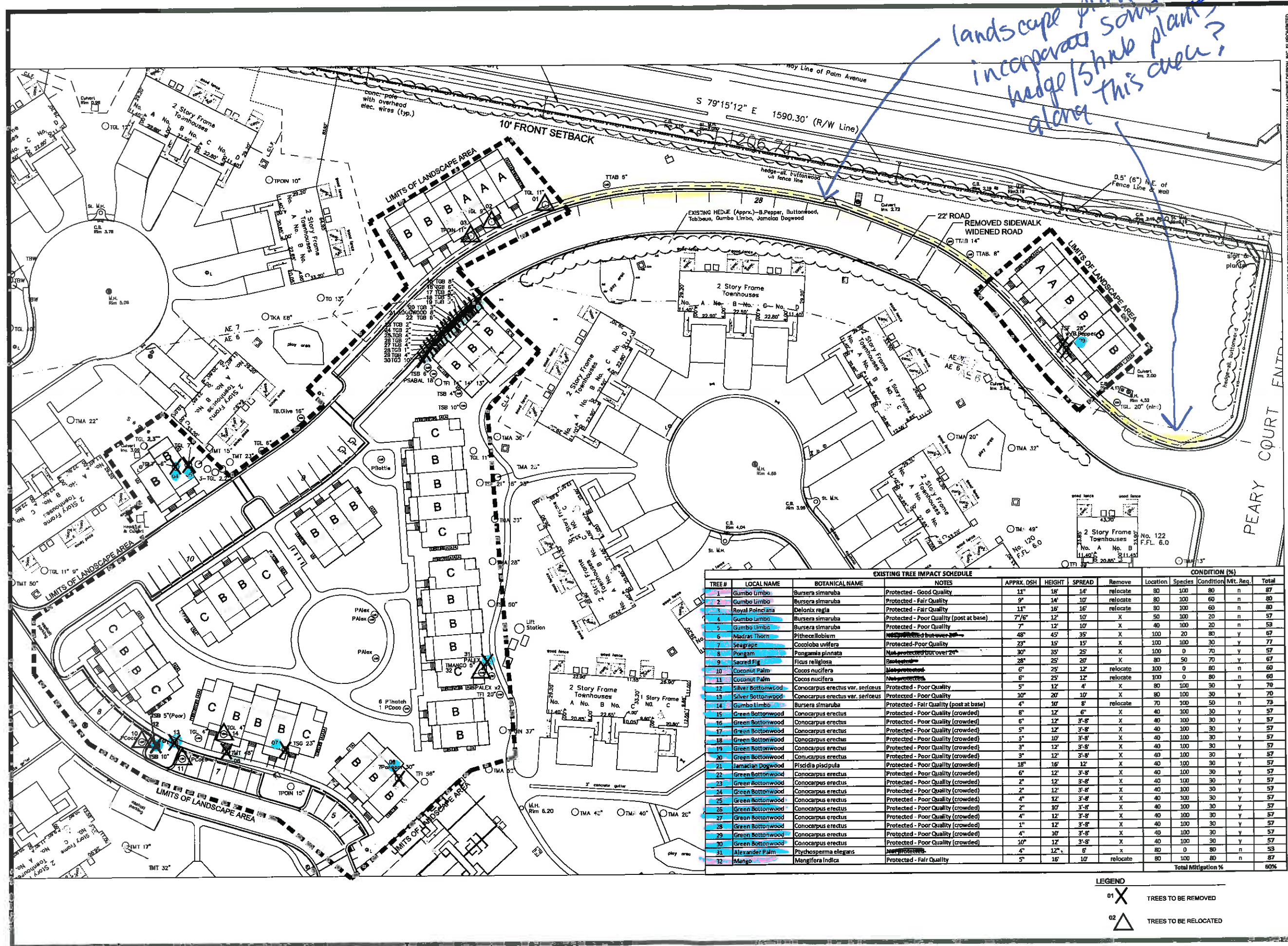
LEGEND	
01 X	TREES TO BE REMOVED
02 Δ	TREES TO BE RELOCATED

SHEET NUMBER:

L-1

JOB #: 12003 DRAWN BY: LBR
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PEARY COURT
KEY WEST, 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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EXISTING TREE IMPACT SCHEDULE										CONDITION (%)			
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Location	Species	Condition	Mt. 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	58	
6	Madras Thorn	Pithecellobium	Not protected but over 24"	48"	45'	35'	X	100	20	80	y	67	
7	Seagrape	Coccoloba 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	Not protected	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 Bottomwood	Conocarpus erectus var. sericeus	Protected - Poor Quality	5"	12'	4'	X	80	100	30	y	70	
13	Silver Bottomwood	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 Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	8"	12'	6"	X	40	100	30	y	57	
16	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	6"	12'	3'-8"	X	40	100	30	y	57	
17	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	5"	12'	3'-8"	X	40	100	30	y	57	
18	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	5"	10'	3'-8"	X	40	100	30	y	57	
19	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	3"	12'	3'-8"	X	40	100	30	y	57	
20	Green Bottomwood	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 Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	6"	12'	3'-8"	X	40	100	30	y	57	
23	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	2"	12'	3'-8"	X	40	100	30	y	57	
24	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	2"	12'	3'-8"	X	40	100	30	y	57	
25	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	4"	12'	3'-8"	X	40	100	30	y	57	
26	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	2"	10'	3'-8"	X	40	100	30	y	57	
27	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	4"	12'	3'-8"	X	40	100	30	y	57	
28	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	1"	12'	3'-8"	X	40	100	30	y	57	
29	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	4"	10'	3'-8"	X	40	100	30	y	57	
30	Green Bottomwood	Conocarpus erectus	Protected - Poor Quality (crowded)	10"	12'	3'-8"	X	40	100	30	y	57	
31	Alexander Palm	Pythosperma 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 Δ TREES TO BE RELOCATED

Application



7623

Tree Permit Application

Date: 10.13.15

Please Clearly Print All Information unless indicated otherwise.

Tree Address Peary Court (Peary Court)
Cross/Corner Street White / Palm (White St / Palm Ave)
List Tree Name(s) and Quantity (see plans provided)
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 The development of 48 affordable units, comprised of 12 buildings within the approximate area of the previously existing credit union complex will necessitate the displacement of some existing trees.
Reason for Request (see plans for further details)
Property Owner Name Peary Court Holdings LP
Property Owner eMail Address eatwell@tampabay.rr.com
Property Owner Mailing Address 150 SE 2nd Avenue, #600
Property Owner Mailing City Miami **State** FL **Zip** 33131
Property Owner Phone Number (863) 607-9896
Property Owner Signature [Signature]
Representative Name Ladd Roberts / Landroire Design
Representative eMail Address lroberts@landroiredesign.com
Representative Mailing Address 9322 Tapestry Circle
Representative Mailing City Jacksonville **State** FL **Zip** 32246
Representative Phone Number (904) 343-9194

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.



7623

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

Perry Court

Property Owner Name

Perry Court Holdings LP

Property Owner eMail Address

artwell@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) 607-9496

Property Owner Signature

Representative Name

Ladd Roberts/Landwise Design

Representative eMail Address

lroberts@landwise-design.com

Representative Mailing Address

9822 Tapestry Circle

Representative Mailing City

Jacksonville

State FL

Zip 32246

Representative Phone Number

(904) 343-4194

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

Property Owner Signature

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

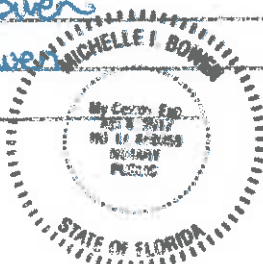
By (Print name of Affiant) Victor Ballester who is personally known to me or has produced as identification and who did take an oath.

NOTARY PUBLICSign Name: Michelle I. Bowen

Notary Public - State of Florida (seal)

Print Name: Michelle I. Bowen

My Commission Expires:



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]
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.

[Signature]
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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

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- 32-67-25
Range:
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]
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.

[Signature]
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