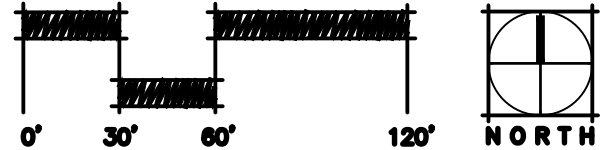


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01.06.17	PER CITY COMMENTS
DATE	REVISIONS
12.30.16	

L0.00

SITE PLAN

OCEAN WALK

KEY WEST, FL

Littlejohn

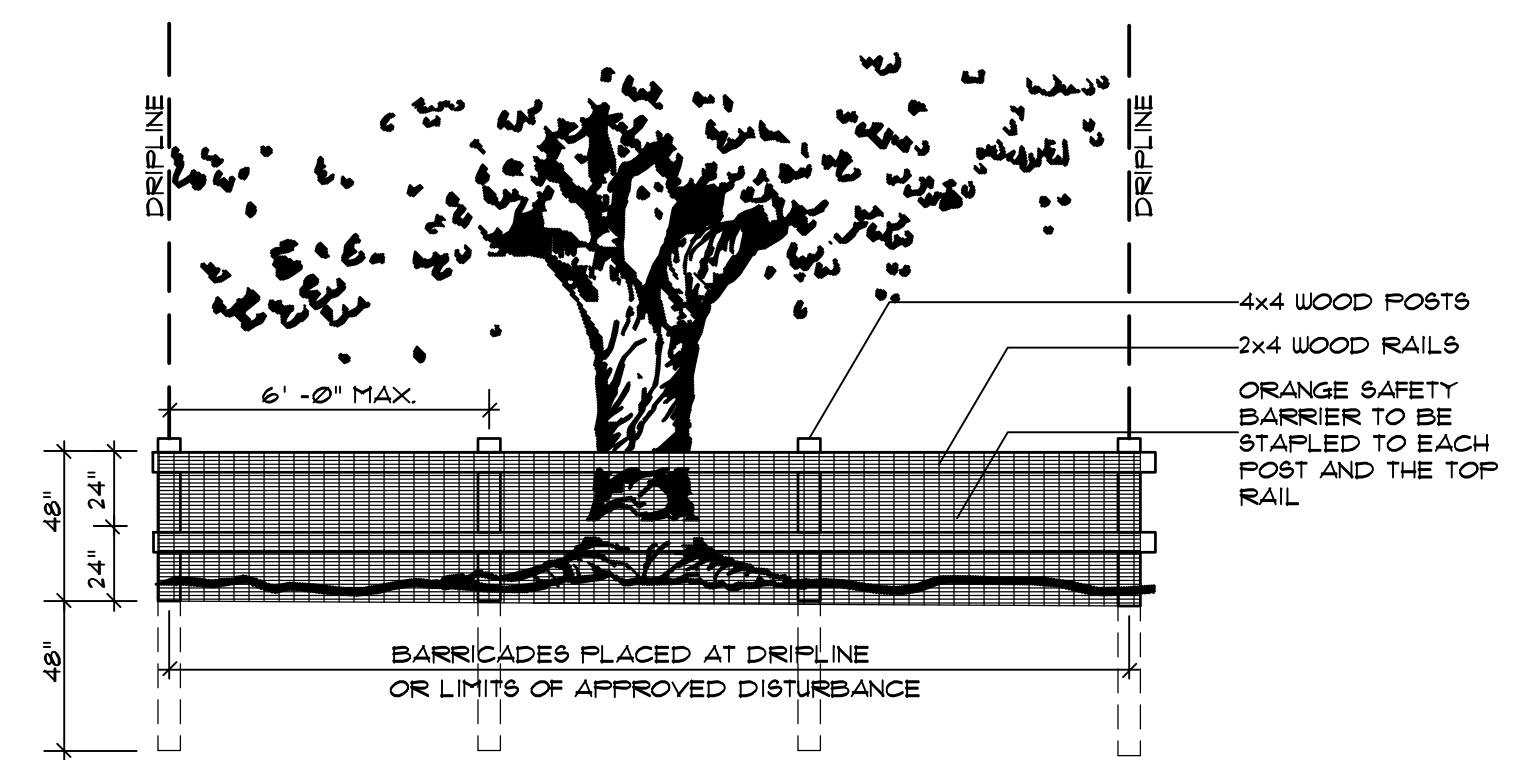
An S&ME Company

1615 Edgewater Drive Suite 200 ORLANDO, FLORIDA 32804
T 407.975.1273 F 407.975.1278 www.leajnc.com
Leonard E. Arnold, Jr. P.E. 55241
Bruce C. Hall P.L.A. LA0001367
Florida Firm Registration No. 28050



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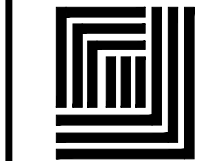
TREE PROTECTION- BARRIER PLACEMENT



TREE PROTECTION & BARRICADE ELEVATION

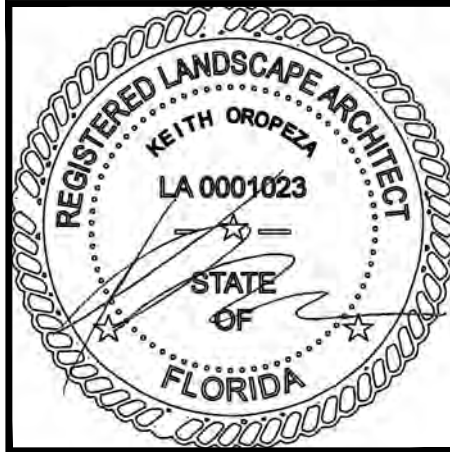
PROTECTIVE BARRIER REQUIREMENTS FOR EXISTING TREES TO REMAIN

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN
2. CALL PLANNING SERVICES AT (352) 393-8188 TO SCHEDULE A BARRICADE INSPECTION BEFORE CLEARING AND GRUBBING WORK COMMENCES.
3. AUTOMATIC IRRIGATION SYSTEM SHOULD BE PROVIDED FOR THE DEVELOPMENT AND PROVIDED BUBBLERS BY EACH TREE TO BE INSTALLED FOR THE DEVELOPMENT.
4. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY WOOD CHIPS AT LEAST 8 INCHES COVER THE SOIL WITHIN THE BARRICADE.
5. HIGH QUALITY HERITAGE TREES SHALL BE PROTECTED BY GALVANIZED CHAIN LINK FENCING A MINIMUM OF 48 INCHES HIGH, 11-GAUGE WIRE, AND 2 INCH MESH SIZE SECURED WITH 1-7/8" LINE POSTS NO FURTHER THAN 10 FEET APART SECURED AT A DEPTH OF 3 FEET BELOW SOIL LINE. CORNERS SHALL BE SECURED WITH 2-3/8" LINE POSTS SECURED TO A DEPTH OF 4 FEET BELOW SOIL LINE.
6. FOR ALL OTHER TREES TO BE PRESERVED, SEE DETAIL THIS SHEET
7. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE CITY MANAGER OR DESIGNEE.
8. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
9. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.



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Bruce C. Hall, PLA LA0001367
Florida Firm Registration No. 28050

OCEAN WALK
KEY WEST, FL



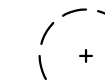
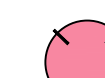
01.06.17	PER CITY COMMENTS
DATE	REVISIONS
12.30.16	

L0.02
TREE PROTECTION
DETAILS & NOTES

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LEGEND & SYMBOLS

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  TRANSPLANT

OCEAN WALK

KEY WEST, FL

DATE	REVISIONS
01.06.17	PER CITY COMMENTS
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IRRIGATION REQUIREMENTS:
1" of water over 1.44 acres of pervious surfaces=8,960 gallons of water per watering cycle

1. Water Source: 2- 12,096 gallon cisterns
2. Water Available: 24,192 gallons
3. Anticipated Water Use: 8,960 gallons per cycle twice a week= 17,920 gal/wk

MATCHLINE: SEE SHEET 13.01

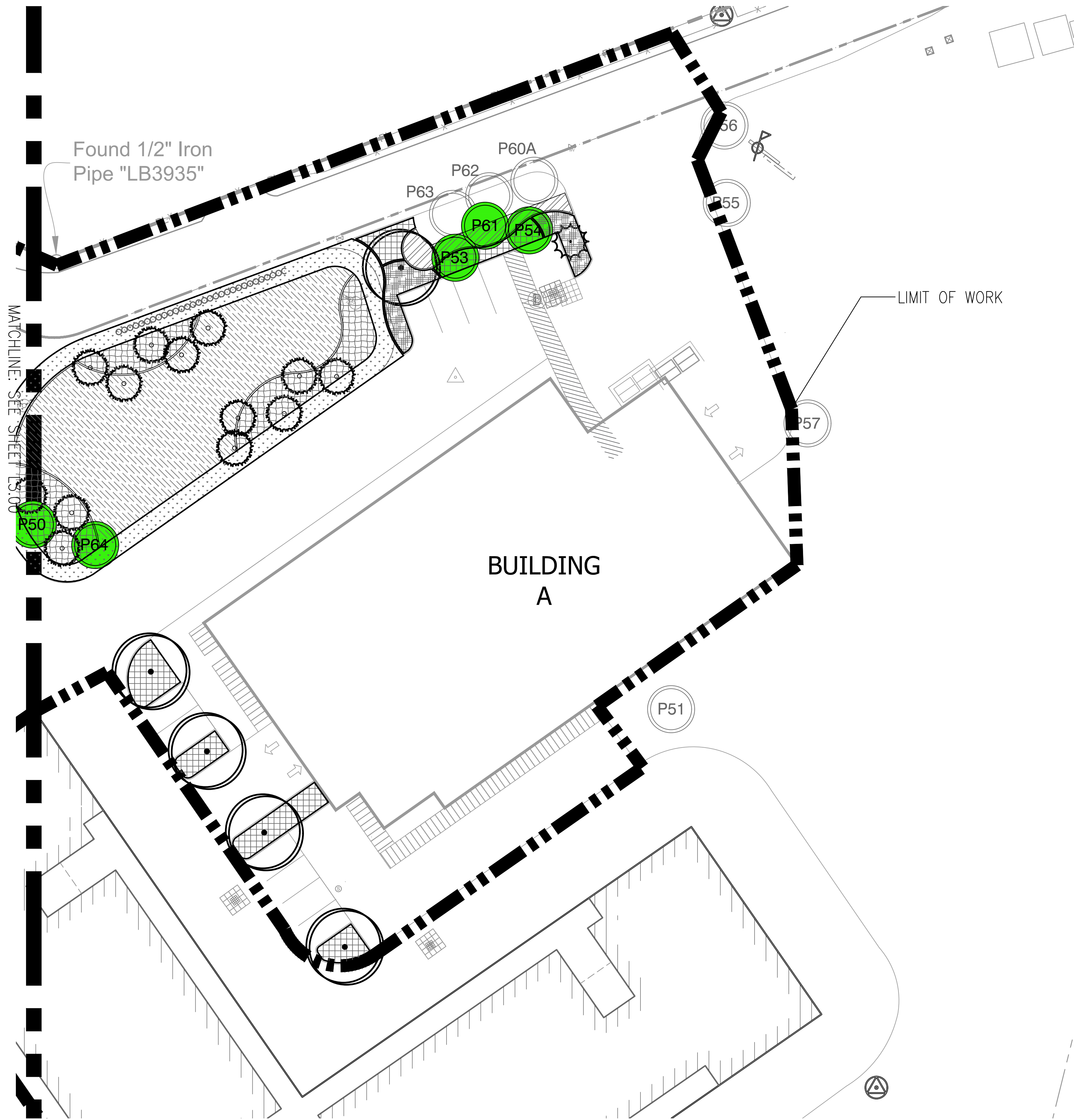


01.06.17	PER CITY COMMENTS
DATE	REVISIONS
12.30.16	

L3.00

LANDSCAPE PLAN

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LANDSCAPE REQUIREMENTS		
Minimum Landscape Areas	Required	Provided
Site Area 136,343 SF X 20% Minimum Area of Building Site	27,269 SF/20%	62,726/46%
Minimum Native Plant Requirement 70%	Total Provided	Percent Provided
Native Plants	5109	80%
Exotic Plants	1255	20%
Total Native & Exotic Plants	6364	
Minimum Parking Lot Perimeter Landscaping		
10' Perimeter Landscape Width Buffer		
856 LF Parking Lot Buffer/35 LF= 25		
	Total Required	Total Provided
1 Canopy Tree x 25	25 Canopy Trees	25 Canopy
10 Shrubs x 25	250 Shrubs	735 Shrubs
Nonvehicular Open Space (NOS) Landscape Requirements		
34% or 17,085 SF of Site Nonvehicular Open Space		
Requires 4 Trees/2,500 SF of NOS		
17,085 SF/2,500=6.83 SF X 4 Trees	Total Required	Total Provide
	27.3	29

- IRRIGATION REQUIREMENTS:**
1" of water over 1.44 acres of pervious surfaces=8,960 gallons of water per watering cycle
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PLANT SCHEDULE

TRANSPLANT: SEE L0.01 FOR IDENTIFICATION INFORMATION

TREES

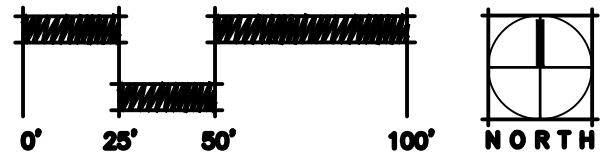
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE	FLORIDA NATIVE
BU	17	BURSERIA SIMARUBA	GUMBO LIMBO	45 GAL., 14'–16' HT X 6'–8' SPRD. 4" CAL		YES
CE	68	CONOCARPUS ERECTUS	BUTTONWOOD	30 GAL., 8'–10' HT. MT., 2" CAL		YES
PI	15	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	45 GAL., 14'–16' HT., 6' CT., 3" CAL		YES

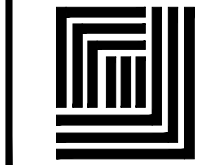
SHRUB AREAS

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	FLORIDA NATIVE	DROUGHT TOLERANT
CS2	127	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	30 GAL., 24"–36" X 24"–36"	NO	YES
MC	1,748	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL., 24"–30" OA. FULL	YES	YES
SB2	2,787	SPARTINA PATENS	SALT MEADOW CORD GRASS	3 GAL., 24"–30" OA. FULL	YES	YES
TD2	99	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	3 GAL., 24"–30" OA	YES	YES

GROUND COVERS

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	FLORIDA NATIVE	DROUGHT TOLERANT
CB	375	CANAVALIA ROSEA	BEACH BEAN	1 GAL., FULL IN POT, 18" O.C.	YES	YES
FG	1,128	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	1 GAL., 18"–24" OA	NO	YES
PA	12,676 SF	PANICUM VIRGATUM	SWITCH GRASS	SOD	YES	YES





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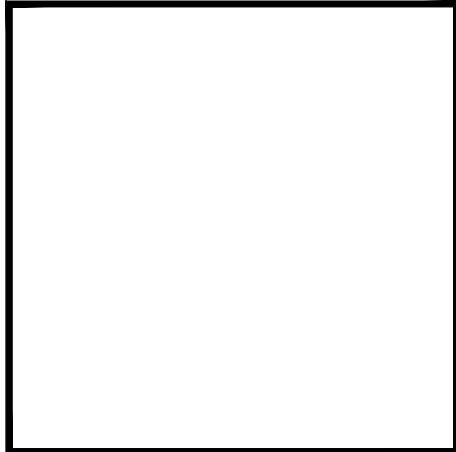
Leonard E. Arnold, Jr. P.E. 55241

Bruce C. Hall PLA LA0001367

Florida Firm Registration No. 28050

OCEAN WALK

KEY WEST, FL

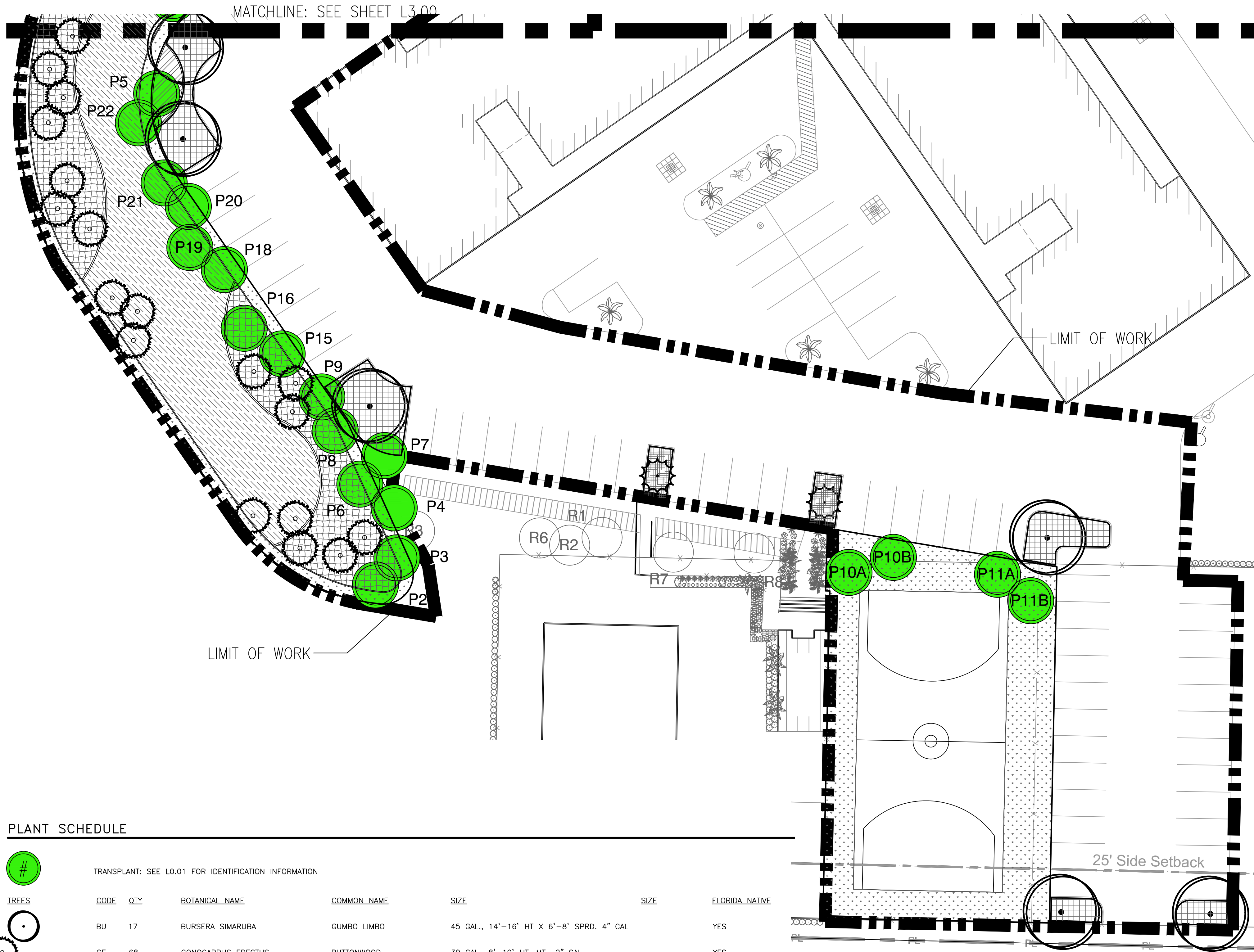


01.06.17	PER CITY COMMENTS
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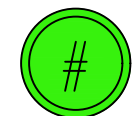
L3.01

LANDSCAPE PLAN

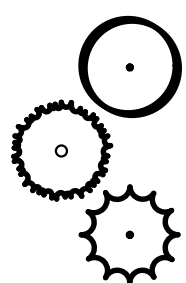
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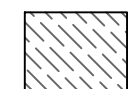
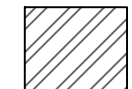
PLANT SCHEDULE



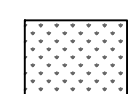
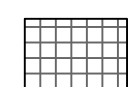
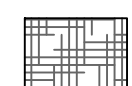
TREES



SHRUB AREAS



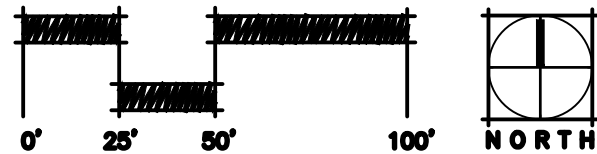
GROUND COVERS



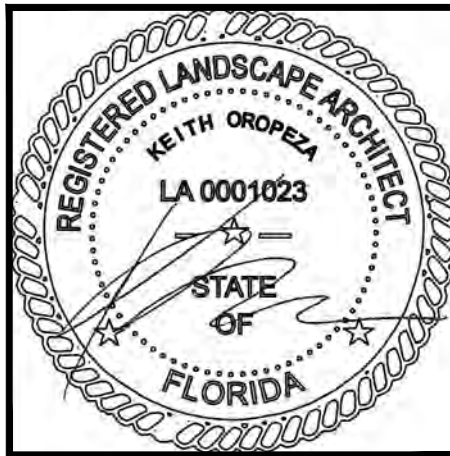
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OCEAN WALK
KEY WEST, FL



DATE	PER CITY COMMENTS
01.06.17	
12.30.16	

L3.02
LANDSCAPE PLAN
& PLANT LIST

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An S&ME Company

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Leonard E. Arnold, Jr. P.E. 55241
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Application

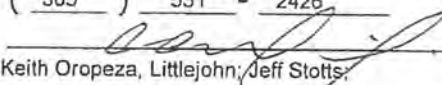


8214

Tree Permit Application

Date: 11/11/2016

Please Clearly Print All Information unless indicated otherwise.

Tree Address	3900 S. Roosevelt Boulevard, Key West, Florida 33040		
Cross/Corner Street			
List Tree Name(s) and Quantity	See attached Tree Inventory and Landscape Plans		
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	Overall landscape plan providing for new landscaping to Code in addition to existing landscaping on site. Application includes mitigation plan for trees proposed to be removed.		
Reason for Request	Applicant is seeking approval for a Major Development Plan to add 24 affordable and 56 market rate dwelling units to the site.		
Property Owner Name	Ocean Walk Key West Owner, LLC		
Property Owner eMail Address	cresnick@mastcapital.com		
Property Owner Mailing Address	119 Washington Avenue, Suite 505		
Property Owner Mailing City	Miami Beach	State	FL Zip 33139
Property Owner Phone Number	(305) 531 - 2426		
Property Owner Signature	 , by Camilo Miguel, Jr., Keith Oropeza, Littlejohn, Jeff Stotts, Authorized Person		
Representative Name	Kurt Kenyon, Mast Capital; Critical Concern Consultants/James Hendrick, Donna Bosold;		
Representative eMail Address	ccckw@hotmail.com		
Representative Mailing Address	317 Whitehead Street		
Representative Mailing City	Key West	State	FL Zip 33040
Representative Phone Number	(305) 942 - 1064		

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 (x)

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

Please identify tree(s) with colored tape

See attached Tree Inventory and Landscape Plans

Donna. Bosold @ att.net

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

✓\$

✓PA



Tree Representation Authorization

Date: 11/11/2016

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 3900 S. Roosevelt Boulevard, Key West, Florida 33040

Property Owner Name Ocean Walk Key West Owner, LLC
Property Owner eMail Address cresnick@mastcapital.com
Property Owner Mailing Address 119 Washington Avenue, Suite 505
Property Owner Mailing City Miami Beach State FL Zip 33139
Property Owner Phone Number (305) 531 - 2426
Property Owner Signature _____
Representative Name Keith Oropeza, Littlejohn; Jeff Stotts;
Representative eMail Address Kurt Kenyon, Mast Capital; Critical Concern Consultants/James Hendrick, Donna E
Representative Mailing Address ccckw@hotmail.com
Representative Mailing City 317 Whitehead Street
Representative Phone Number Key West State FL Zip 33040
(305) 942 - 1064
Owner, LLC

I Camilo Miguel, Jr., Authorized Person of Ocean Walk Key West, 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 if there is any questions or need access to my property.

Property Owner Signature _____

The forgoing instrument was acknowledged before me on this 11th day of November, 2016,

Camilo Miguel, Jr., authorized person

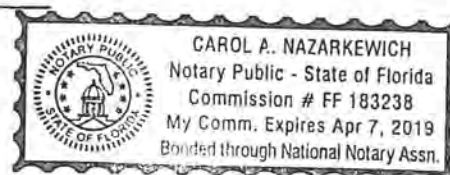
By (Print name of Affiant) for Ocean Walk Key West Owner, LLC who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Carol A. Nazarkewich Notary Public - State of Florida (seal)

Print Name: Carol A. Nazarkewich

My Commission Expires: 04/07/2019





Summary

Parcel ID 00066180-000200
Alternate Key 8749996
Property Address 3900 S ROOSEVELT BLVD
Key Name KEY WEST
Sec/Twp/Rng 3-68-25
Legal Description KW 2 SHEETS PB4-69 PLAT OF SURVEY ON TWO SHEETS PA
 RT OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT
 INC PT PARCEL 38 (17.11 AC) OR980-645/46 OR1079-2
 (Note: Not to be used on legal documents or any document to be recorded)
Neighborhood 31100
Subdivision
Millage Group 10KW
Affordable Housing No
Class 0300 - MULTI FAMILY (10 UNITS OR MORE)

Owner

Primary Owner
 Ocean Walk Key West Owner LLC
 C/O Rockpoint Group LLC
 3953 Maple Ave Ste 300
 Dallas, TX 75219-3228

Map



Valuation

	2016	2015	2014	2013	2012
+ Building Value	\$36,550,320	\$37,410,328	\$37,410,328	\$37,840,330	\$29,288,601
+ Misc Improvement Value	\$438,148	\$345,596	\$320,385	\$326,639	\$332,893
+ Land Value	\$18,543,216	\$18,543,216	\$17,833,378	\$17,833,378	\$21,927,347
= Just (Market) Value	\$60,372,586	\$60,372,586	\$27,900,000	\$27,900,000	\$21,000,000