

# DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



## Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major   
Minor

Conditional Use

Historic District

Yes   
No

Please print or type:

- 1) Site Address 541 White Street
- 2) Name of Applicant Donna M. Bosold
- 3) Applicant is: Owner  Authorized Representative   
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant P.O. Box 1553  
Key West FL 33041-1553
- 5) Applicant's Phone # 305-942-1064 Email donna.bosold@aatt.net
- 6) Email Address: \_\_\_\_\_
- 7) Name of Owner, if different than above Peary Court Holdings, LP
- 8) Address of Owner 2828 Coral Way Ste 303 Coral Gables, FL 33145
- 9) Owner Phone # 863-607-9496 Email catwell@tampabay.rr.com
- 10) Zoning District of Parcel HSM DR RE# 00006730-000200
- 11) Is Subject Property located within the Historic District? Yes  No   
If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Amended Major Development application  
for the addition of 48 units of  
affordable housing.

Please see attached documentation



**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**

**City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720**



13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No X  
If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes \_\_\_\_\_ No X (other than utility easements)

If Yes, describe and attach relevant documents.

- 
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**

## **Peary Court Affordable Housing Plan**

### **Overview**

The historic military site known as Peary Court (“the Property”) was first used by the United States Army as barracks and a Parade Ground commencing in the 1830’s, and later utilized for United States Navy housing during the period from World War II to the 1970s. In the early 1990s, that historic housing area was redeveloped by the U.S. Navy with the construction of 160 dwelling units, 3 of which were subsequently destroyed by fire, leaving 157 housing units currently occupied. Until its recent demolition, a 10,000 sq. ft. bank building with drive-thru (formerly occupied by Keys Federal Credit Union) also was located on the property. The site of the bank building, together with other currently vacant land within the Property, is now proposed for development of 48 affordable housing units.

This affordable housing development is governed by the Key West Comprehensive Plan and corresponding LDRs, which created the Historic Special Medium Density Residential (HSMDR) district and designated Peary Court for inclusion in that district). Pursuant to recommendation of the State Land Planning Agency (DEO), the City Commission adopted Ordinance 12-33, specifically authorizing 48 new affordable work force housing units to be constructed within Peary Court. This Application is filed for the sole purpose of effectuating that directive.

Applicant proposes to add 48 new workforce housing units, for a total of 208 dwelling units on the Property. General site information pertaining to this affordable housing development (including setbacks, building coverage, impervious area, and parking) is set forth on the Site Plan (Attachment B thereto). Adjacent land uses include the Trumbo military housing compound to the North, commercial uses to the East, and residential neighborhoods to the South and West. Project density is set forth in the site data table contained in the

Site Plan. The 48 newly constructed units will not exceed 30 feet in height.

When completed, the new affordable housing units will be integrated into the existing Peary Court residential community and will be compatible with nearby predominantly residential areas in the historic district. Traffic circulation will be enhanced by internally linking the two unconnected entrances to Peary Court, which as presently configured do not accommodate the flow of vehicular traffic between the Palm Avenue and Southard Street entrances to Peary Court. Residents of the new affordable housing units will have easy bicycle access to Old town via the bike lane loop between the downtown commercial core and White St. The proximity of a major bus stop/bus shelter (adjacent both to the Palm Avenue/N. Roosevelt Blvd. bicycle route between New Town and Old Town, and to the City bus depot on Palm Ave.) provides ready access to public transportation for residents of these 48 new units of affordable housing. The site is serviced by existing pedestrian walkways along Palm Avenue, White Street, and Eisenhower Drive, and additional internal pedestrian circulation is proposed on the site plan.

Occupancy of the 48 new units will be restricted to residents whose family income does not exceed the maximum income limits stated in the City's promulgated Work Force Housing Income, Sale and Rent Limits. The new 48 units of workforce housing to be constructed on the Property will comply with, and will serve clients who meet, the eligibility requirements for affordable housing set forth in Section 122-1469, City of Key West Code. Continuing compliance with those eligibility requirements will be determined by the Housing Authority of City of Key West. The Florida Department of Economic Opportunity specifically designated Peary Court as the recipient of 48 affordable BPAS units for the City of Key West, and the City has allocated those BPAS units to the Property.



## **The Applicant**

The Owner of the Property is Peary Court Holdings, LP, a Delaware limited partnership registered with the Florida Secretary of State to do business in Florida. Peary Court Manager LLC, a Florida Limited Liability Company, is a partner in Peary Court Holdings, LP, and is owned by its members, White St Partners, LLC, a Florida limited liability company whose members are IVG1 LLC, a Florida limited liability company (Everett M. Atwell, Jr. and James Landers, Managers) and Integra Real Estate, LLC, a Florida limited liability company (Paulo de Melo and Nelson Stabile, Managers). White St. Partners, LLC, has been designated by Owner to act as the Applicant for this Project approval.

## **Site suitability/Solutions**

Peary Court is located in close proximity to the City's urban core, which renders it a suitable site for the medium density housing proposed by Applicant. Access to the site is currently provided by two signalized intersections, convenient public transportation, pedestrian walkways, the main bicycle route between Old Town and New Town, and the above-referenced bicycle lane loop. Peary Court is located within walking distance of a K-8 school with playing fields, a government service center at the Harvey Government Center, and convenience stores. Other nearby services include gas stations, art galleries, performance space, small professional offices, restaurant, bakery, retail, and hardware stores. Conveniently located recreational facilities include the Bayview Park tennis courts and ball fields. Emergency services are provided by the fire and police stations located at the Eisenhower Drive/Truman Ave. intersection. A fraternal club and marina are located adjacent to the site. Passive open green space is designated on the site plan. The recreational facilities provided onsite for residents' use are as depicted on the site plan. Market rate housing garbage pick-up will continue as curbside; an enclosed corral for trash receptacles or dumpster pick-up is depicted on the site plan. Perimeter landscaping buffers will be retained and enhanced to comply with current Code requirements. The

proposed affordable housing development has been sited on the Property so as not to encroach on the historic military cemetery adjacent to Peary Court.

Housing quality will be enhanced by the proposed redevelopment, which will provide 48 units of new workforce housing. Pursuant to the provisions of the Development Agreement being processed simultaneously with Major Development review, White St. will continue to provide 48 units of existing housing, now occupied by tenants who pay affordable rents, as interim affordable housing pending their replacement by the 48 new units of deed-restricted affordable housing.

### **Economic resources**

(a) An analysis of the estimated average ad valorem tax yield from the proposed project is set forth below, together with statements of assumptions and standards utilized (including assessed value, exemption and millage rate).

Ad valorem tax yield on buildout: Estimated annual ad valorem tax yield from the Property upon buildout is estimated at \$345,000, including est. \$42,000 in additional tax revenue attributable to the 48 new affordable housing units, based on the following assumptions and standards:

Assessed valuation on buildout: The market value of the Property, as determined by the Monroe County Property Appraiser, is currently \$29,250,000, which at current millage rate generates over \$300,000 in ad valorem tax revenues. Almost all of that \$29,250,000 value is attributed to the land (as distinct from the buildings on the land). Construction of 48 additional units, all rent-restricted, will increase the total value of the buildings on the Property but not land value. Affordable housing rent restrictions limit the market value of these new units as rental housing. Therefore, assume assessed value of these new units not exceeding the estimated \$4,000,000 cost of construction.



Exemption. Assume that the units will be rented and therefore not eligible for homestead exemption.

Millage rate. Assume total millage of 10.4 mills, including City of Key West millage of 3 mills.

Phasing. Assume one phase consisting of 48 new affordable housing units.

(b) Applicant has estimated its average construction expenditure by type (labor, materials) and the percentage of this expenditure that will occur within the City, based on currently prevailing costs of labor and materials, and assuming (1) use of cost-effective construction methodologies, and (2) non-occurrence of natural disasters, emergencies, or other acts of God causing an unanticipated adverse effect on labor availability, construction progress, cost/availability of materials, and the like. Applicant estimates total expenditures for labor and materials at \$4,000,000. The percentage of these expenditures to be incurred by category and location will vary depending on the method of construction selected, which has not yet been determined.

### **Project Phasing and Construction Management**

This is not a phased construction project, because it is anticipated that construction of all 48 new units will occur simultaneously. Construction management will conform to the provisions of the Development Agreement. Additionally, issuance of a building permit for construction of the new dwelling will be preceded by (1) submission to and approval by HARC of an application submitted in compliance with Sec. 122-615 of the Code; (2) submission to the City Planning Dept. of coordination letters from each of the public utilities providing service to the site, confirming that satisfactory arrangements have been made for the provision of utility service to the 48 new dwelling units; (3) City Tree Commission approval of removal, relocation or other disposition of any trees to be displaced by construction activities; and (4) issuance of requisite permits for construction of infrastructure improvements, including the road improvement

noted on the site plan as well as utility lines adequate to serve the new units. Additionally, if construction occurs on land that is designated on a FWS Species Focus Area as the potential habitat of a listed species such as *strombus gigas*, Applicant shall comply with the provisions of Code Sec. Sec. 110-467 pertaining to habitat protection.

Applicant acknowledges that a new building permit must be obtained whenever:

1. Construction is not commenced within 90 days from the time the permit was released,
2. Construction activity is dormant for a period of six months or more, or
3. The developer fails to call for and achieve approved inspections within planned 120-day intervals as shall be evidenced in the construction schedule.

Applicant further acknowledges: (a) that it shall bear the burden of demonstrating that the construction activity is consistent with this development plan and has occurred in a timely manner consistent with the approved construction management plan and inspection schedule.; and (b) that, upon failure to meet the inspection schedule, the building permit shall expire unless extended pursuant to law or ordinance. A new building permit shall be required in order to undertake construction activity on a site where a building permit has expired.

**Intergovernmental coordination/concurrency.**

Extensive intergovernmental coordination efforts were undertaken in connection with review and adoption of the HSMDR Comprehensive Plan Amendment. Based on those efforts, the City of Key West determined that Peary Court is served by adequate public facilities. Letters of coordination with public utilities, provided in connection with review of the HSMDR Plan Amendment, are



incorporated by reference herein. Staff analysis<sup>1</sup> upon which that approval was based states that the Data and Analysis Report prepared in connection with that Amendment “serves as the concurrency determination for existing development”, but that a concurrency analysis must be performed for future development that creates more intense development impacts than those associated with existing site conditions.

The existing Peary Court development is served by the City's wastewater collection and treatment facilities, which have adequate capacity for the proposed additional 48 residential units. Solid waste collection and disposal service is provided to the existing development by the City's solid waste franchisee, which has adequate capacity to collect and dispose of the solid waste anticipated to be produced by the additional 48 residential units. The developer has utilized standard impact assessment methodology as provided by Code and based on an average occupancy rate of 2.2 residents per unit in calculating wastewater and solid waste utility demands associated with the proposed additional 48 units,

Development of the 48 new units will require that the following utility demands be met:

Potable Water: 48 units @ 204.6 gals per day per unit = 9,821 gpd.

Wastewater: 48 units @ 198 gals per day per unit = 9,504 gpd.

Solid Waste: 48 units @ 5.85lbs per day per unit = 280.9 lbs per day.

The sufficiency of existing solid waste facilities is documented in the above-referenced data and analysis report (fn 2).

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<sup>1</sup> “At the January 26, 2012 and February 23, 2012 Development Review Committee (DRC) meetings, the consideration of a Future Land Use Element and Future Land Use Map amendment for the subject property was considered. Based on information provided at both meetings, it has been determined that adequate public facilities are available to provide the development”. p. 7, “Data and Analysis; Peary Court Future Land Use Amendment April 19, 2012”

Stormwater: Stormwater will be retained on-site by use of facilities constructed as required by SFWMD permit. A detailed stormwater management plan, including landscape enhancement and revegetation, will be submitted for SFWMD approval prior to the issuance of a building permit for these units.

Transportation: No adverse traffic impacts are anticipated. The project is directly served by two bus stops; one located on Palm Avenue, across from the signalized entrance, and one located on the corner of White and Southard Streets, also directly across from the signalized entrance. Bicycle and scooter parking will be provided in addition to vehicular parking, as depicted on the Site Plan.

Recreation facilities: The adequacy of existing recreational facilities to serve the development is documented in the above-referenced data and analysis.

Reference is had to the service area maps published as part of the City's EAR, approved by the City Commission at first reading Oct. 2, 2012, incorporated by reference herein.

### **Site Compatibility**

The designation of HSMDR was based on to the historical use of the property as military residential, and its proximity to Old Town Key West Historic District. Existing buildings are non-contributing, construction having commenced in 1992. Adjacent to the property is a decommissioned military cemetery. The new units will be constructed at a distance from the cemetery that greatly exceeds the applicable setback, thereby minimizing the possibility of discovery of remains during construction activities. Confirmation that no archeological findings are anticipated was confirmed by State Archaeologist Len Winter based on an examination of prior studies.

### **Sec. 122-611 recitations:**



The proposed development complies with Chapter 122, Article IV, Division 6 of the Land Development Regulations as follows:

(a) The proposed development is intended to accommodate residential development for permanent residents, and specifically affordable housing.

(b) The development does not encompass any transient residential lodging uses including guest homes, motels or hotels, time-shares, transient apartment, vacation rental, or gated transient community.

(c) No freestanding commercial offices, retail or other commercial or industrial uses are being proposed. The 10,000 square foot commercial space rendered non-conforming with the adoption of the Land Development Regulations for HSMDR has been demolished.

(d) An application for review for mass, scale, proportion and screening by the Historic Preservation Planner is being submitted concurrently with the applications for Development Agreement and Major Development Plan approval.

(e) Applications for Development Agreement and Major Development Plan are being submitted concurrently for review by City Staff.

No conditional uses are contemplated by this application. No prohibited uses are contemplated by this application.

# Verification



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, JAMES T. HENDRICK, in my capacity as Principal  
(print name) (print position; president, managing member)

of CRITICAL CONCERN CONSULTANTS (James Hendrick & Donna Rosold)  
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

541 White St. (commonly known as Peary Court)  
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Handwritten Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this May 29, 2015 by  
date

JAMES T. HENDRICK  
Name of Authorized Representative

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Mary Henkel  
Notary's Signature and Seal



Name of Notary Public known to me, printed or stamped

\_\_\_\_\_  
Commission Number, if any

# **Authorization**



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, ARNOLD KARSENTI as  
*Please Print Name of person with authority to execute documents on behalf of entity*

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

authorize Critical Concern Consultants (Donna Bosold, James Hendrick)  
*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 OCTOBER 24, 2013 by  
*date*

ARNOLD KARSENTI  
*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
*Notary's Signature and Seal*

FLORA SEREBRIE  
*Name of Acknowledger typed, printed or stamped*

FF 010858  
*Commission Number, if any*

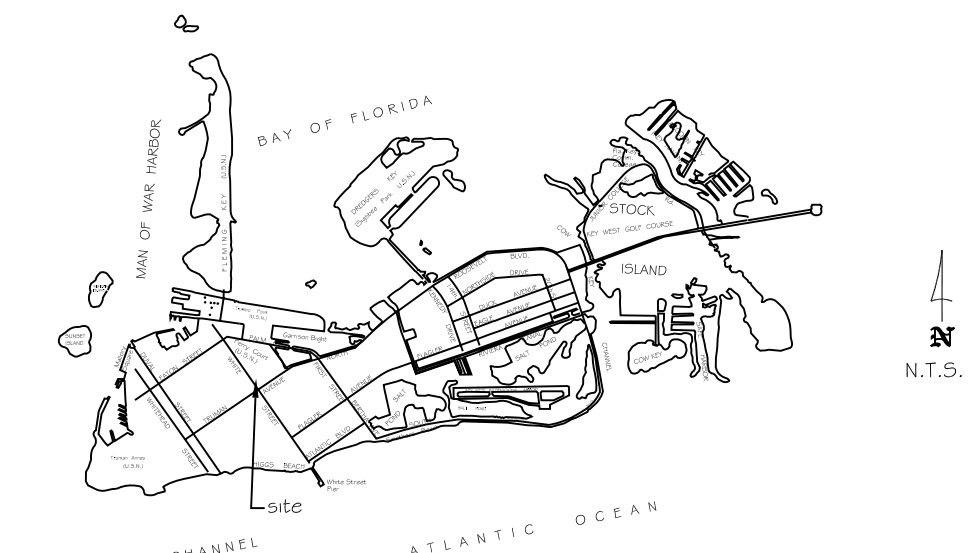


FLORA SEREBRIE  
MY COMMISSION # FF 010858  
EXPIRES: April 22, 2017  
Bonded Thru Budget Notary Services

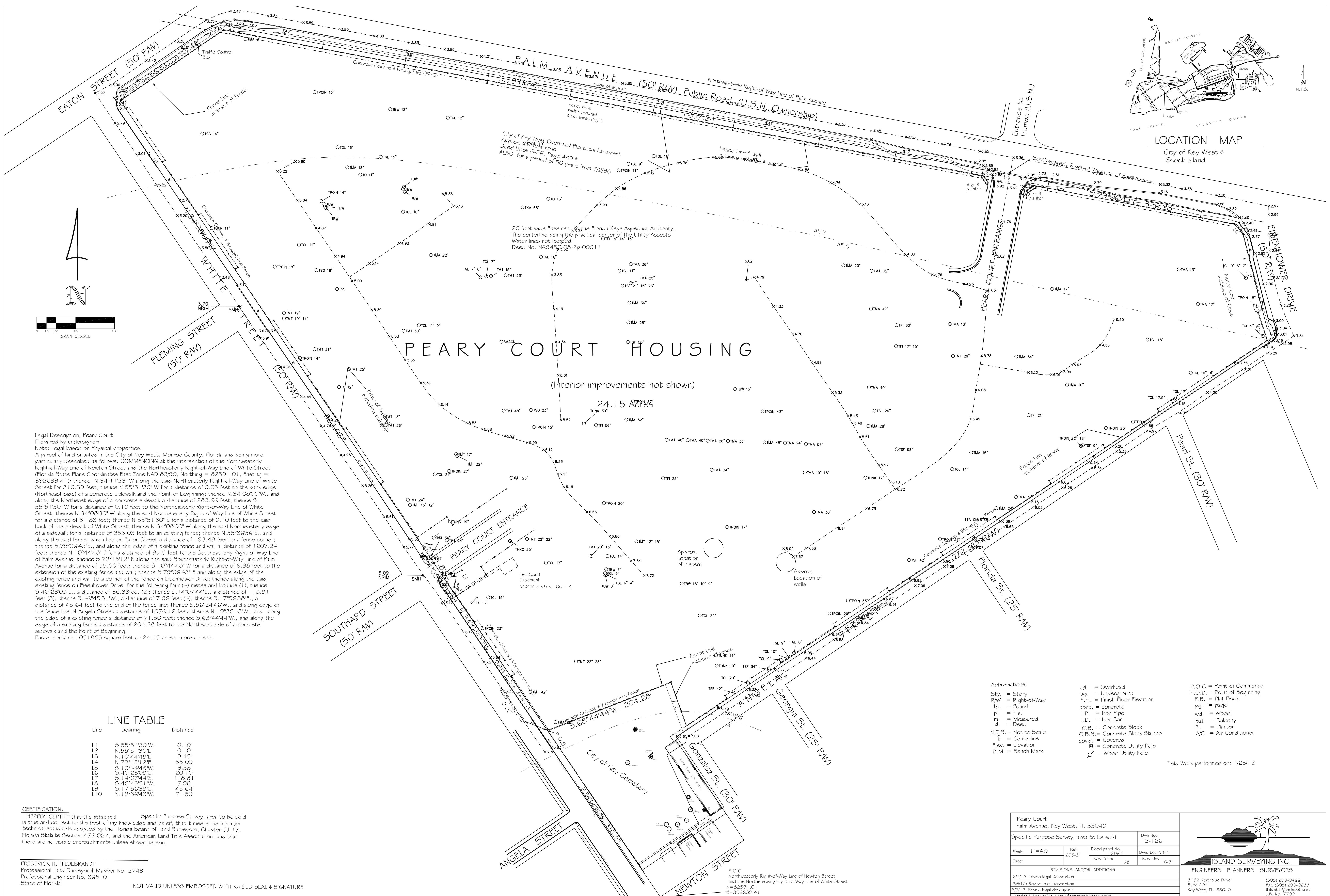
# Survey







LOCATION MAP  
City of Key West # Stock Island



Legal Description; Peary Court:  
Prepared by undersigner:  
Note: Legal based on Physical properties:  
A parcel of land situated in the City of Key West, Monroe County, Florida and being more particularly described as follows: COMMENCING at the intersection of the Northwestern Right-of-Way Line of Newton Street and the Northeastern Right-of-Way Line of White Street (Florida State Plane Coordinates East Zone NAD 83/90, Northing = 82591.01, Easting = 392639.41); thence N 34°11'23" W along the said Northeastern Right-of-Way Line of White Street for 310.39 feet; thence N 55°51'30" W for a distance of 0.05 feet to the back edge (Northeast side) of a concrete sidewalk and the Point of Beginning; thence N.34°08'00"W., and along the Northeast edge of a concrete sidewalk a distance of 289.66 feet; thence S 55°51'30" W for a distance of 0.10 feet to the Northeastern Right-of-Way Line of White Street; thence N 34°08'30" W along the said Northeastern Right-of-Way Line of White Street for a distance of 31.83 feet; thence N 55°51'30" E for a distance of 0.10 feet to the said back of the sidewalk of White Street; thence N 34°08'00" W along the said Northeastern edge of a sidewalk for a distance of 853.03 feet to an existing fence; thence N.55°36'56"E., and along the said fence, which lies on Eaton Street a distance of 193.49 feet to a fence corner; thence S.79°06'43"E., and along the edge of an existing fence and wall a distance of 1207.24 feet; thence N 10°44'48" E for a distance of 9.45 feet to the Southeastern Right-of-Way Line of Palm Avenue; thence S 79°15'12" E along the said Southeastern Right-of-Way Line of Palm Avenue for a distance of 55.00 feet; thence S 10°44'48" W for a distance of 9.38 feet to the extension of the existing fence and wall; thence S 79°06'43" E and along the edge of the existing fence and wall to a corner of the fence on Eisenhower Drive; thence along the said existing fence on Eisenhower Drive for the following four (4) metes and bounds (1); thence S.40°23'08"E., a distance of 36.33 feet (2); thence S.14°07'44"E., a distance of 118.81 feet (3); thence S.46°45'51"W., a distance of 7.96 feet (4); thence S.17°56'38"E., a distance of 45.64 feet to the end of the fence line; thence S.56°24'46"W., and along edge of the fence line of Angela Street a distance of 1076.12 feet; thence N.19°36'43"W., and along the edge of an existing fence a distance of 71.50 feet; thence S.68°44'44"W., and along the edge of an existing fence a distance of 204.28 feet to the Northeast side of a concrete sidewalk and the Point of Beginning.  
Parcel contains 1051865 square feet or 24.15 acres, more or less.

**LINE TABLE**

Line	Bearing	Distance
L1	S.55°51'30"W.	0.10
L2	N.55°51'30"E.	0.10
L3	N.10°44'48"E.	9.45
L4	N.79°15'12"E.	55.00
L5	S.10°44'48"W.	9.38
L6	S.40°23'08"E.	20.10
L7	S.14°07'44"E.	118.81
L8	S.46°45'51"W.	7.96
L9	S.17°56'38"E.	45.64
L10	N.19°36'43"W.	71.50

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached Specific Purpose Survey, area to be sold is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor # Mapper No. 2749  
Professional Engineer No. 36610  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

- Abbreviations:
- Sty. = Story
  - RW = Right-of-Way
  - fd. = Found
  - p. = Plat
  - m. = Measured
  - d. = Deed
  - N.T.S. = Not to Scale
  - ± = Centerline
  - Elev. = Elevation
  - B.M. = Bench Mark
  - o/h = Overhead
  - u/g = Underground
  - F.F.L. = Finish Floor Elevation
  - conc. = concrete
  - I.P. = Iron Pipe
  - I.B. = Iron Bar
  - C.B. = Concrete Block
  - C.B.S. = Concrete Block Stucco
  - cov'd. = Covered
  - ☒ = Concrete Utility Pole
  - ☉ = Wood Utility Pole
  - P.O.C. = Point of Commence
  - P.O.B. = Point of Beginning
  - P.B. = Plat Book
  - pg. = page
  - wd. = Wood
  - Bal. = Balcony
  - Pl. = Planter
  - A/C = Air Conditioner

Field Work performed on: 1/23/12

Peary Court Palm Avenue, Key West, FL 33040			
Specific Purpose Survey, area to be sold		Dwn No.: 12-126	
Scale: 1"=60'	Ref. 205-31	Flood panel No. 1516 R	Dem. By: F.H.H.
Date:		Flood Zone: AE	Flood Elev. 6'-7"
REVISIONS AND/OR ADDITIONS			
2/11/12: revise legal description			
2/29/12: Revise legal description			
3/7/12: Revise legal description			
data:fed.dwg\unboundary\information\pearycourt			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

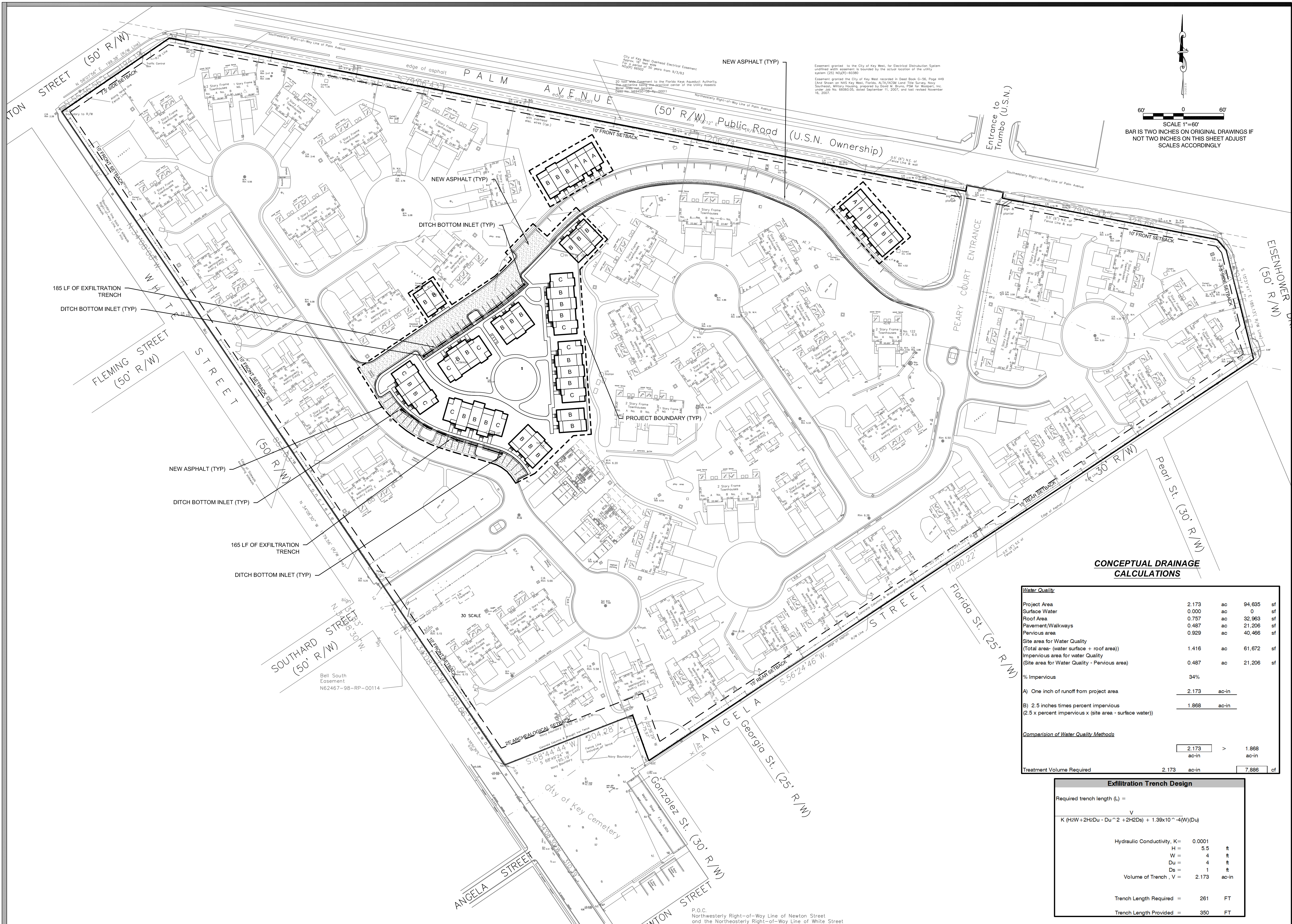
3152 Northside Drive  
Key West, FL 33040

(305) 293-0466  
Fax: (305) 293-0237  
thusei@islandsw.net  
L.B. No. 7700

P.O.C. Northwestern Right-of-Way Line of Newton Street and the Northeastern Right-of-Way Line of White Street  
N=82591.01  
E=392639.41

# Site Plans





**CONCEPTUAL DRAINAGE CALCULATIONS**

Water Quality			
Project Area	2.173	ac	94,635
Surface Water	0.000	ac	0
Roof Area	0.757	ac	32,963
Pavement/Walkways	0.487	ac	21,206
Pervious area	0.929	ac	40,466
Site area for Water Quality			
(Total area - (water surface + roof area))	1.416	ac	61,672
Impervious area for water Quality	0.487	ac	21,206
(Site area for Water Quality - Pervious area)	0.487	ac	21,206
% Impervious			
	34%		
A) One inch of runoff from project area			
	2.173	ac-in	
B) 2.5 inches times percent impervious			
(2.5 x percent impervious x (site area - surface water))	1.868	ac-in	
Comparison of Water Quality Methods			
	2.173	ac-in	1.868
			ac-in
Treatment Volume Required	2.173	ac-in	7,886
			cf

**Exfiltration Trench Design**

Required trench length (L) =

$$\frac{V}{K(H^2W + 2H^2D_s - Du^2 + 2H^2D_s) + 1.99 \times 10^{-4}(W)(D_u)}$$

Hydraulic Conductivity, K =	0.0001	
H =	5.5	ft
W =	4	ft
D <sub>u</sub> =	4	ft
D <sub>s</sub> =	1	ft
Volume of Trench, V =	2.173	ac-in
Trench Length Required =	261	FT
Trench Length Provided =	350	FT

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING & DEVELOPMENT, INC.**

1010 EASTERN BOULEVARD, SUITE 201  
MIAMI, FL 33132  
TEL: (305) 259-9440 FAX: (305) 296-0243

ALLEN E. PEREZ, P.E.  
Florida P.E. NO. 51488  
May 8, 2015

ORIGINAL: JANUARY 2015

REVISIONS:

1	
2	
3	
4	
5	
6	

SOUTHARD PARK

PEARY COURT HOLDING, LP  
150 SE 2ND AVENUE, SUITE 800  
MIAMI, FL 33131

JOB NO. 151001  
DRAWN BGO  
DESIGNED AEP  
CHECKED AEP  
QC SHEET

CONCEPTUAL DRAINAGE PLAN

C-2





Rear Elevation



Front Elevation

Project No. APC-1512 - Scale: 1/4"=1'-0"

**Southern Park**  
Affordable Units  
Key Weest, Florida

Date Issued: 04-27-15

No.	Date	Revision

**Elevations**

**ALDERMAN Planning**  
COMPANY  
Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

Sheet

**A.2.1**



Right Side Elevation



Left Side Elevation

Project No. APC-1512 - Scale: 1/4"=1'-0"

**Southard Park**  
Affordable Units  
Key Weest, Florida

Date Issued: 04-27-15

No.	Date	Revision

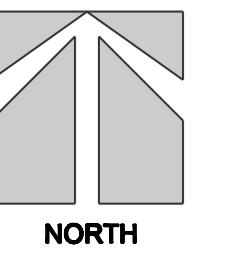
**Elevations**

**ALDERMAN Planning**  
COMPANY  
Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

Sheet

**A.2.2**





SCALE: 1" = 30'-0"

**48 AFFORDABLE UNIT LANDSCAPE PLAN**

DATE: 5.8.15

REVISIONS:

No.	Date	Notes
1.		

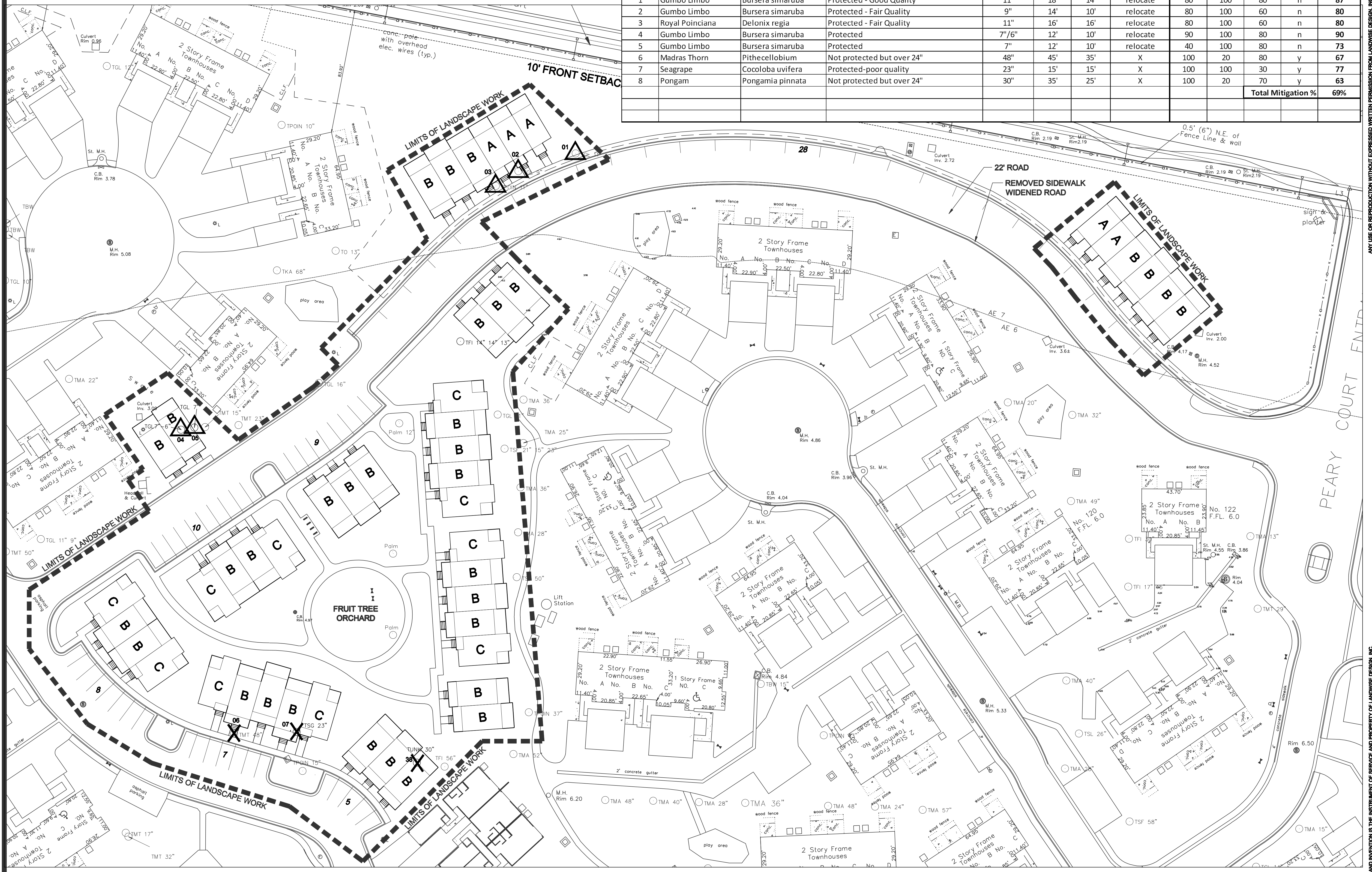
**TREE IMPACT PLAN**

SHEET NUMBER:  
**L-1**

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	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	7 1/8"	12'	10'	relocate	90	100	80	n	90
5	Gumbo Limbo	Bursera simaruba	Protected	7"	12'	10'	relocate	40	100	80	n	73
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	20	70	y	63
										<b>Total Mitigation %</b>		<b>69%</b>



**LEGEND**

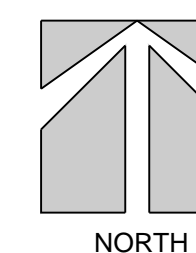
38 X	TREES TO BE REMOVED
42 Δ	TREES TO BE RELOCATED

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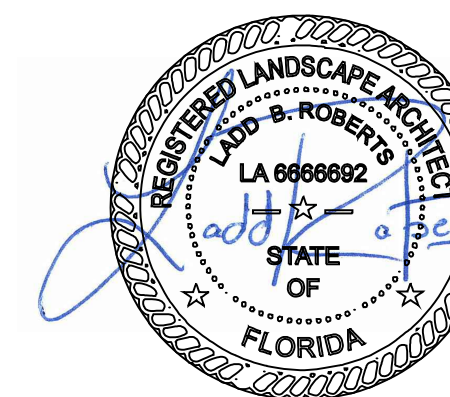


# SOUTHARD PARK

KEY WEST, FLORIDA



SCALE: 1" = 30'-0"



## LANDSCAPE PLANS

DATE: 5.8.15

REVISIONS:

No.	Date	Notes
1.		

### TREE IMPACT PLAN

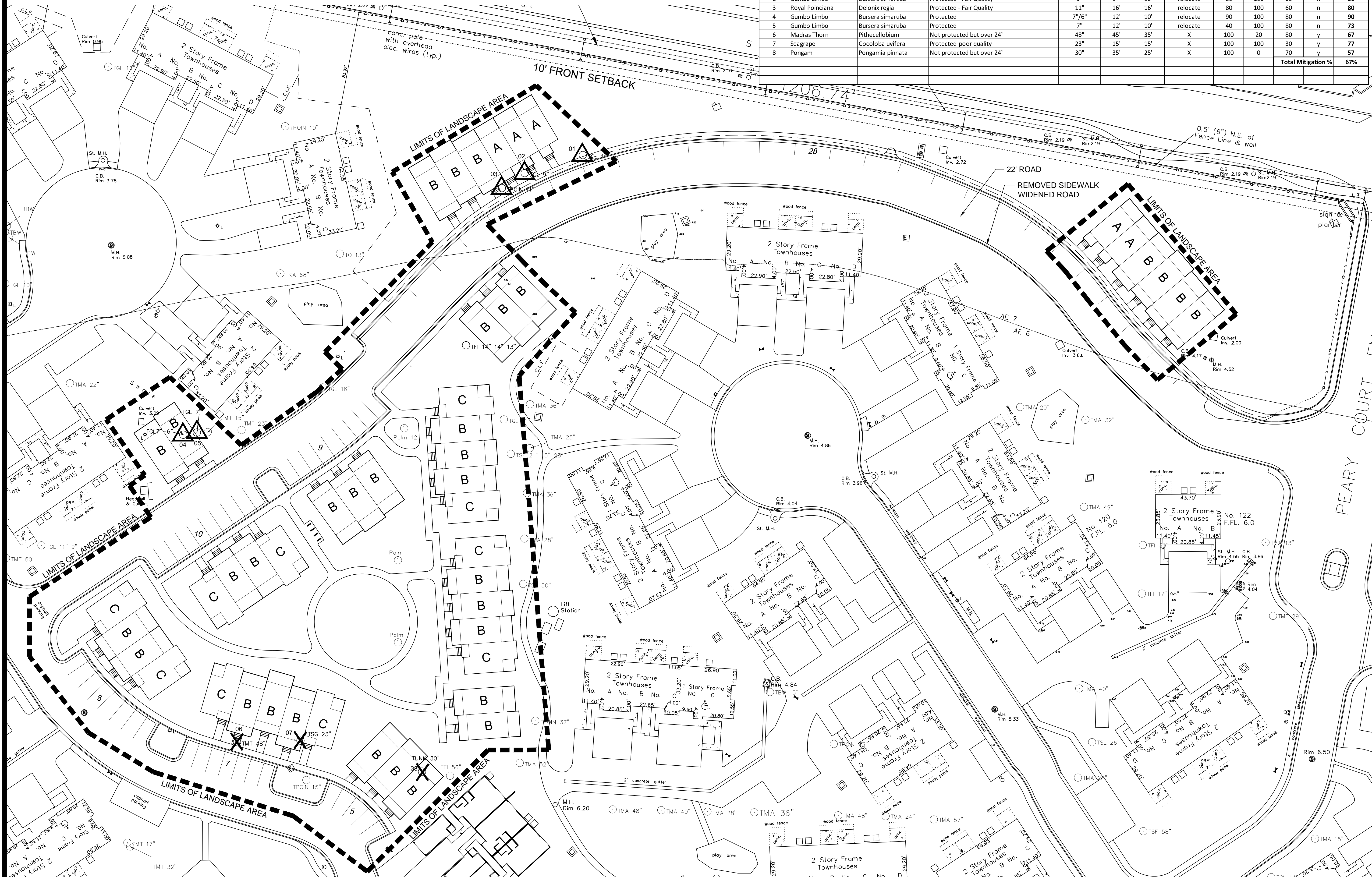
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TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	CONDITION (%)				
								Location	Species	Condition	Mit. Req.	Total
1	Gumbo Limbo	Bursera simaruba	Protected - Good Quality	11"	18'	14'	relocate	80	100	80	n	87
2	Gumbo Limbo	Bursera 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	7 7/8"	12'	10'	relocate	90	100	80	n	90
5	Gumbo Limbo	Bursera simaruba	Protected	7"	12'	10'	relocate	40	100	80	n	73
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
								<b>Total Mitigation %</b>				<b>67%</b>

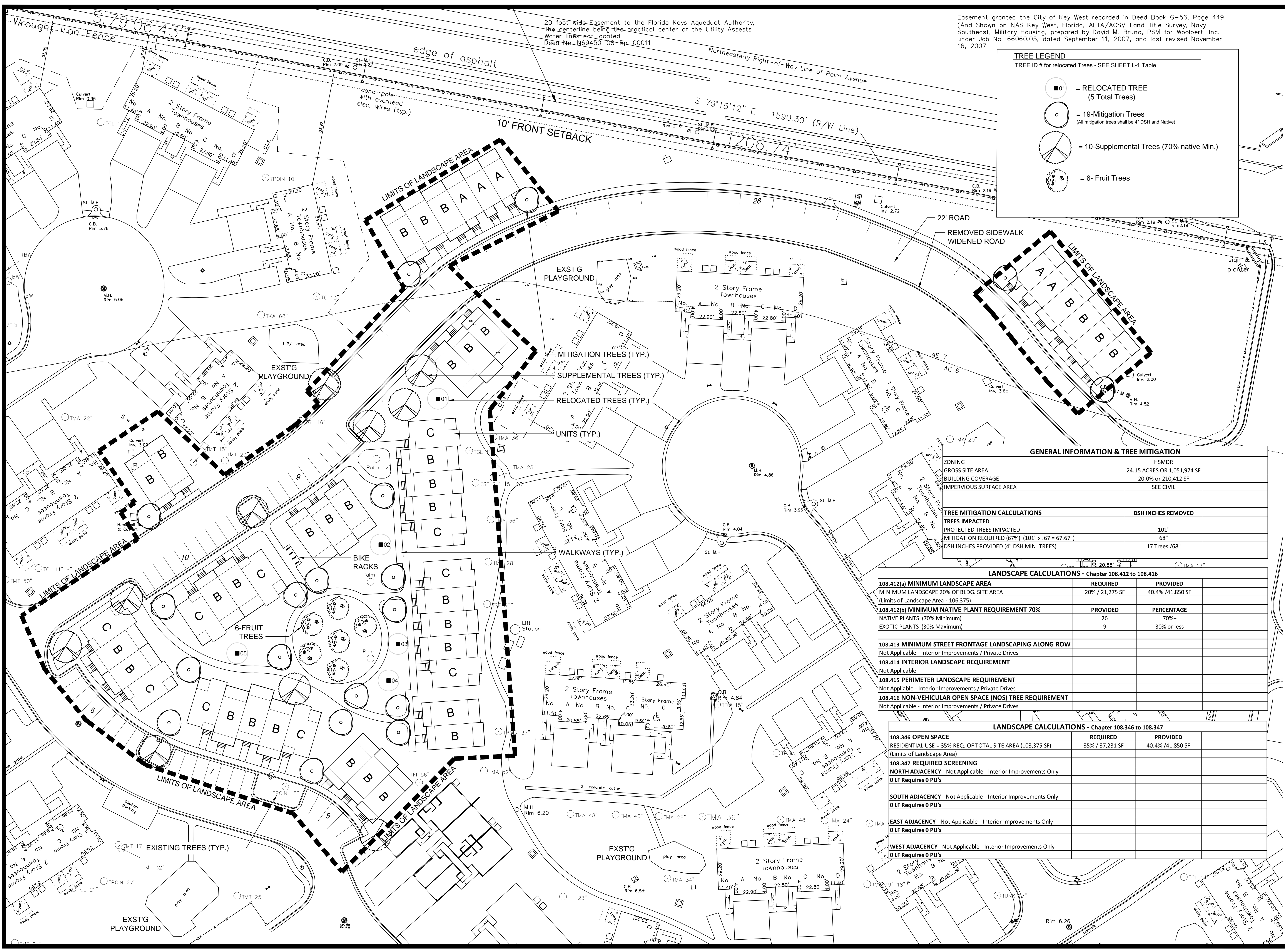


**LEGEND**

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

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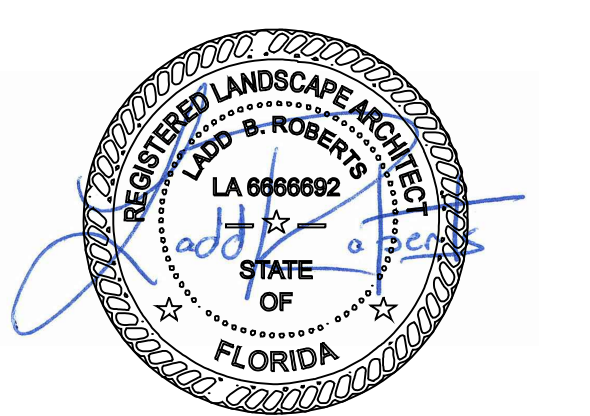
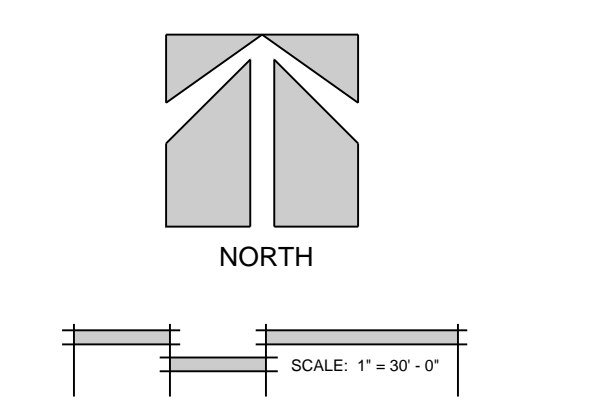
20 foot wide Easement to the Florida Keys Aqueduct Authority, the centerline being the practical center of the Utility Assets. Water lines not located. Deed No. N69450-08-Rp-00011

Easement granted the City of Key West recorded in Deed Book G-56, Page 449 (And Shown on NAS Key West, Florida, ALTA/ACSM Land Title Survey, Navy Southeast, Military Housing, prepared by David M. Bruno, PSM for Woolpert, Inc. under Job No. 66060.05, dated September 11, 2007, and last revised November 16, 2007.

**TREE LEGEND**  
TREE ID # for relocated Trees - SEE SHEET L-1 Table

- 01 = RELOCATED TREE (5 Total Trees)
- = 19-Mitigation Trees (All mitigation trees shall be 4" DSH and Native)
- (with diagonal lines) = 10-Supplemental Trees (70% native Min.)
- (with star) = 6- Fruit Trees

**SOUTHARD PARK**  
KEY WEST, FLORIDA



**LANDSCAPE PLANS**

**GENERAL INFORMATION & TREE MITIGATION**

ZONING	HSMDR
GROSS SITE AREA	24.15 ACRES OR 1,051,974 SF
BUILDING COVERAGE	20.0% or 210,412 SF
IMPERVIOUS SURFACE AREA	SEE CIVIL
<b>TREE MITIGATION CALCULATIONS</b>	<b>DSH INCHES REMOVED</b>
TREES IMPACTED	
PROTECTED TREES IMPACTED	101"
MITIGATION REQUIRED (67%) (101" x .67 = 67.67")	68"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	17 Trees / 68"

**LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416**

	REQUIRED	PROVIDED
<b>108.412(a) MINIMUM LANDSCAPE AREA</b>		
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA (Limits of Landscape Area - 106,375)	20% / 21,275 SF	40.4% / 41,850 SF
<b>108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%</b>		
NATIVE PLANTS (70% Minimum)	26	70%+
EXOTIC PLANTS (30% Maximum)	9	30% or less
<b>108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW</b>		
Not Applicable - Interior Improvements / Private Drives		
<b>108.414 INTERIOR LANDSCAPE REQUIREMENT</b>		
Not Applicable		
<b>108.415 PERIMETER LANDSCAPE REQUIREMENT</b>		
Not Applicable - Interior Improvements / Private Drives		
<b>108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT</b>		
Not Applicable - Interior Improvements / Private Drives		

**LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347**

	REQUIRED	PROVIDED
<b>108.346 OPEN SPACE</b>		
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (103,375 SF) (Limits of Landscape Area)	35% / 37,231 SF	40.4% / 41,850 SF
<b>108.347 REQUIRED SCREENING</b>		
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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**MINIMUM REQUIRED LANDSCAPE PLAN**

SHEET NUMBER:

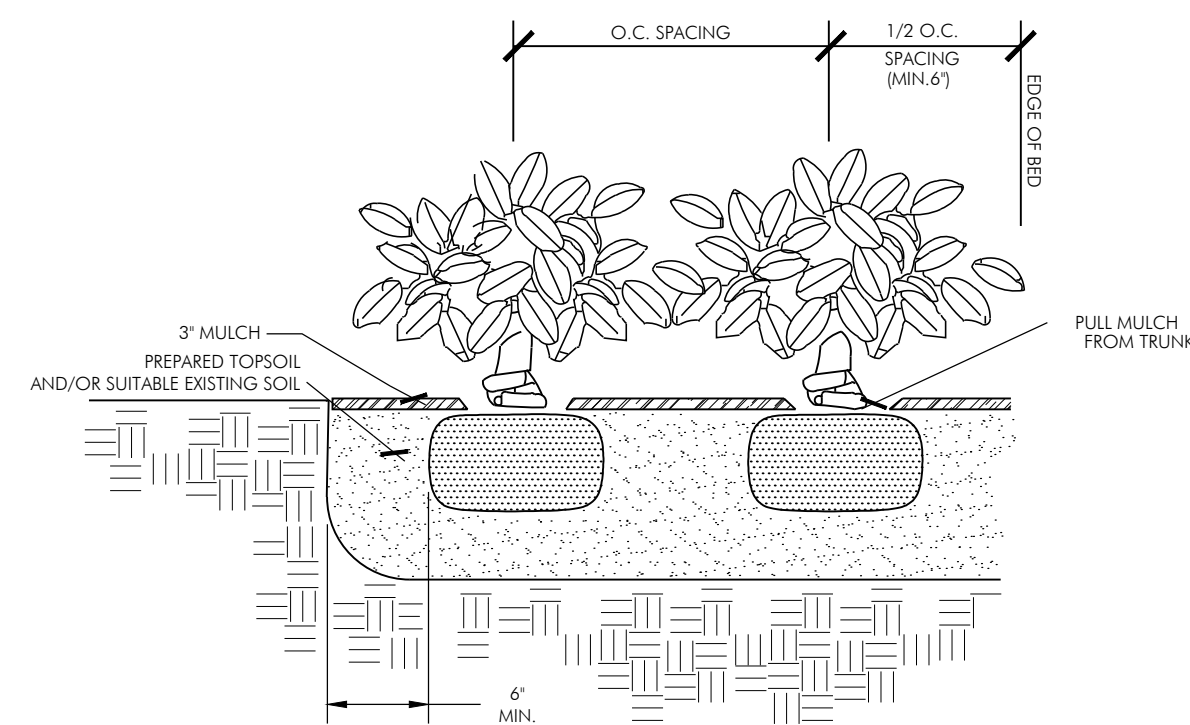
**L-2**

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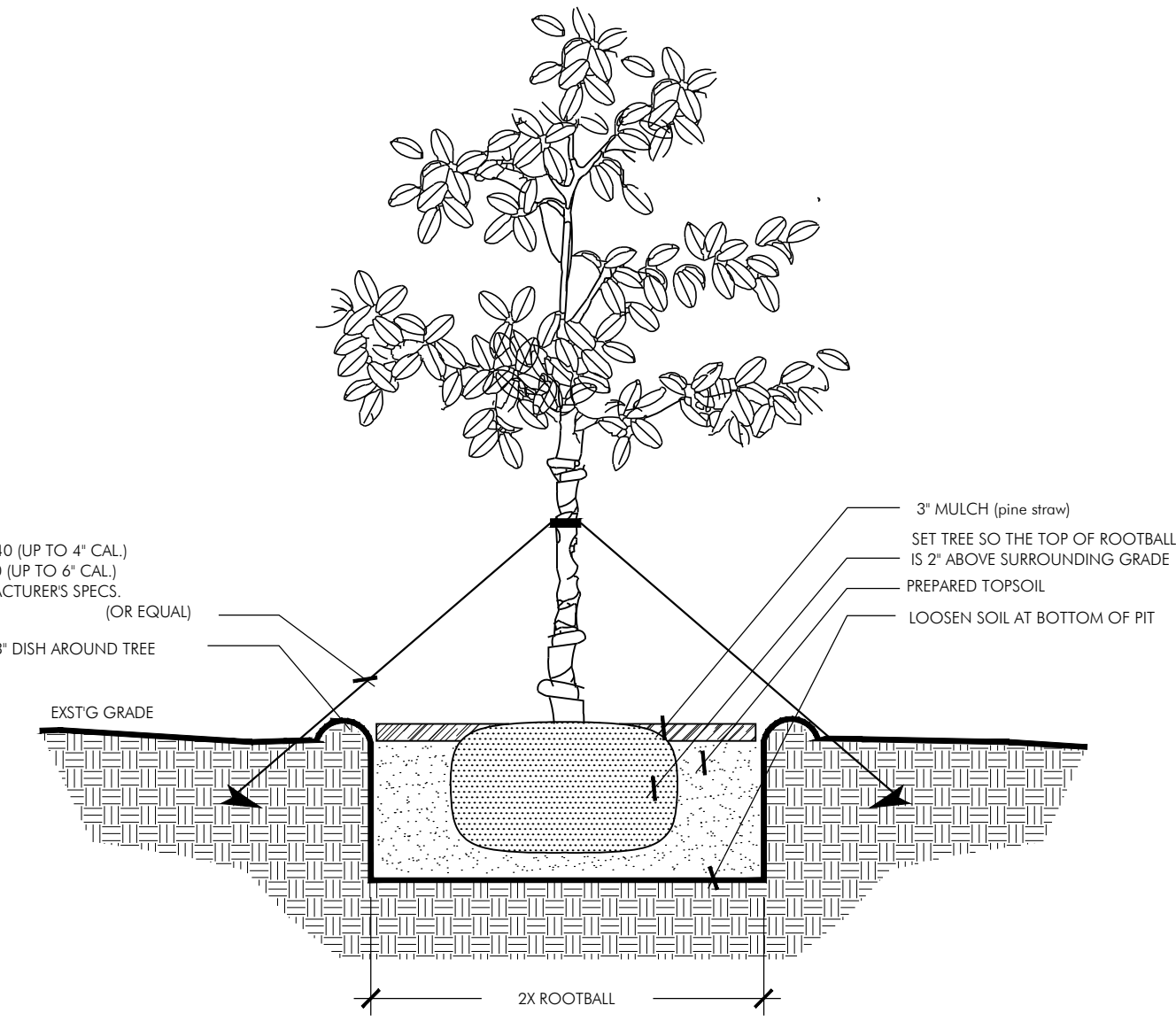
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**SHRUB PLANTING DETAIL**

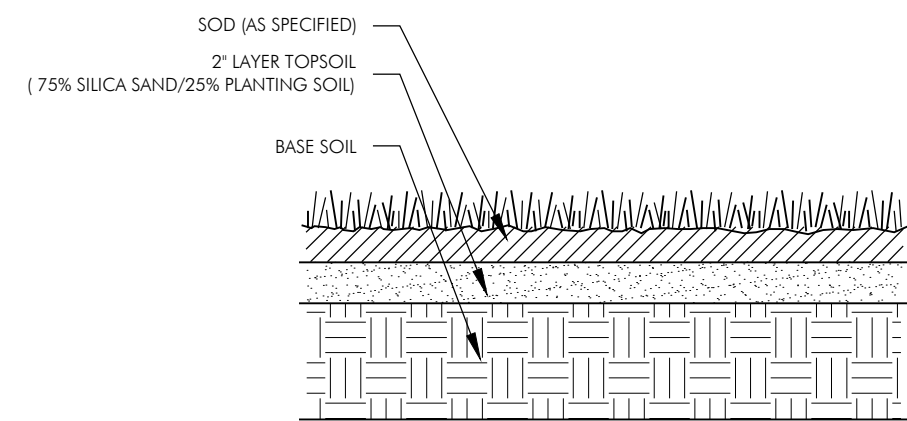
ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



**TREE PLANTING DETAIL**

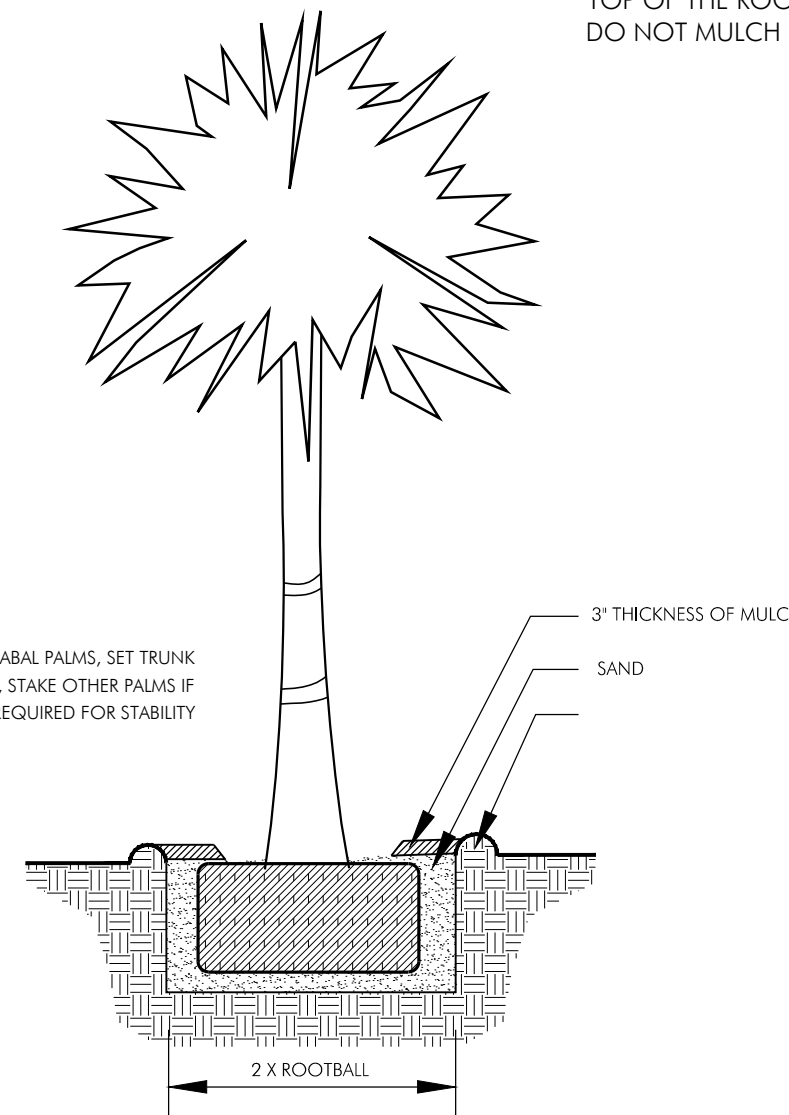
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

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.

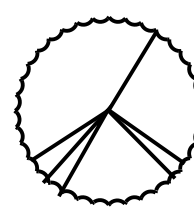
**Conceptual Planting Palette**

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
<b>PALMS</b>						<b>SHRUBS</b>					
	SABAL PALM	Sabal palmetto	12'-18' clr. trnk.				SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE		WILD COFFEE	Psychotria nervosa	3 gal., 24" -36" hgt./sprd.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6' o.h.	FL #1	NATIVE		FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal., 14"-18" sprd./hgt.	FL #1	NATIVE
	SAW PALMETTO	Serona repens 'Silver'	15 gal. 3' o.h.	FL #1	NATIVE		LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE		JAMAICA CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE
	ROYAL PALM	Roystonea elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE		FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	<b>TREES</b>						DWARF FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE
	<b>CANOPY</b> (10 canopy trees / 19 mitigation trees)						SPARTINA	Spartina bakerii	3 gal., full	FL #1	NATIVE
	MAHOGANY	Sweitenia mahogani	4" cal., 14-16" o.h., 10-12' sprd.	FL #1	NATIVE		<b>GROUND COVER (3,900 SF)</b>				
	WILD TAMARIND	Lysiloma latissiliquum	4" cal., 12-14' o.h.,	FL #1	NATIVE		MUHLI GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
	PIDGION PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h.	FL #1	NATIVE		WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE		GOLDEN CREEPER	Emodea littoralis	1 gal., full	FL #1	NATIVE
	GREEN BUTTONWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE		SILVER LOVE GRASS	Eragrostis elliptoi	1 gal., full	FL #1	NATIVE
	SILVER BUTTONWOOD	Silver buttonwood	2" cal. 10'-12' o.h.	FL #1	NATIVE		SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
	PARADISE TREE	Simarouba glauca	3" cal., 12-14' o.h.	FL #1	NATIVE		TICKSEED	Coreopsis ssp 'Dwarf'	1 gal., full	FL #1	NATIVE
	CINNAMON BARK	Canella Winterana	1.5" cal. 6'-8' o.h.	FL #1	NATIVE		ST. AUGUSTINE SOD or Preferred Species				
	<b>UNDERSTORY</b>										
	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						

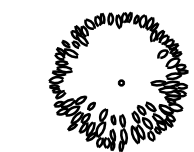
NOTE: CANOPY TREES PLANTED ALONG WHITEHEAD STREET SHALL BE SMALLER IN NATURE AND SETBACK FROM SIDEWALK.



MITIGATION TREES 4" DSH MIN.

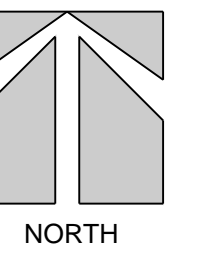


UNDERSTORY

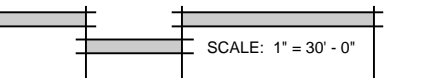


RED STOPPER

**SOUTHARD PARK**  
KEY WEST, FLORIDA



NORTH



LANDSCAPE PLANS

DATE: 5.8.15

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SCHEDULE & DETAILS

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L-3

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