

**DEVELOPMENT AGREEMENT FOR
THE PEARY COURT HOUSING COMPLEX**

THIS DEVELOPMENT AGREEMENT is entered into by and between PEARY COURT HOLDINGS, LP, a Delaware limited partnership (herein referred to as the “Owner”) and the CITY OF KEY WEST, a Florida municipal corporation (herein the “City”) (collectively the “Parties”), pursuant to Chapter 90, Article IX of the City Code of Ordinances (the “Code”), and the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, *Florida Statutes*, and is binding on the “Effective Date” set forth herein.

WITNESSETH:

WHEREAS, the Owner is the record title holder of the Peary Court Housing Complex (herein referred to as the “Property”, or “Peary Court”) located in the City of Key West, as more specifically described in Exhibit A hereto,; and

WHEREAS, Peary Court currently has 160 existing dwelling units (157 constructed units and 3 units involuntarily destroyed by fire) historically used for military housing, and has (pursuant to a duly-issued demolition permit and HARC approval) demolished a previously-existing 10,000 square foot commercial building; and

WHEREAS, the 160 existing dwelling units on Peary Court were constructed following the City’s adoption of Resolution No. 92-75 (Exhibit B hereto), which acknowledged the historic use of Peary Court for housing and resolved to support reconstruction of the Peary Court housing; and

WHEREAS, On April 6, 2011, the City was notified that the United States Navy, with its concessional housing partner, Southeast Housing, LLC, would be pursuing the sale of the property known as the Peary Court Housing Complex and all of the structures on it, to a private entity; and

WHEREAS, the City determined that sale to a private owner would require changing the Property's Military (M) Future Land Use designation, with corresponding amendments to the Future Land Use Element, the City's Land Development Regulations and the City's Official Zoning Map; and

WHEREAS, the City conducted duly-noticed public hearings on a proposed HSMDR Future Land Use Map amendment, including a transmittal hearing by the City Commission on May 29, 2012 and culminating in an adoption hearing on September 18, 2012, during which the City Commission considered the criteria identified in Code Section 90-555 together with the recommendations of City staff, DEO, and comments from the public; and

WHEREAS, on September 18, 2012, the City Commission adopted Ordinance No. 12-32 (Exhibit C), defining a new Future Land Use Map designation of "Historic Special Medium Density Residential" (HSMDR), and applying that designation to the Property, and

WHEREAS, duly-noticed public hearings on the HSMDR Zoning District amendment ordinance were held by the City Commission on September 5, 2012 and September 18, 2012, and in its deliberations the City Commission considered the criteria identified in Code Section 90-251 together with the recommendations of City staff and public comments; and

WHEREAS, on September 18, 2012, the City Commission adopted Ordinance No. 12-33 (Exhibit D) amending the zoning of the Property from Military (M) to Historic Special Medium Density Residential (HSMDR); and

WHEREAS, on October 24, 2012, the State of Florida Department of Economic Opportunity (DEO) found the Comprehensive Plan Future Land Use Map Historic Special Medium Density Residential (HSMDR FLUM) amendment to be consistent with the Principles for Guiding Development for the City of Key West Area of Critical State Concern as set forth in Section 380.0552(7), *Florida Statutes*, and accordingly issued its Notice of Intent to find Ordinance No. 12-32 compliant (Exhibit E); and

WHEREAS, on November 20, 2012 the State of Florida Department of Economic Opportunity (DEO) found the amendments to the Land Development Regulations, approved through Ordinance No. 12-33, for the Historic Medium Density Residential (HSMDR) Zoning District, to be compliant (Exhibit F), and the amendments became effective as of December 12, 2012 ; and

WHEREAS, City Code Section 122-611(e) requires submission and approval of a Development Agreement with any development plan submitted for approval on the a property within the HSMDR Zoning District, thereby superseding the requirement in Code Section 90-679 for the City Commission to make a preliminary determination of whether or not to enter into a Development Agreement and to pursue negotiations with the Owner; and

WHEREAS, pursuant to recommendation of the DEO, the City Commission, through Ordinance No. 12-33, authorized an exception within the HSMDR Zoning District to the affordable housing and workforce housing Ordinance criteria, so that the development of Peary Court requires the addition of 48 affordable work force housing units (calculated at 30% of the 160 existing residential units); and

WHEREAS, Owner has identified a portion of the Property, consisting of land previously occupied by the demolished commercial building and vacant land adjacent thereto (collectively,

“the Affordable Housing Site”), on which forty-eight (48) new affordable work force housing units shall be constructed, as depicted on the attached Affordable Housing Site Plan (Exhibit G, referred to herein as the “Site Plan”); and

WHEREAS, on August 28, 2013, the Owner executed a Declaration of Affordable Housing Restrictions (the “Declaration”), which was recorded at Monroe County Official Record Book 2648, Page 182, subsequently amended by Amendment to Affordable Housing Deed Restriction (the “Amendment”), which was recorded at Monroe County Official Record Book 2657, Page 648-650 (the Declaration, as amended by the Amendment, being referred to herein as the “Deed Restriction”), by which the Owner undertook to continue the use of 48 dwelling units on the Property as affordable housing pending construction of 48 new affordable housing units; and

WHEREAS, the Owner submitted for approval by the City of Key West an application for major development plan approval for the addition of 48 new affordable residential dwelling units on the Affordable Housing Site consistent with the attached Site Plan in Exhibit G; and

WHEREAS, on October 15, 2015 the City of Key West Planning Board approved Resolution No. 2015- 48 for a Major Development Plan, a copy of the Resolution being attached hereto as Exhibit I; and

WHEREAS, the Site Plan has been reviewed and approved by the Historic Architectural Review Commission (referred to in this Agreement as “HARC”) to ensure that the mass, scale, size, proportion, and screening of the proposed new affordable housing structures are compatible with the existing community fabric; and

WHEREAS, on October 15, 2015, the City of Key West Planning Board approved Resolution No. 2015-049, recommending approval of the Development Agreement, a copy of the Resolution being attached hereto as Exhibit J; and

WHEREAS, on *date*, the City Commission considered the comments and recommendation of the City staff, the Planning Board, and comments of members of the public and approved Resolution No. 16-__ (Exhibit K) granting Major Development Plan approval, and approved Resolution No. 16-__ (Exhibit L) authorizing development of the Affordable Housing Site as provided in this Development Agreement; and

WHEREAS, the City has determined that the new development proposed in the Site Plan is consistent with the City’s Comprehensive Plan and land development regulations and is compatible with surrounding land uses; and

WHEREAS, the City has determined that this Development Agreement is consistent with the Comprehensive Plan, the land development regulations, and the Principles Guiding Development for the City, and further finds that this Development Agreement is in the public interest, and will further the health, safety, welfare, and goals of the residents of the City.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

A. RECITALS. The recitals set forth in the preceding “Whereas” clauses are incorporated herein and form a material part of this Agreement.

B. DEFINITIONS. For the purposes of this Development Agreement, the following terms shall have the following meanings. Terms not defined in this Development Agreement shall

be as defined in the City Code, Chapter 163, *Florida Statutes*, or, if not defined in the Code or statute, shall be understood according to their usual and customary meanings.

1. “Affordable Work Force Housing” means housing as defined in Article V, Division 10 of Chapter 122, Sections 122-1465 through 122-1467 of the City Code.

2. “Baseline Green Building Certification” means the Florida Green Building Coalition (FGBC) Bronze level certification or Leadership in Energy and Environmental Design (LEED) certification.

3. “Building Permit Allocation” means a residential permit allocation under Article V, Division 10, of Chapter 122, Sections 108-986 through 108-998 of the City Code.

4. “City Code” means the Code of Ordinances of the City of Key West in effect on the Effective Date of this Development Agreement.

5. “Comprehensive Plan” means the City’s Comprehensive Plan in effect on the Effective Date of this Development Agreement.

6. “Development” , “Redevelopment”, or “Redevelopment Plan” shall refer to the development of the Property for the uses, densities and intensities permitted by this Development Agreement, subject to the conditions, obligations, restrictions and terms contained herein.

7. “Site Plan” shall refer to the Affordable Housing Site Plan dated _____, approved by the City Commission in Resolution 16-____

8. “Effective Date” shall refer to the date this Development Agreement becomes effective, as set forth in herein.

9. “Prerequisite Standards” shall mean “prerequisites, major construction/renovation” as defined in City Code Section 86-9 and are the minimum standards for new development required

in order to be eligible to receive an allocation award from the City BPAS, including Baseline Green Building Certification, pursuant to City Code Section 108-995.

10. “Property” shall refer to the parcel described in Exhibit “A” that is the subject of this Development Agreement.

11. “Public facilities” means those facilities identified in Section 163.3221, *Florida Statutes*.

C. TERMS OF AGREEMENT.

1. Legal Description; Ownership and Equitable Interests in the Property. The legal description of the Property subject to this Development Agreement is attached hereto as Exhibit “A” and incorporated herein by reference. As evidenced by the Special Warranty Deed conveying the Property (a copy of which is attached hereto as Exhibit “M”), the 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. 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 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; additionally, Victor M. Ballestas is a non-manager principal of Integra Real Estate).

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.

White St. Partners, LLC, has been designated by Owner as the member responsible for negotiation of this Agreement and for development of the Property.

2. Duration of Agreement; Renewal. This Development Agreement shall remain in effect for a period of five (5) years, commencing on the Effective Date set forth below. This Development Agreement may be renewed or extended pursuant to City Code Section 90-682(a)(2) and *Florida Statute* § 163.3229.

4. Existing Development. The Property consists of the following development located in the City of Key West on the historic Peary Court military housing site: 160 existing dwelling units (157 units and 3 units involuntarily destroyed by fire, entitled to be rebuilt as of right). The previously-existing 10,000 square foot commercial building, previously utilized as a drive-thru bank, has been demolished by Owner pursuant to a duly-issued demolition permit.

5. Site Plan.

a. Uses, Densities and Intensities. The residential uses, densities and intensities, existing and proposed, conform with HSMDR Zoning District standards. The Property is allowed a maximum density density of 8.6 units per acre. The Site Plan proposes an additional

48 units, for a total of 208 residential dwelling units on the Property. No commercial development is proposed.

b. Building Permit Allocations. The Site Plan encompasses construction on the Property of 48 new affordable housing units. The City has reserved to the Property 48 affordable residential dwelling unit allocations from the City of Key West Building Permit Allocation System required to construct the new affordable work force housing units depicted on the Site Plan. That allocation shall be awarded at the time the City issues building permits for the affordable work force housing units.

c. Conformity with Major Development Plan. The following development features shall conform to the Major Development Plan as approved by City Commission Resolution No. 16-__ (Exhibit K) and to the specifications set forth on the Site Data sheet attached as Exhibit N:

1. Open Space.
2. Recreation Areas, which shall conform to the access requirements of Paragraph 10(j), below.
3. Types and locations of units, which shall be subject to adjustment within the standard deviations range set forth in Paragraph 6.
4. Parking for vehicles and bicycles shall be provided at the locations depicted on the Site Plan, in the quantities specified in Exhibit N.
5. Landscaping, which shall also conform to requirements imposed by the Tree Commission. Buffers shall conform to the dimensions and quantities set forth on Exhibit N.

6. Solid waste and recycling container storage, which shall also conform to the requirements of Paragraph 10(c), below.

7. Fencing.

8. Utilities and Mechanical Equipment, installed as provided in Paragraph 10, below.

9. Streets. The existing internal streets providing access to the affordable housing units shall be retained, and internal streets shall be extended and improved, at Owner's expense, as depicted on the Site Plan subject to adjustment of location within the standard deviations range set forth in Paragraph 6(a).

6. Site Plan Modifications. Site Plan modifications shall require approval pursuant to City Code Section 108-91(c). Adjustment of affordable housing unit sizes and locations of improvements as depicted on the Site Plan may be authorized by the City Planner upon submission of building permit applications, within the following ranges of standard deviations:

(a) locations of buildings and other improvements: deviations not exceeding ten (10) feet, except for deviations for which the Land Development Regulations require a variance.

(b) unit size: deviations not exceeding twenty percent (20%) of the floor area of the unit or units, provided that minimum unit size shall comply with the provisions of Paragraph 7, below.

7. Affordable Work Force Housing; Timing of Development; Deed Restriction.
The Owner shall develop forty-eight (48) affordable work force housing units, all of which shall be at least 400 square feet in size pursuant to City Code Section 122-1467, subject to the following conditions:

a. Owner shall reserve, maintain and operate 48 existing dwelling units on the Property as interim affordable housing, subject to the provisions of the Deed Restriction. That obligation to maintain the 48 units of interim affordable housing shall expire upon issuance of a certificate of occupancy for the new affordable work force housing units.

b. Upon issuance of a Certificate of Occupancy for the 48 new affordable work force housing units, the Deed Restriction shall be amended by Owner so as to amend the description of the Property subject to the Declaration, by substituting the description of the new units for those units identified on Exhibit "A" to the Amendment. Owner shall provide a copy of the recorded amendment, showing the book and page where recorded, to the City Planning Department and the Key West Housing Authority within two weeks after recordation.

c. The affordable work force housing unit income categories and rental rates for the 48 new affordable work force housing units shall conform to the provisions of the Deed Restriction. The classification of the identified units may vary, provided that the total value of rental does not exceed ten percent (10%) of the rental of all the units at affordable housing (moderate income) pursuant to City Code Section 122-1467(c).

d. The new affordable housing units shall be available for persons who meet and continue to meet the eligibility requirements for affordable work force housing set forth in City Code Section 122-1469. Continuing compliance with those eligibility requirements shall be determined by the Key West Housing Authority, or such other entity as may be designated by City, with an annual report to the City Manager verifying compliance with Code Section 122-1467(e).

8. Additional Development Conditions. The following additional conditions, terms, restrictions, and other requirements have been determined by the City of Key West to be necessary for the public health, safety, and welfare of its citizens:

a. Fire Safety. The Redevelopment Plan shall include no fewer than the number of fire hydrants and/or fire wells required to conform to all applicable fire safety requirements, as determined by the Fire Marshal of the City of Key West. On-site fire protection shall be provided in accordance with the 2013 Fire Prevention code, Ch. 69A-60, F.A.C.

b. Timing of permit applications. Prior to submitting a building permit application to the City, the Owner shall secure all permits required for that work pursuant to applicable state, regional and federal regulations, including but not limited to the South Florida Water Management District, and shall also secure any necessary permits or authorizations from the City of Key West Utilities Dept.

c. Fair Housing Requirements. New units constructed on the Property shall comply with applicable requirements of the ADA and state and federal fair housing acts.

d. Signage. A Signage Plan shall be submitted to the City Planning Department for approval prior to the issuance of building permits for the new affordable housing units.

e. Building Heights. Building heights shall not exceed the maximum building height allowed in the HSMDR Zoning District applicable to the Property. For the purpose of measuring building heights of residential and accessory structures other than interior fences, the base elevation shall be 6.09 feet NGVD, which is the elevation of the crown of the road on White Street immediately in front of the main entrance to the Property at the intersection of White and Southard Streets (See site elevation determination by Donald Craig, attached hereto as Exhibit O).

f. Site Design. The development of the Property shall be consistent with all bulk and site design requirements in the City Code, including but not limited to open space, setbacks and buffering, lighting, landscaping, parking, utilities and stormwater management.

g. Impact Fees. Owner shall pay impact fees (i.e., sewer, solid waste, traffic and library impact fees) for the 48 new affordable housing units, in the amounts set forth in the impact fee schedule established by the City Code at the rates in effect on the date of building permit issuance.

h. Wind Load. Owner shall ensure that all new structures (including doors, windows, and cladding) meet all applicable codes, to withstand the peak wind loads specified in the 2013 Florida Building Code.

i. Energy Efficiency / Green Building. Owner shall sustainably construct the new residential structures in conformance with the Prerequisite Standards for BPAS, including Baseline Green Building Certification, pursuant to City Code Section 86-9 and 108-995.

j. Flood damage avoidance. The finished floor elevation of the first habitable floor of all new units shall be no less than 1.5 feet above base flood elevation.

9. Annual Progress Reports. Pursuant to City Code Section 90-688(b), the Owner shall provide the City Planning Department an annual progress report indicating all activities and achievements since the execution of the development agreement and, if applicable, since the previous periodic report.

10. Public Facilities. All required public facilities to serve the project are available as of the date of this Development Agreement, and capacity for each is projected to be available concurrent with the impacts of development. The following list identifies required public facilities that will service the development authorized by this Agreement, who shall provide the facilities,

what new facilities will be constructed; and a schedule to assure that public facilities are available concurrent with the impacts of additional development:

a. Potable Water. Domestic potable water is provided by Florida Keys Aqueduct Authority. Adequate domestic potable water transmission and potable water source capacity exist for this project. No need for new potable water facilities, other than relocation of internal distribution lines, water meters, valves, etc., is anticipated. Those distribution lines shall be installed by the Owner prior to substantial completion of new housing units that they will supply.

b. Electric Service. Electric service is provided by Keys Energy Services. No new electric service facilities, other than the relocation of internal distribution lines, are anticipated. Those underground distribution lines shall be installed by the Owner and/or KES prior to issuance of a certificate of occupancy for the new housing units that they will supply.

c. Solid Waste. Solid waste service is provided by the franchisee of the City of Key West, and adequate capacity exists for this development. All solid waste from units other than multi-family units shall be limited to individual containers per household, subject to City Ordinance requirements for removal from the streets as if the internal private streets were public.

d. Wastewater. Wastewater treatment shall be provided by City of Key West. Developer shall construct such additional or relocated wastewater collection facilities as may be required to deliver sewage generated on the Property to the City's wastewater collection facilities. Wastewater treatment shall be provided by the City of Key West Wastewater Treatment Plant, and adequate capacity exists for this development.

e. Protective Services. Protective services other than parking enforcement shall be provided by the City of Key West.

f. Transportation. According to the Traffic Impact statement provided by the Owner and attached as Exhibit P, no net additional traffic impacts are anticipated. All roadways within the Property shall remain private roads.

g. Schools. Adequate school facilities are anticipated to serve any students who may reside in the dwelling units developed under the Redevelopment Plan.

h. Existing Facilities. All public facilities identified above are available as of the date of this Development Agreement and are projected to be available concurrent with the impacts of the Development compliant with the Redevelopment Plan.

i. Stormwater. Owner shall construct stormwater collection and retention facilities compliant with City Code as may be required pursuant to the Environmental Resource Permit (“ERP”) that Owner shall apply for and receive from the South Florida Water Management District. Those stormwater management facilities shall be installed by Owner prior to issuance of certificates of occupancy for the 48 new affordable housing units.

j. Recreational facilities. The Site Plan provides for on-site amenities for residents and guests of the 48 new affordable housing units. Private recreational facilities shall be provided on the Property to serve the needs of the residents of the 48 new affordable housing units. Additionally, public recreational facilities exist in the vicinity of Peary Court, adequate to serve the recreational needs of residents.

11. Required Permits and Approvals.

Nothing in this Development Agreement shall be deemed to obviate the necessity of the Owner’s compliance with terms and provisions of each of the required approvals listed below. Prior to City Commission approval, the Major Development Plan shall be reviewed and approved by HARC to ensure that the mass, scale, size, proportion, and screening of the proposed new

affordable housing structures are compatible with the existing community fabric. The following is a list of other development permits and approvals needed for the development of the Property as specified and required in this Agreement:

- a. Development Agreement;
- b. Major Development Plan approval;
- c. Tree Commission approval;
- d. Building and related construction permits, including but not limited to permits for paving, drainage, principal and accessory structures, land clearing and landscaping; and
- e. Federal, State, regional and local permits for stormwater improvements, driveway connections, utility connections and environmental (or endangered species takings), when and if required; and
- f. Certificates of Appropriateness.

12. Mutual Cooperation. The City agrees to cooperate with the Owner in timely reviewing and processing all applications for permits, licenses, approvals, or consents necessary or appropriate to fully implement this Development Agreement. The City and the Owner agree to cooperate fully with and assist each other in the performance of the provisions of this Development Agreement.

13. Development to Comply with Permits and City Comprehensive Plan and Code Provisions. The Development described in and authorized by this Development Agreement shall be developed in accordance with all required permits, and in accordance with all applicable provisions of the City's Comprehensive Plan and City Code in effect on the date of execution of this Agreement. No certificate of occupancy for an individual building shall be issued until all

plans for that building are approved by the City and the Owner has complied with all conditions in permits issued by the City and other regulatory entities for that building or required herein.

14. Finding of Consistency. The City finds that the Development authorized herein is consistent with the City's Comprehensive Plan and land development regulations in effect on the date of execution of this Development Agreement.

15. Compliance With Permits, Terms, Conditions, and Restrictions Not Identified Herein. The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

16. Laws Governing this Agreement.

a. For the duration of this Development Agreement, all approved Development of the Property shall comply with and be controlled by this Development Agreement and provisions of the City's Comprehensive Plan and City Code in effect on the date of execution of this Agreement.

b. Pursuant to City Code Section 90-687 and Section 163.3233, *Florida Statutes*, the City may apply subsequently adopted laws and policies to the Property only if the City holds a public hearing and determines that:

(1) the new laws and policies are not in conflict with the laws and policies governing the Agreement and do not prevent redevelopment of the land uses, intensities, or densities set forth in this Development Agreement;

(2) the new laws and policies are essential to the public health, safety, or welfare, and the City expressly states that they shall apply to the redevelopment that is subject to this Development Agreement;

(3) the City demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Development Agreement; or

(4) the Development Agreement is based on substantially inaccurate information supplied by the Owner. However, nothing in this Development Agreement shall prohibit the parties from mutually agreeing to apply subsequently adopted laws to the Property.

c. If state or federal laws enacted after the effective date of this Development Agreement preclude any party's compliance with the terms of this Agreement, this Development Agreement shall be modified as is necessary to comply with the relevant state or federal laws. However, this Development Agreement shall not be construed to waive or abrogate any rights that may vest pursuant to common law.

17. Amendment, Extension, and Termination. This Development Agreement may be amended, extended, or terminated as follows:

a. As provided in Section 163.3237, *Florida Statutes*, and City Code Section 90-689, this Development Agreement may be amended, extended or canceled by mutual consent of the parties or their successors in interest, which shall require a written document approved by the City Commission and shall require two (2) public hearings by the City.

b. As provided in Section 163.3229, *Florida Statutes*, and City Code Section 90-684, this Development Agreement may be extended by the mutual consent of the parties, subject to the public hearing requirements in Section 163.3225, *Florida Statutes*. The City shall conduct at least two (2) public hearings, one of which may be held by the local planning agency at the option of the City. Notice of intent to consider extension of the Development Agreement shall be advertised approximately seven (7) days before each public hearing in a newspaper of

general circulation and readership in the City of Key West, Florida, and shall be mailed to all affected property owners before the first public hearing. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing. The notice shall specify the location of the land subject to the Development Agreement, the development uses on the Property, the population densities, and the building intensities and height and shall specify a place where a copy of the Development Agreement can be obtained.

c. Pursuant to Section 163.3235, *Florida Statutes*, and City Code Section 90-689, this Development Agreement may be revoked or modified by the City if the City finds, on the basis of competent substantial evidence, that there has been a failure to comply with the terms of this Development Agreement.

18. Breach of Agreement and Cure Provisions.

a. If the City concludes that there has been a breach in this Development Agreement, prior to revoking this Agreement, the City shall serve written notice on the Owner identifying the term or condition the City contends has been breached and providing the Owner with sixty (60) days from the date of receipt of the notice to cure the breach. Each of the following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of the Owner, shall be considered a breach of this Development Agreement:

- (1) Failure to comply with the provisions of this Development Agreement;
- (2) Failure to comply with terms and conditions of permits issued by the City or other regulatory entity for the redevelopment authorized by this Development Agreement;
- (3) Failure to comply with terms and conditions of the Deed Restrictions referred to in Paragraph 7(b), above; or

(4) Failure to comply with the requirements of the Major Development Plan.

b. If the Owner concludes that there has been a breach in the terms and conditions of this Development Agreement, the Owner shall serve written notice on the City identifying the term or condition the Owner contends has been breached and providing the City with sixty (60) days from the date of receipt of the notice to cure the breach. The following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of the City, shall be considered a breach of this Agreement:

(1) Failure to comply with the provisions of this Development Agreement;

c. If a breach in this Development Agreement occurs and is not cured within the time periods provided above, the party that provided notice of the breach may elect to terminate this Development Agreement or may seek to enforce this Development Agreement as provided by herein.

d. If the City waives a breach in this Development Agreement by the Owner, such a waiver shall not be deemed a waiver of any subsequent breach.

19. Notices. All notices, demands, requests, or replies provided for or permitted by this Development Agreement, including notification of a change of address, shall be in writing to the addressees identified below, and may be delivered by any one of the following methods:

(a) By personal delivery;

(b) By deposit with the United States Postal Service as certified or registered mail, return receipt requested, postage prepaid; or

(c) by deposit with an overnight express delivery service with a signed receipt required.

Notice shall be effective upon receipt. The addresses of the parties are as follows:

PEARY COURT HOLDINGS, LP:

c/o White St. Partners, LLC
Registered Agent: Integra Real Estate LLC
2828 Coral Way Suite 303
Miami FL 33145

TO THE CITY:

City Planning Director
P.O. Box 1409
Key West, FL 33041

With a copy by regular U.S. Mail to:

City Attorney
P.O. Box 1409
Key West, FL 33041-1409

City Manager
P.O. Box 1409
Key West, FL 33041-1409

20. Enforcement. In accordance with Section 163.3243, *Florida Statutes*, any party to this Development Agreement, any aggrieved or adversely affected person as defined in Section 163.3215(2), *Florida Statutes*, or the state land planning agency (currently the DEO) may file an action for injunctive relief in the circuit court of Monroe County, Florida, to enforce the terms of this Development Agreement or to challenge the compliance of this Development Agreement with the provisions of Sections 163.3220-163.3243, *Florida Statutes*.

21. Conflicts. In the event of a conflict between the provisions of this Development Agreement and City ordinances, the terms of this Development Agreement shall control.

22. Binding Effect. This Development Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

23. Assignment. This Agreement may not be assigned by Owner without the written consent of the City, which consent shall not be unreasonably withheld.

24. Drafting of Agreement. The parties acknowledge that they jointly participated in the drafting of this Development Agreement and that no term or provision of this Development Agreement shall be construed in favor of or against either party based solely on the drafting of the Agreement.

25. Severability. In the event any provision, paragraph or section of this Development Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the enforceability or the validity of the remaining provisions of this Development Agreement.

26. Applicable Law. This Development Agreement was drafted and delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida.

27. Use of Singular and Plural. Where the context requires, the singular includes the plural, and the plural includes the singular.

28. Duplicate Originals; Counterparts. This Development Agreement may be executed in any number of originals and in counterparts, all of which evidence one agreement. Only one original is required to be produced for any purpose.

29. Headings. The headings contained in this Development Agreement are for identification purposes only and shall not be construed to amend, modify, or alter the terms of the Development Agreement.

30. Entirety of Agreement; Incorporation of Prior Development Approvals. This Development Agreement incorporates or supersedes all prior negotiations, correspondence,

conversations, agreements, or understandings regarding the matters contained herein. The Major Development Plan approval for Peary Court is incorporated herein. The parties agree that there are no commitments, agreements, understandings, or development orders concerning the subjects covered by this Development Agreement that are not contained in or incorporated into this document and, accordingly, no deviation from the terms hereof shall be predicated upon any prior representations, agreements or approvals, whether written or oral. This Development Agreement contains the entire and exclusive understanding and agreement among the parties and may not be modified in any manner except by an instrument in writing signed by the parties.

31. Rendition. After this Agreement is signed by the parties, a copy of the signed Agreement shall be timely rendered by the City to the Florida Department of Economic Opportunity (DEO) as required by Rule 73C-44.003, Florida Administrative Code.

32. Effective Date of Agreement. This Agreement shall only become effective after the Florida Department of Economic Opportunity (DEO) waives its right to appeal, the 45-day appeal period established by Section 380.07, *Florida Statutes*, expires, or any such appeal has been finally resolved, whichever first occurs. The effective date of this Agreement shall be the date that it is recorded as provided in Paragraph 33, below.

33. Recording. As required by Section 163.3239, *Florida Statutes*, the City shall record this Development Agreement in the public records of Monroe County, Florida, within fourteen (14) days after the effective date of this Development Agreement. A copy of the recorded Development Agreement showing the date, page and book where recorded shall be submitted to the Owner and to the state land planning agency by hand delivery, registered or certified United States mail, or by a delivery service that provides a signed receipt showing the date of delivery, within fourteen (14) days after the Development Agreement is recorded.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives,
have set their hands and seals on the dates below written.

PEARY COURT HOLDINGS, LP, a Delaware limited partnership

By: PEARY COURT ADVISORS, LLC, a Delaware L.L.C, its general partner

By: _____

Arnaud Karsenti

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Arnaud Karsenti, authorized person of Peary Court Advisors, LLC, on behalf of the company, who is () personally known to me or () who has produced a driver's license as identification.

SEAL

Notary Public

and by: WHITE ST. PARTNERS, LLC, a Florida limited liability company

By: IVG1, LLC, a Florida limited liability company, its managing member

By: Integra Real Estate LLC, a Florida limited liability company, its managing member

By: _____
Everett Atwell, Jr, Manager

By: _____
Paulo de Melo, Manager

By: _____
Nelson Stabile, Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2016, by Everett Atwell, Jr., who is personally known to me or who produced _____ as identification, and who did/did not take an oath.

Notary Public
Name _____
(typed, printed or stamped)
My commission expires:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2016, by Paulo deMelo and Nelson Stablie, who are personally known to me or who produced _____ as identification, and who did/did not take an oath.

Notary Public
Name _____
(typed, printed or stamped)
My commission expires:

CITY OF KEY WEST

_____, 2016
Date

By _____
Mayor

ATTEST:

CITY CLERK

LIST OF EXHIBITS

- Exhibit A: Legal description of property
- Exhibit B: Key West City Commission Resolution No. 92-75
- Exhibit C: Key West Ordinance No. 12-32 FLUM text and map amendment
- Exhibit D: Key West Ordinance No. 12-33 Zoning text and map amendment
- Exhibit E: DEO Notice dated October 24, 2012
- Exhibit F: DEO Notice dated November 20, 2012
- Exhibit G: Affordable Housing Site Plan, revised as of July 29, 2015 (the “Site Plan”)
- Exhibit H: (Intentionally deleted)
- Exhibit I: Key West Planning Board Resolution No. 2015-48, Major Development Plan recommendation
- Exhibit J: Key West Planning Board Resolution No. 2015-49, Development Agreement recommendation
- Exhibit K: Key West City Commission Resolution No. 16-__ Major Development Plan approval
- Exhibit L: Key West City Commission Resolution No. 16-__ Development Agreement approval
- Exhibit M: Copy of Special Warranty Deed
- Exhibit N: Site Data sheet (includes parking and landscaping)
- Exhibit O: Site elevation determination dated Jan. 2, 2014
- Exhibit P: Traffic Impact statement

EXHIBIT A

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 Northeastly 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°08'30" W along the said Northeastly 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 Northeastly Right-of-Way Line of White Street; thence N 34°08'30" W along the said Northeastly 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 Northeastly 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 194.19 feet to a point lying 0.5 feet (6 inches) Northeast of a fence corner; thence S.79°06'43"E., and along a line lying 0.5 feet (6 inches) Northeastly of a existing fence and wall a distance of 1206.74 feet; thence N 10°44'48" E for a distance of 8.75 feet to the Southeastly Right-of-Way Line of Palm Avenue; thence S 79°15'12" E along the said Southeastly Right-of-Way Line of Palm Avenue for a distance of 55.00 feet; thence S 10°44'48" W for a distance of 8.88 feet to the extension of a line lying 0.5 feet (6 inches) Northeastly of the existing fence and wall; thence S 79°06'43" E and along a line lying 0.5 feet (6 inches) Northeastly of the existing fence and wall for a distance of 325.66 feet to a point lying 0.5 feet (6") from the corner of the fence on Eisenhower Drive; thence S 40°23'08" E along the fence on Eisenhower for a distance of 20.90 feet; thence S 14°07'44" E and being partially along a fence line for 167.37 feet to Angela Street; thence S.56°24'46"W., and along a line lying 0.5 feet (6 inches) Southeastly of the fence line of Angela Street a distance of 1080.22 feet; thence N.19°36'43"W., and along the edge of an existing fence a distance of 72.01 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 1053433.77 square feet or 24.1835 acres, more or less.

Exhibit A

EXHIBIT B

RESOLUTION NO. 92-75

A RESOLUTION OF THE CITY OF KEY WEST
ASSERTING THE CITY OF KEY WEST'S
SUPPORT OF AFFORDABLE MILITARY
HOUSING AT PEARY COURT; PROVIDING
FOR ADOPTION OF OFFICIAL SUPPORT;
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Key West has supported a strong military presence since the early 19th Century; and

WHEREAS, the relationship between the civilian and military communities within the City of Key West has historically been one of the closest of its kind in the United States; and

WHEREAS, the Peary Court area has been in constant military use since 1833 and was used for Navy housing from the Second World War until the mid-1970s; and

WHEREAS, the City of Key West was given the opportunity to lease a portion of Peary Court as a recreational area during the time political consideration was being given to close the Naval Air Station in Key West; and

WHEREAS, the Navy and Coast Guard now have funding to reconstruct much needed military housing on Peary Court to resume the prior use of Peary Court; and

WHEREAS, the City of Key West has the second highest cost of living in the continental United States and has very little affordable housing for its civilian population; and

WHEREAS, the military employment in Key West accounts for nearly thirty-five hundred military employees and accounts for approximately thirty-five hundred military dependents and over 1,200 civilian employees; and

WHEREAS, the military payroll for 1991 and additional local military expenditures provided a local economic impact of over One Half Billion Dollars; and

WHEREAS, the City of Key West is vitally interested in maintaining the close military/civilian relationship and in helping provide affordable housing for the military families; and

WHEREAS, the City wishes to aid and support the military's redevelopment of affordable housing at Peary Court which will reduce the economic pressure on presently existing affordable

housing in the Lower Florida Keys; and

WHEREAS, there is presently pending in Federal Court an action challenging the Department of Defense' compliance with federal law and seeking to enjoin the planned reconstruction of the Peary Court military housing; and

WHEREAS, the citizens of the City of Key West, through their elected legislative leaders, wish to support the efforts of the Navy and Coast Guard to provide affordable housing to the military families in the Key West area; and

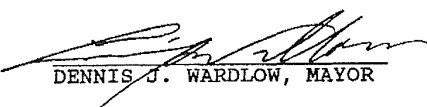
NOW, THEREFORE, BE IT RESOLVED that the City of Key West wishes to protect and assert its vital interests by supporting the plans of the military to redevelop and rebuild the military housing at Peary Court; and

BE IT FURTHER RESOLVED that the City of Key West by and through its elected officials hereby adopts this Resolution in support of the United States Navy and Coast Guard, and asserts the interests of the City of Key West in having the reconstruction of the Peary Court military housing go forward upon resolution of all pending legal issues.

The City Clerk is directed to distribute copies of this Resolution to the Department of Defense, Department of Transportation, Senator Robert Graham, Representative Ron Saunders, Senator Larry Plummer, Commanding Officer Michael Currie, Judge Lawrence King, Magistrate Stephen Brown, State Historic Preservation Office, Congressman Dante Fascell and Senator Connie Mack and other officials as directed by the Mayor and Commission.

This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 19 day of February, 1992.


DENNIS J. WARDLOW, MAYOR

ATTEST:

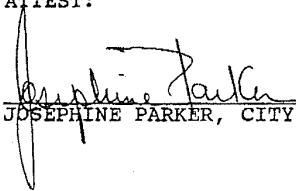

JOSEPHINE PARKER, CITY CLERK

EXHIBIT C

ORDINANCE NO. 12-32

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, PROPOSING AMENDMENTS TO THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP SERIES OF THE CITY OF KEY WEST COMPREHENSIVE PLAN FOR PROPERTY KNOWN AS THE PEARY COURT HOUSING COMPLEX (RE# 00006730-000000, ALTERNATE KEY # 1006963); AMENDING THE FUTURE LAND USE MAP LEGEND AND DENSITY AND INTENSITY OF DEVELOPMENT, AMENDING MAP 1-1, MAP 1-4, AND MAP 1-6 OF THE FUTURE LAND USE MAP SERIES; PROVIDING FOR A RESIDENTIAL DENSITY OF 8.6 UNITS PER ACRE, CREATING POLICY 1-1.6.4; AND POLICY 1-2.3.11 TO PROVIDE FOR THE INTEGRATION OF THE MILITARY SITE INTO THE COMMUNITY; AND TO DEFINE A NEW FUTURE LAND USE MAP DESIGNATION OF "HISTORIC SPECIAL MEDIUM DENSITY RESIDENTIAL" (HSMDR) AND APPLYING SUCH DESIGNATION TO SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR THE FILING WITH THE SECRETARY OF STATE AND FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE INCLUSION IN THE CITY OF KEY WEST COMPREHENSIVE PLAN.

WHEREAS, the City of Key West was informed on or around April 6, 2011 that the United States Navy, with its concessional housing partner, Southeast Housing, LLC, would be pursuing the sale of the property known as Peary Court (RE# 00006730-000000), and all of the structures on it, to a private entity; and

WHEREAS, the Peary Court property is located within the City's Military (M) Future Land Use designation and zoning district; and

WHEREAS, Policy 1-2.6.2 of the Comprehensive Plan does not specify regulatory land use controls for lands that fall under the Military (M) Future Land Use designation but simply recognizes federal preemption of local land use controls; and

WHEREAS, should the ownership change from a military entity to civilian entity, the federal preemption from land use controls no longer provides sufficient and necessary guidance and regulations to accommodate the existing housing and mixed use development on the property; and

WHEREAS, in order to allow staff to develop and analyze necessary and appropriate Future Land Use and zoning amendments, the City Commission approved Resolution 11-325 on November 15, 2011, invoking the Zoning in Progress Doctrine for the Peary Court property; and

WHEREAS, City Commission Resolution 11-325 provided an interim Future Land Use and zoning designation of Planned Redevelopment District (PRD), as well as direction to City staff to consider the following Future Land Use designation changes: Planned Redevelopment District (PRD), Historic Planned Redevelopment District (HPRD), Medium Density Residential (MDR), Historic Medium Density Residential (HMDR), or a hybrid of these designations, as the most appropriate and consistent with the unique site characteristics of the property; and

WHEREAS, staff has analyzed the existing site characteristics and the relationship of the

property to immediately surrounding development and neighborhoods, and the potential function of the existing housing with the community as a whole in order to determine a Future Land Use Designation consistent with the criteria for approving amendments to the Comprehensive Plan Future Land Use Map, pursuant to Section 90-555 of the Land Development Regulations; and

WHEREAS, based on staff analysis, a hybrid Future Land Use designation of Historic Medium Density Residential (HMDR) and Planned Redevelopment District (PRD) to be called the Historic Special Medium Density Residential (HSMDR) district will be the most compatible designation with the existing site characteristics at Peary Court, protects surrounding adjacent established land uses, and promotes consistency with the Comprehensive Plan, conformance with applicable ordinances, changed conditions, land use compatibility, adequate public facilities, the natural environment, economic effects, orderly development, the public interest, and other matters applicable; and

WHEREAS, the proposed amendment is internally consistent with the City of Key West Comprehensive Plan; and by supporting the goals, objectives, and policies of the plan; and

WHEREAS, the proposed amendment is consistent with the Principles of Guiding Development for the City of Key West, Rule 28-36.003, Florida Administrative Code (F.A.C.).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA:

Section 1: The City of Key West Comprehensive Plan Goals, Objectives, and Policies shall be amended as follows: (Deletions are ~~stricken through~~ and additions are underlined.)

Add to Goal 1-1 Land Use, Objective 1-1.6, Integrate Former Military Sites, the following new policy:

Policy 1-1.6.4: Peary Court Housing Complex Organizing Element. All new development and redevelopment within the Peary Court Housing Complex shall be consistent with the following key organizing elements:

1. Preserve the existing housing stock of 160 units for permanent multifamily residential purposes.
2. Maintain land use compatibility and sensitivity with the adjacent historic district.
3. Maintain land use compatibility and sensitivity with the adjacent military installation at Naval Air Station Key West Trumbo Point Annex.
4. Affordable housing shall be required for all existing residential, redeveloped residential and new residential development at a ratio of 30% of the total aggregate of the existing or redeveloped, and/or new units on the property.

Amend Goal 1-2 Future Land Use Map, by changing:

Map 1-1, Future Land Use Map Series: The City's Future Land Use Map (pg. 1-10). Remove the Military (M) Future Land Use designation applied to the property, and substitute the new Historic Special Medium Density (HSMDR) Future Land Use designation (Exhibit 1).

The Future Land Use Map Legend and Density and Intensity of Development (pg. 1-11) shall be amended to include the Historic Medium Density (HSMDR) Future Land Use designation, and shall have a maximum nonresidential Floor Area Ratio of 1.0, and maximum residential density of 8.6 dwelling units per gross acre (Exhibit 2).

Map 1-4 of the Future Land Use Map Series (pg. 15) shall be amended to remove the "NAVY" designation on the parcel of property known as the Peary Court Housing Complex (RE# 00006730-000000) (Exhibit 3).

Map 1-6 of the Future Land Use Map Series (pg. 1-17) shall be amended to remove the "NAVY" designation on the parcel of property known as the Peary Court Housing Complex (RE# 00006730-000000) (Exhibit 4).

Amend Objective 1-2.3 Managing Old Town Redevelopment and Preservation of Historic Resources by adding the following policy:

Policy 1-2.3.11: Historic Special Medium Density Residential (HSMDR). The area delineated on the Future Land Use Map as Historic Special Medium Density Residential (HSMDR) is designed to accommodate the existing multifamily military housing complex at Peary Court at that time when the land and improvements are transferred to civilian ownership and City jurisdiction. The designation is intended to maintain land use compatibility with the adjacent historic district and military installation at Trumbo Point Annex. This designation is not intended to accommodate transient or commercial residential land use activities. The allowable residential density shall be a maximum of 8.6 units per acre. The maximum intensity of development shall not exceed a floor area ratio of 1.0 for all uses.

Upon Plan adoption, the land development regulations shall be amended to identify standards and processes to implement new Policy 1-1.6.4, to provide bulk and performance standards to implement the HSMDR designation, and to assure compliance with all other goals, objectives, and policies of the Comprehensive Plan.

Upon plan adoption, the Historic Preservation Planner shall have the discretion to review redevelopment and new development impacts for mass, scale, size, proportion, and screening to ensure compatibility with the existing community fabric. Upon plan adoption, the land development regulations shall be amended to include applicable review criteria for such historic architectural review standards.

Section 2: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable there from and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 3: All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 4: This Ordinance shall be transmitted by the Director of the Planning Department to the State Land Planning Agency pursuant to Chapter 163 and 380, (F.S.).

Section 5: This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the State Land Planning Agency or Administration Commission finding the amendment is in compliance with Chapter 163, (F.S.), and after any applicable appeal periods have expired.

Section 6: The numbering of the forgoing amendment may be renumbered to conform to the numbering of the City of Key West Comprehensive Plan and shall be incorporated in the City of Key West Comprehensive Plan.

Read and passed on first reading at a regular meeting held this 29 day of May, 2012.

Read and passed on final reading at a regular meeting held this 18 day of September, 2012.

Authenticated by the presiding officer and Clerk of the Commission on 19 day of September, 2012.

Filed with the Clerk September 19, 2012.


CRAIG CATES, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK

EXHIBIT D

ORDINANCE NO. 12-33

AN ORDINANCE OF THE CITY OF KEY WEST AMENDING THE LAND DEVELOPMENT REGULATIONS, AND THE OFFICIAL ZONING MAP FOR PROPERTY KNOWN AS THE PEARY COURT HOUSING COMPLEX (RE# 00006730-000000, Alternate Key# 1006963) AMENDING THE OFFICIAL ZONING MAP LEGEND; AMENDING CHAPTER 122, ARTICLE IV, TO CREATE A NEW HISTORIC SPECIAL MEDIUM DENSITY RESIDENTIAL DISTRICT (HSMDR), PROVIDING FOR PERMITTED USES, CONDITIONAL USES, PROHIBITED USES AND DIMENSIONAL REQUIREMENTS; PROVIDING FOR A RESIDENTIAL DENSITY OF 8.6 UNITS PER ACRE; AMENDING CHAPTER 122, ARTICLE V, PROVIDING AMENDMENTS TO THE TABLES OF USES AND DIMENSIONAL REQUIREMENTS FOR HISTORIC SPECIAL MEDIUM DENSITY RESIDENTIAL DISTRICT (HSMDR); PROVIDING FOR CONCURRENT AND CONDITIONAL ADOPTION UPON APPROVAL OF COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 90-517 of the Code of Ordinances allows the City Commission to amend the text of the Land Development Regulations and the boundaries of the Official Zoning Map in accordance with Sections 90-486 through 90-524: and

WHEREAS, on November 15, 2011 the City Commission initiated a zoning in progress ordinance to contend with the forecasted sale of the US Navy property known as Peary Court Housing to a non-governmental entity, thus making said property and its existing 160 units subject to local zoning control; and

WHEREAS, at the request of Southeast Housing, LLC and the US Navy, owners of the Peary Court property and the existing residential units on the property, the City Planning staff created a proposed Historic Special Medium Density Residential Future Land Use Map (FLUM) designation, and accompanying Land Use policies which on May 29, 2012, the City Commission adopted on first reading as applicable to the Peary Court property, and transmitted the proposed FLUM designation and policy to the Florida Department of Economic Opportunity (DEO) for review, analysis and comment; and

WHEREAS, on May 14, 2012 DEO in response to a request from City staff for clarification of whether the City Comprehensive Plan Policy 3-1.1.3 requiring 30% of units new to the City's BPAS system be affordable applies to the existing units at Peary Court, concluded that it did not; and

WHEREAS, on June 18, 2012, City Planning and Legal staff responded to the May 14th DEO letter, contesting that Policy 3-1.1.3 did apply to the existing and any redeveloped units at Peary Court; and

WHEREAS, in response to the City's June 18, 2012 letter, DEO on July 25, 2012 reaffirmed its opinion that Policy 3-1.1.3 did not apply, but stated rather than allowing the issue to be decided by costly litigation between the City, Southeast Housing, LLC, the property's prospective buyer, White Street Partners, and possibly DEO and the US Navy, instead requested the City accept 48 BPAS unit allocations provided by the state for affordable housing to be used at Peary Court; and

WHEREAS, on August 3, 2012, DEO issued its Objections, Recommendations and Comments Report (ORC) on the HSMDR FLUM, which in part, determined that the 48 BPAS units offered in its July 25, 2012, letter met the 30% affordable housing requirements of City Comprehensive Plan Policy 3-1.1.3 for Peary Court; and

WHEREAS, the City must contemplate that additional military properties may be released from US Navy ownership to private ownership, for which the HSMDR zoning designation may be appropriate; and

WHEREAS, the Peary Court Housing Complex is the first of such possible surplus properties for which HSMDR zoning may be appropriate, and each property so considered has unique characteristics; and

WHEREAS, pursuant to Section 90-522, the Planning Board held a noticed public hearing on July 19, 2012 to consider a new zoning designation and regulations for the Peary Court Housing Complex; where based on the consideration of recommendations of the City Planner, City Attorney, Building Official, and public testimony and input, and recommendation of the Planning Department, recommended approval of the proposed amendments; and

WHEREAS, based on the DEO Objections, Recommendations and Comments (ORC) Report to the Future Land Use Amendment for the HSMDR designation the Planning Department recommended postponement of the HSMDR zoning district amendment ordinance scheduled to be heard by the City Commission of August 7, 2012 in order to revise the ordinance to reflect the ORC Report comments, and the amendments were made; and

WHEREAS, the City Commission held a noticed public hearing on September 6, 2012 and a second public hearing on September 18, 2012 and in its deliberations considered the criteria identified in Section 90-521 of the Code of Ordinances together with the recommendations of City staff and comments of the public; and

WHEREAS, the City has considered all the comments and opinions from DEO with regard to the HSMDR FLUM, and its interpretation of the City's Comprehensive Plan and Land Development Regulations; and

WHEREAS, in response to the comments from the DEO regarding the unique circumstances of the Peary Court Housing Complex the City Commission determined that as a special exception only 30% of the existing units be required as affordable, instead of 30% of the aggregate total of units; and

WHEREAS, the City Commission determined that the proposed amendments are: consistent with the Comprehensive Plan; in conformance with all applicable requirements of the Code of Ordinances; are stimulated by changed conditions after the effective date of the existing regulation; will promote land use compatibility; will not result in additional demand on public facilities; will have no impact on the natural environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and are in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST,
FLORIDA:

Section 1: That Chapter 122, Article IV, of the Code of Ordinances is hereby amended as follows:

SUBPART B - LAND DEVELOPMENT REGULATIONS

CHAPTER 122

ZONING

ARTICLE IV. DISTRICTS

DIVISION 1. GENERALLY

Sec. 122-92. - Future land use map designations and zoning districts.

The following table references adopted future land use map designations contained in the land use element of the city comprehensive plan and identifies corresponding zoning districts which are established in order to implement the future land use map designations, respectively:

FUTURE LAND USE MAP DESIGNATIONS AND ZONING DISTRICTS

Old Town Historic Preservation	

HSMDR	Historic Special Medium Density Residential

Section 2: That Chapter 122, Article IV, Division 6 of the Code of Ordinances is hereby amended as follows:

[new] SUBDIVISION III. HISTORIC SPECIAL MEDIUM DENSITY RESIDENTIAL DISTRICT

Sec. 122-611. - Intent.

- (a) The historic special medium density residential district (HSMDR) is established to implement comprehensive plan policies for areas designated "HSMDR" on the comprehensive plan future land use map. The HSMDR district shall accommodate historic special Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures.
- (b) Accessory uses and structures, including approved home occupations conducted within the residential structure, and customary community facilities can be located in the HSMDR designated area. This district shall not accommodate transient residential lodging uses, including guest homes, motels or hotels, time-shares, transient apartment, vacation rental, and gated transient communities.

(c) Freestanding commercial offices, retail or other commercial or industrial uses of any kind shall not be permitted.

(d) The Historic Preservation Planner shall have the discretion to review redevelopment and new development impacts for mass, scale, size, proportion and screening to ensure compatibility with the existing commercial fabric.

(e) Any Development Plan Approval submitted for a property in the HSMDR zoning District shall be accompanied by a concurrent application for a Development Agreement.

Sec. 122-612. - Permitted uses.

Uses permitted in the historic medium density residential district (HSMDR) are as follows:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Accessory uses and structures.
- (4) Approved home occupations.

Sec. 122-613. - Conditional uses.

Conditional uses in the historic medium density residential district (HSMDR) are as follows:

- (1) Community centers, clubs and lodges accessory to residential uses.
- (2) Cultural and civic activities.
- (3) Parks and recreation active and passive.
- (4) Public and private utilities.
- (5) Parking lots and facilities.
- (6) Educational institutions and day care facilities.

Sec. 122-614. - Prohibited uses.

In the historic special medium density residential district (HSMDR), all uses not specifically or provisionally provided for in this subdivision are prohibited.

Sec. 122-615. - Dimensional requirements.

The dimensional requirements in the historic special medium density residential district (HSMDR) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the Historic Architectural Review Commission Design Guidelines, for additions and alterations and new construction, dated and effective January 5, 2010 and administered by the Historic Preservation Planner, and/or the HARC Commission, who shall have the responsibility to review and

approve or deny all applications for improvements, redevelopment and new development.

- (1) Maximum density: 8.6 dwelling units per acre (8.6 du/acre).
- (2) Maximum floor area ratio for all development including residential: 1.0.
- (3) Maximum height: 30 feet.
- (4) Maximum lot coverage:
 - a. Maximum building coverage: 40 percent.
 - b. Maximum impervious surface ratio: 60 percent.
- (5) Minimum lot size: 5,000 square feet.
 - a. Minimum lot width: 50 feet.
 - b. Minimum lot depth: 100 feet.
- (6) Minimum setbacks:
 - a. Front: 10 feet.
 - b. Side: 5 feet.
 - c. Rear: 15 feet.
 - d. Street side: 7.5 feet.

Sec. 122-616. - Affordable housing requirements.

Affordable housing shall be required for all existing residential, redeveloped residential and new residential development at a ratio of 30% of the total units existent,

redeveloped and/or created on properties located within the HSMDR zoning district per Chapter 122, Article V, Division 10, Sections 122-1465 through 122-1472. Except that applications for rezoning of the property to HSMDR zoning received before September 6, 2012, shall have the 30% ratio adjusted such that the requirement shall be not less, but not more than 30% of the units existent on site at the time of application.

Section 3: That Chapter 122, Article V, Division 2, Uses, Section 122-1111 of the Code of Ordinances is hereby amended as follows:

ARTICLE V. SUPPLEMENTARY DISTRICT REGULATIONS
DIVISION 2. USES

Sec. 122-1111. - Table of land use by districts

TABLE OF LAND USE BY DISTRICT

	LDR-C	SF	MDR	MDR-C	HDR	CL	CG	CT	RO	PRD	HMDR	HSMDR	HHDR	HRCC-1	HRCC-2	HRCC-3	HPRD	HNC-1	HNC-2	HNC-3	HCT	HRO	HPS	HPS-1	PS	C	AS
Residential Uses																											
Accessory residential units (reference section 122-171)		P																									
Single-family dwellings	P	P	P	P	P	C	C	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P				4
Duplexes/two-family dwellings		CL	P	P	P	C	C	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P				4
Multiple-family dwellings			P	P	P	C	C	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P				4
Foster homes/group homes with 5 to 6 residents ²	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P					
Group homes with 7-14 residents			C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C					
Approved home occupations	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P					
Accessory uses and structures	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P				4	C
Community Facilities																											
Airport facilities																											P
Cemeteries																								C		C	
Community centers, clubs and lodges						C	C	C	C	C		<u>C</u>		C	C	C	C	C				C	C	P		P	
Cultural and civic activities						P	P	P	C	C	C	<u>C</u>	C	C	C	C	C	C	C	C	C	C	C			C	
Educational institutions and day care facilities		C	C		C	C	C	C	C	C	C	<u>C</u>	C	C	C	C	C	C	C	C	C	C	P			P	
Golf course facilities ⁶										C																P	
Hospitals and extensive								P															P		P		

care																												
Nursing homes, rest homes and convalescent homes			C		C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	P	C	P		
Parks and recreation, active		C	C		C	C	C	C	C	C	C	<u>C</u>	C	C	C	C	C	C	C	C	C	C	C	P		P		
Parks and recreation, passive	C	C	C	C	C	C	C	C	C	C	C	<u>C</u>	C	C	C	C	C	C	C	C	C	C	C	P		P	4	
Places of worship		C	C		C	P	P	P	P	C	C		C	P	P	P	C	P	P	P	P	P	P		P			
Protective services	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C		
Public and private utilities	C	C	C	C	C	C	C	C	C	C	C	<u>C</u>	C	C	C	C	C	C	C	C	C	C	C		C	4	C	
Commercial activities																												
Bars and lounges								C	C					C	C	C						C7						
Boat sales and services								C						C	C													
Business and professional offices								P	P	P	P	C			P	P	P	P	P	P	P	P	P		P		C	
Commercial amusement								C	C					C														
Commercial retail								B	B	B	B				B	B	B	B	B	B	B	B					B	
Funeral homes								C						C	C	C	C	C					C		C			
Gasoline stations								C	C																			
Hotels, motels and transient lodging									P	P					P		P	C	P10		P10	P						
Light industrial								C						C	C				C									
Marinas								C						C	C									C		C		
Medical services								P	P	P	C	C			P	P	P	C	P	P	P		P	P		P		
Parking lots and facilities								C	P	P	P	P	C	C	<u>C</u>	C	P	P	P	C	P	P	P	P	P	P	P	C
Restaurants, excluding drive-through								P	C	C					P	P	P	C	C	C11	C	C					C	

Section 4 - That Chapter 122, Article V, Division 3, Area Requirements, Section 122-1157, Size and Dimension Regulations, of the Code of Ordinances is hereby amended follows:

DIVISION 3. AREA REQUIREMENTS

Sec. 122-1151. - Size and dimension.

Size and dimension regulations for zoning districts shall be as follows:

TABLE OF SIZE AND DIMENSION REGULATIONS

Minimum Setback Requirements												
District	Minimum Area (sq. ft.)	Minimum Width (sq. ft.)	Minimum Depth (sq. ft.)	Impervious Surface Ratio	Maximum Building Coverage	Front (feet)	Street Side (feet) ¹	Side (feet)	Rear ² (feet)	Maximum Height (feet)	Maximum Floor Area Ratio	Maximum Density (du/acre)

<u>HSMDR historic special medium density residential</u>	<u>5,000</u>	<u>50</u>	<u>100</u>	<u>60</u>	<u>40</u>	<u>10</u>	<u>7.5</u>	<u>5</u>	<u>15</u>	<u>30</u>	<u>1.0</u> ²²	<u>8.6</u>

22. Maximum Floor Area Ratio applies to all development and redevelopment including residential: 1.0.

Section 5: The official zoning map of the City of Key West is hereby amended as follows:

Remove the Military (M) zoning map description applied to the property known as the Peary Court Housing Complex (RE# 00006730-000000, Alternate Key# 1006963), and substitute the new Historic Special Medium Density (HSMDR) zoning designation (Exhibit 1); and

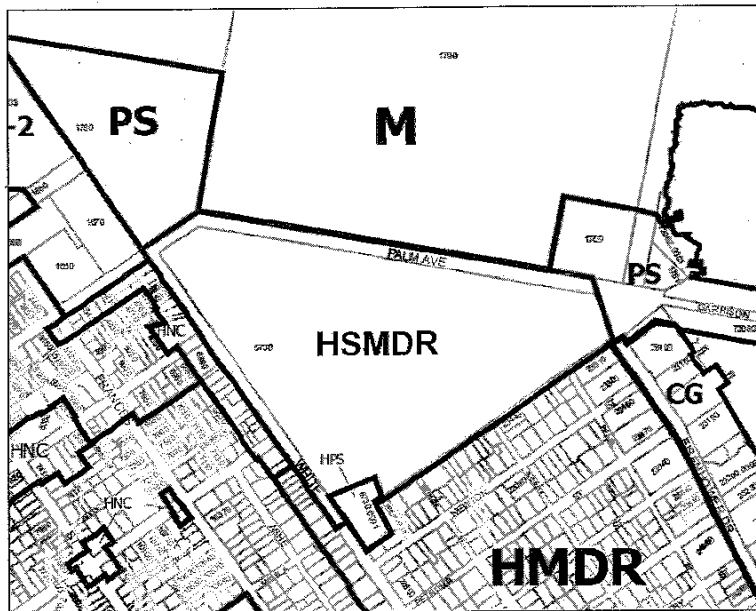


Exhibit 1

The Official Zoning Map Legend shall be amended to include the Historic Medium Density (HSMDR) Zoning designation (Exhibit 2); and

OFFICIAL ZONING MAP OF THE CITY OF KEY WEST, FLORIDA				
LEGEND			Zoning delineations based on Future Land Use Map (FLUM). Original map created by E. Sillina Stewart with the City of Key West Planning Department dated 1993. 1998 Revisions provided by the City of Key West Planning Department. FLUM approved as zoning map by ordinance 97-16, July 3, 1997. 2004 Revisions provided by the City of Key West Planning Department based on ordinances 99-16, 03-14, and 03-04. Base map provided by the Monroe County Property Appraiser. Parcel map updated on: June 26, 2004 Plat prepared on: December 14, 2004 <small>This PARCEL MAP, COUPON MAP AND BEING COMPILED FOR A TOWN, COUNTY, LEASE, AND IN THE JURISDICTION OF THE MONROE COUNTY TALLahassee, FLORIDA, AND THE TOWN OF ANIMATOR DIRECTED THEREBY, SHOULD NOT BE FILED, SPOKE FOR OTHER PURPOSES, EITHER DIRECTLY OR INDIRECTLY WITH THE OFFICE OF THE PROPERTY APPRAISER, ACCORDING TO FLORIDA STATUTES AND ORDINANCES.</small>	
A Single-Family Residential	RHMDR Historic Medium Density Residential	EDD Medium Density Residential	EDDR Medium Density Residential	ATTORNEY: See City of Key West Office for Official Version
C-1 Commercial - General	MS-C (1-2) Medium Density Residential 1-2	EDDR-2 Medium Density Residential	EDDR-3 Medium Density Residential	TO BE FILED WITH: See City of Key West Office for Official Version
C-2 Commercial - Medium Density	MS-C (3-4) Medium Density Residential 3-4	EDDR-4 Medium Density Residential	EDDR-5 Medium Density Residential	DATE:
C-3 Commercial - High Density	MS-C (5-6) Medium Density Residential 5-6	EDDR-6 Medium Density Residential	EDDR-7 Medium Density Residential	REVISIONS:
C-4 Commercial - Very High Density	MS-C (7-8) Medium Density Residential 7-8	EDDR-8 Medium Density Residential	EDDR-9 Medium Density Residential	HSMDR Historic Special Medium Density Residential District
C-5 Commercial - Office	MS-C (9-10) Medium Density Residential 9-10	EDDR-10 Medium Density Residential	EDDR-11 Medium Density Residential	
C-6 Commercial - Industrial	MS-C (11-12) Medium Density Residential 11-12	EDDR-12 Medium Density Residential	EDDR-13 Medium Density Residential	
C-7 Commercial - Light Industrial	MS-C (13-14) Medium Density Residential 13-14	EDDR-14 Medium Density Residential	EDDR-15 Medium Density Residential	
C-8 Commercial - Heavy Industrial	MS-C (15-16) Medium Density Residential 15-16	EDDR-16 Medium Density Residential	EDDR-17 Medium Density Residential	
C-9 Commercial - Warehouse	MS-C (17-18) Medium Density Residential 17-18	EDDR-18 Medium Density Residential	EDDR-19 Medium Density Residential	
C-10 Commercial - Office/Industrial	MS-C (19-20) Medium Density Residential 19-20	EDDR-20 Medium Density Residential	EDDR-21 Medium Density Residential	
C-11 Commercial - Office/Industrial	MS-C (21-22) Medium Density Residential 21-22	EDDR-22 Medium Density Residential	EDDR-23 Medium Density Residential	
C-12 Commercial - Office/Industrial	MS-C (23-24) Medium Density Residential 23-24	EDDR-24 Medium Density Residential	EDDR-25 Medium Density Residential	
C-13 Commercial - Office/Industrial	MS-C (25-26) Medium Density Residential 25-26	EDDR-26 Medium Density Residential	EDDR-27 Medium Density Residential	
C-14 Commercial - Office/Industrial	MS-C (27-28) Medium Density Residential 27-28	EDDR-28 Medium Density Residential	EDDR-29 Medium Density Residential	
C-15 Commercial - Office/Industrial	MS-C (29-30) Medium Density Residential 29-30	EDDR-30 Medium Density Residential	EDDR-31 Medium Density Residential	
C-16 Commercial - Office/Industrial	MS-C (31-32) Medium Density Residential 31-32	EDDR-32 Medium Density Residential	EDDR-33 Medium Density Residential	
C-17 Commercial - Office/Industrial	MS-C (33-34) Medium Density Residential 33-34	EDDR-34 Medium Density Residential	EDDR-35 Medium Density Residential	
C-18 Commercial - Office/Industrial	MS-C (35-36) Medium Density Residential 35-36	EDDR-36 Medium Density Residential	EDDR-37 Medium Density Residential	
C-19 Commercial - Office/Industrial	MS-C (37-38) Medium Density Residential 37-38	EDDR-38 Medium Density Residential	EDDR-39 Medium Density Residential	
C-20 Commercial - Office/Industrial	MS-C (39-40) Medium Density Residential 39-40	EDDR-40 Medium Density Residential	EDDR-41 Medium Density Residential	
C-21 Commercial - Office/Industrial	MS-C (41-42) Medium Density Residential 41-42	EDDR-42 Medium Density Residential	EDDR-43 Medium Density Residential	
C-22 Commercial - Office/Industrial	MS-C (43-44) Medium Density Residential 43-44	EDDR-44 Medium Density Residential	EDDR-45 Medium Density Residential	
C-23 Commercial - Office/Industrial	MS-C (45-46) Medium Density Residential 45-46	EDDR-46 Medium Density Residential	EDDR-47 Medium Density Residential	
C-24 Commercial - Office/Industrial	MS-C (47-48) Medium Density Residential 47-48	EDDR-48 Medium Density Residential	EDDR-49 Medium Density Residential	
C-25 Commercial - Office/Industrial	MS-C (49-50) Medium Density Residential 49-50	EDDR-50 Medium Density Residential	EDDR-51 Medium Density Residential	
C-26 Commercial - Office/Industrial	MS-C (51-52) Medium Density Residential 51-52	EDDR-52 Medium Density Residential	EDDR-53 Medium Density Residential	
C-27 Commercial - Office/Industrial	MS-C (53-54) Medium Density Residential 53-54	EDDR-54 Medium Density Residential	EDDR-55 Medium Density Residential	
C-28 Commercial - Office/Industrial	MS-C (55-56) Medium Density Residential 55-56	EDDR-56 Medium Density Residential	EDDR-57 Medium Density Residential	
C-29 Commercial - Office/Industrial	MS-C (57-58) Medium Density Residential 57-58	EDDR-58 Medium Density Residential	EDDR-59 Medium Density Residential	
C-30 Commercial - Office/Industrial	MS-C (59-60) Medium Density Residential 59-60	EDDR-60 Medium Density Residential	EDDR-61 Medium Density Residential	
C-31 Commercial - Office/Industrial	MS-C (61-62) Medium Density Residential 61-62	EDDR-62 Medium Density Residential	EDDR-63 Medium Density Residential	
C-32 Commercial - Office/Industrial	MS-C (63-64) Medium Density Residential 63-64	EDDR-64 Medium Density Residential	EDDR-65 Medium Density Residential	
C-33 Commercial - Office/Industrial	MS-C (65-66) Medium Density Residential 65-66	EDDR-66 Medium Density Residential	EDDR-67 Medium Density Residential	
C-34 Commercial - Office/Industrial	MS-C (67-68) Medium Density Residential 67-68	EDDR-68 Medium Density Residential	EDDR-69 Medium Density Residential	
C-35 Commercial - Office/Industrial	MS-C (69-70) Medium Density Residential 69-70	EDDR-70 Medium Density Residential	EDDR-71 Medium Density Residential	
C-36 Commercial - Office/Industrial	MS-C (71-72) Medium Density Residential 71-72	EDDR-72 Medium Density Residential	EDDR-73 Medium Density Residential	
C-37 Commercial - Office/Industrial	MS-C (73-74) Medium Density Residential 73-74	EDDR-74 Medium Density Residential	EDDR-75 Medium Density Residential	
C-38 Commercial - Office/Industrial	MS-C (75-76) Medium Density Residential 75-76	EDDR-76 Medium Density Residential	EDDR-77 Medium Density Residential	
C-39 Commercial - Office/Industrial	MS-C (77-78) Medium Density Residential 77-78	EDDR-78 Medium Density Residential	EDDR-79 Medium Density Residential	
C-40 Commercial - Office/Industrial	MS-C (79-80) Medium Density Residential 79-80	EDDR-80 Medium Density Residential	EDDR-81 Medium Density Residential	
C-41 Commercial - Office/Industrial	MS-C (81-82) Medium Density Residential 81-82	EDDR-82 Medium Density Residential	EDDR-83 Medium Density Residential	
C-42 Commercial - Office/Industrial	MS-C (83-84) Medium Density Residential 83-84	EDDR-84 Medium Density Residential	EDDR-85 Medium Density Residential	
C-43 Commercial - Office/Industrial	MS-C (85-86) Medium Density Residential 85-86	EDDR-86 Medium Density Residential	EDDR-87 Medium Density Residential	
C-44 Commercial - Office/Industrial	MS-C (87-88) Medium Density Residential 87-88	EDDR-88 Medium Density Residential	EDDR-89 Medium Density Residential	
C-45 Commercial - Office/Industrial	MS-C (89-90) Medium Density Residential 89-90	EDDR-90 Medium Density Residential	EDDR-91 Medium Density Residential	
C-46 Commercial - Office/Industrial	MS-C (91-92) Medium Density Residential 91-92	EDDR-92 Medium Density Residential	EDDR-93 Medium Density Residential	
C-47 Commercial - Office/Industrial	MS-C (93-94) Medium Density Residential 93-94	EDDR-94 Medium Density Residential	EDDR-95 Medium Density Residential	
C-48 Commercial - Office/Industrial	MS-C (95-96) Medium Density Residential 95-96	EDDR-96 Medium Density Residential	EDDR-97 Medium Density Residential	
C-49 Commercial - Office/Industrial	MS-C (97-98) Medium Density Residential 97-98	EDDR-98 Medium Density Residential	EDDR-99 Medium Density Residential	
C-50 Commercial - Office/Industrial	MS-C (99-100) Medium Density Residential 99-100	EDDR-100 Medium Density Residential	EDDR-101 Medium Density Residential	

Exhibit 2

Section 6: Pursuant to Laws of Florida 2012-99, amending Florida Statute Section 163.3184(12), this Ordinance is adopted concurrently with and expressly contingent upon final approval and adoption of the City of Key West Comprehensive Plan Future Land Use Amendment for rezoning Peary Court approved for transmittal upon first reading by the City Commission on May 29, 2012 and submitted to the State of Florida Department of Economic Opportunity (DEO) on June 8, 2012.

Section 7: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 8: All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 9: This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission and approval by the State Department of Community Affairs pursuant to Chapter 380, Florida Statutes.

Read and passed on first reading at a regular meeting held
this 5 day of September, 2012.

Read and passed on final reading at a regular meeting held
this 18th day of September, 2012.

Authenticated by the presiding officer and Clerk of the
Commission on 19th day of September, 2012.

Filed with the Clerk September 19, 2012.



CRAIG CATES, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK

*(Coding: Added language is underlined; deleted language is struck through.)

EXHIBIT E

POSTED ON THE DEPARTMENT INTERNET WEBSITE ON

October 24, 2012

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY, THE STATE LAND PLANNING
AGENCY
NOTICE OF INTENT TO FIND THE
CITY OF KEY WEST
COMPREHENSIVE PLAN AMENDMENT
IN COMPLIANCE
DOCKET NO. 12-1ACSC-NOI-4403-(A)-(I)
DOCKET NO. 12-2ACSC-NOI-4403-(A)-(I)

The Department gives notice of its intent to find the Amendments to the Comprehensive Plan for the City of Key West, adopted by Ordinance Nos. 12-31 and 12-32 on September 18, 2012, IN COMPLIANCE, pursuant to Section 163.3184(4), F.S.

If a timely petition challenging the Amendment was not filed within thirty (30) days after the local government adopted the Amendments, the Amendments become effective upon the posting of this Notice of Intent on the Department's Internet Website. If a timely petition was filed, the Amendments do not become effective until the Department or the Administration Commission enters a final order determining that the Amendments are in compliance.

-s-Mike McDaniel, Chief
Bureau of Community Planning
Division of Community Development
Department of Economic Opportunity
107 East Madison Street
Tallahassee, Florida 32399

EXHIBIT F

Minimum Certification Standards” that comprise the Request for Proposals for Batterers’ Intervention Program (“BIP”) Service Providers (“RFP #2012-01”).

RFP # 2012-01 will be available November 16, 2012 on the Eleventh Judicial Circuit’s website at www.jud11.flcourts.org under the heading “RFP #2012-01 Batterers’ Intervention Program (“BIP”) Service Providers.” Deadline for receipt of sealed proposals is December 14, 2012.

Section XII
Miscellaneous

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Notice of Receipt of Applications for Permit Coverage under the State’s Generic Permit for MS4’s

The Department announces receipt of the application listed below for permit coverage under the Generic Permit for Stormwater Discharge from Phase II Municipal Separate Storm Sewer Systems from City of West Melbourne, Brevard County, Martin County, City of Port Orange and the City of Punta Gorda. The applications are being processed and are available for public inspection during normal business hours, 8 a.m. to 5 p.m., Monday through Friday, except legal holidays, at the Department of Environmental Protection in Tallahassee, Florida. Any comments related to noticed application, or objections to use the Generic Permit by any of the noticed applicants must be received by the Department within 14 days from the date of this notice. Comments may be mailed to the following address: Ms. Kathleen Downey, NPDES Stormwater Section, Department of Environmental Protection, 2600 Blair Stone Road, (M.S. 2500), Tallahassee, FL 32399-2400.

DEPARTMENT OF HEALTH

Board of Nursing

Notice of Emergency Action

On November 9, 2012, State Surgeon General issued an Order of Emergency Suspension Order with regard to the license of Jessica L. Hall, C.N.A., License # CNA 144760. This Emergency Suspension Order was predicated upon the State Surgeon General’s findings of an immediate and serious danger to the public health, safety and welfare pursuant to Sections 456.073(8) and 120.60(6) Florida Statutes (2011). The State Surgeon General determined that this summary procedure was fair under the circumstances, in that there was no other method available to adequately protect the public.

DEPARTMENT OF HEALTH

Board of Nursing

Notice of Vacating Emergency Action

On November 19, 2012, the State Surgeon General issued an Order Lifting Emergency Suspension of License with regard to the license of Teri Lynn Moore, L.P.N., License # LPN 5165529. The Department orders that the Emergency Suspension of License be vacated.

DEPARTMENT OF HEALTH

Board of Nursing

Notice of Emergency Action

On November 19, 2012, State Surgeon General issued an Order of Emergency Suspension Order with regard to the license of Brandy Michelle Lee, L.P.N, License # PN 5174202. This Emergency Suspension Order was predicated upon the State Surgeon General’s findings of an immediate and serious danger to the public health, safety and welfare pursuant to Sections 456.073(8) and 120.60(6) Florida Statutes. (2011) The State Surgeon General determined that this summary procedure was fair under the circumstances, in that there was no other method available to adequately protect the public.

DEPARTMENT OF HEALTH

Board of Pharmacy

Notice of Emergency Action

On November 19, 2012, State Surgeon General, issued an Order of Emergency Suspension Order with regard to the license of James L. Schloder, III., R.P.T., license # RPT 7258. This Emergency Suspension Order was predicated upon the State Surgeon General’s findings of an immediate and serious danger to the public health, safety and welfare pursuant to Sections 456.073(8) and 120.60(6), Florida Statutes (2011). The State Surgeon General determined that this summary procedure was fair under the circumstances, in that there was no other method available to adequately protect the public.

DEPARTMENT OF ECONOMIC OPPORTUNITY

Division of Community Development

Final Order No. DEO-12-141

STATE OF FLORIDA

DEPARTMENT OF ECONOMIC OPPORTUNITY

In re: A LAND DEVELOPMENT REGULATION
ADOPTED BY THE CITY OF KEY WEST,
FLORIDA, ORDINANCE NO. 12-33

FINAL ORDER

The Department of Economic Opportunity (“Department”) hereby issues its Final Order, pursuant to §§ 380.05(6) and (11), Fla. Stat. (2012), approving land development regulations adopted by the City of Key West, Florida, by Ordinance No. 12-33 (the “Ordinance”).

FINDINGS OF FACT

1. The City of Key West is designated pursuant to § 380.05(1), Fla. Stat. (2012), and Chapter 28-36, Florida Administrative Code, as an area of critical state concern. Land development regulations adopted by the City of Key West do not become effective until approved by the Department by final order. §§ 380.05(6) and (11), Fla. Stat. (2012).

2. The Ordinance was adopted by the City of Key West on September 19, 2012, and rendered to the Department on October 28, 2012.

3. The Ordinance was prompted by the transfer of the Peary Court Housing Complex from U.S. Navy ownership to private ownership and the potential for additional military properties to be released from U.S. Navy ownership to private ownership. The Ordinance amends Chapter 122, Article V, Division 6, Sections 122-611 through 122-616, to create a new Historic Special Medium Density Residential (HSMDR) zoning district that allows single family, duplex and multiple family dwellings at a maximum density of 8.6 dwelling units an acre. Enumerated commercial uses are allowed as a conditional use. Transient uses are prohibited. Affordable housing is required at a ratio of 30% of the total number of units existing, redeveloped and/or created on properties in the zoning district, except that for rezoning applications received before September 6, 2012, the ratio of affordable housing is 30% of the units that exist on the site at the time of the rezoning application. The Ordinance further amends Chapter 122, Article V, Division 2, Sections 122-111 through 122-1151, to reflect the new zoning district and establish setbacks and dimensional requirements, including a floor area ratio of 1.0. Finally, the Ordinance revises the official zoning map to zone the Peary Court Housing Complex as Historic Special Medium Density Residential.

CONCLUSIONS OF LAW

4. The Department is required to approve or reject land development regulations that are adopted by any local government in an area of critical state concern. §§ 380.05(6) and (11), Fla. Stat. (2012).

5. “Land development regulations” include local zoning, subdivision, building, and other regulations controlling the development of land. § 380.031(8), Fla. Stat. (2012). The regulations adopted by the Ordinance are land development regulations.

6. All land development regulations enacted, amended, or rescinded within an area of critical state concern must be consistent with the principles for guiding development for that area. §§ 380.05(6) and (11), Fla. Stat. (2012). The Principles for Guiding Development for the City of Key West Area of Critical State Concern are set forth in Rule 28-36.003(1), Florida Administrative Code.

7. The Ordinance is consistent with the Principles for Guiding Development as a whole, and specifically furthers the following Principle:

(a) To strengthen local government capabilities for managing land use and development.

8. The Ordinance is consistent with Policies 1-1.6.4, 3-1.1.2 and 3-1.1.3 of the City of Key West Comprehensive Plan and with the Plan as a whole.

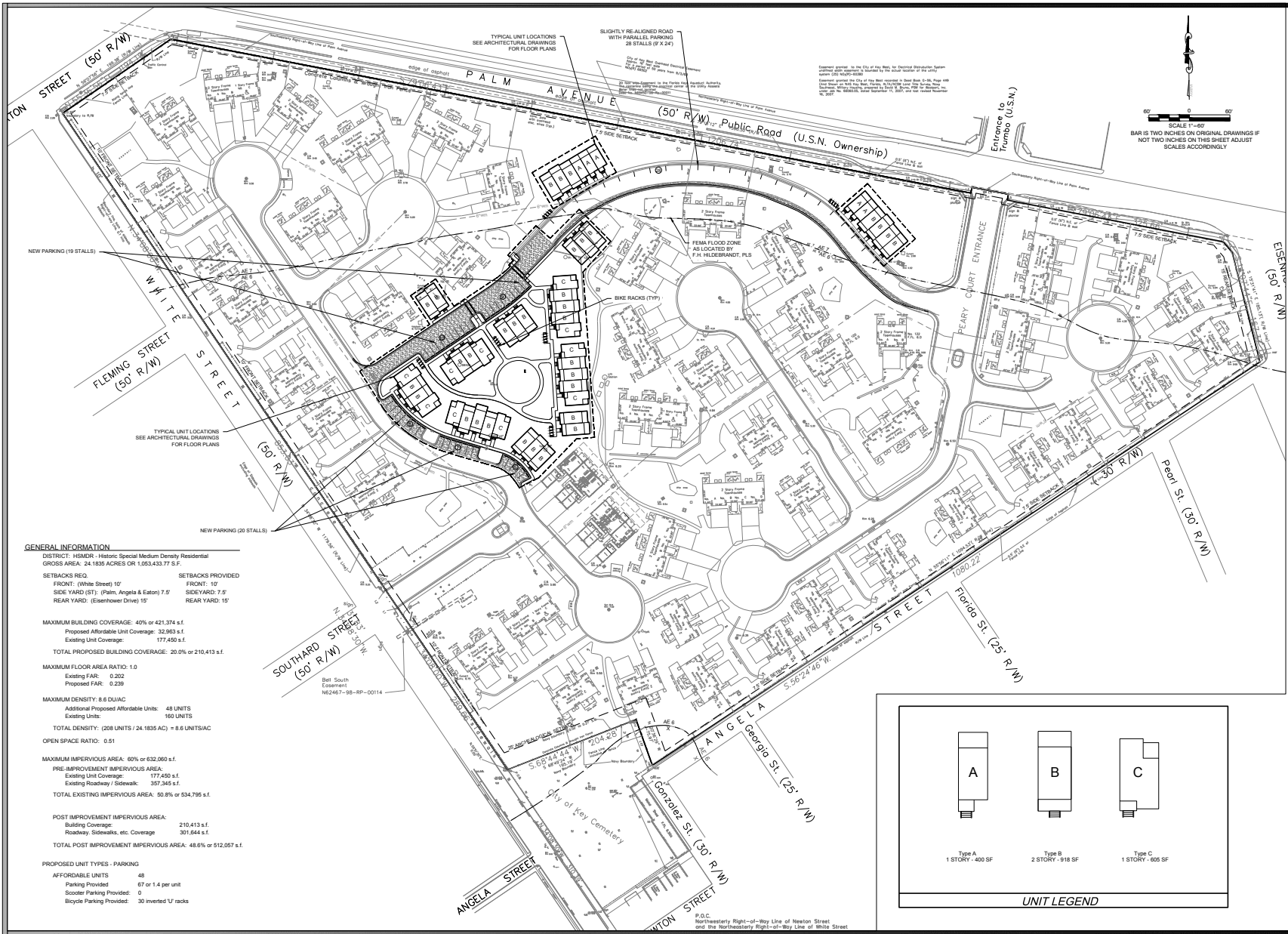
WHEREFORE, IT IS ORDERED that City of Key West Ordinance No. 12-33 is found to be consistent with the Principles for Guiding Development for the City of Key West Area of Critical State Concern and is hereby APPROVED.

This Order becomes effective 21 days after publication in the Florida Administrative Register unless a petition is timely filed as described in the Notice of Administrative Rights below.

DONE AND ORDERED in Tallahassee, Florida.

/s/ _____
J. THOMAS BECK, AICP
Director, Division of Community Development
Department of Economic Opportunity

EXHIBIT G



SCALE 1"=60'
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

PEREZ ENGINEERING & DEVELOPMENT, INC.
 150 SE 2ND AVENUE, SUITE 800
 MIAMI, FL 33131
 TEL: 305.581.2222 FAX: 305.581.2223
 WWW.PEREZENGINEERING.COM

ALERE PEREZ, P.E.
 Florida License # 466
 4/20/2015

REVISIONS:

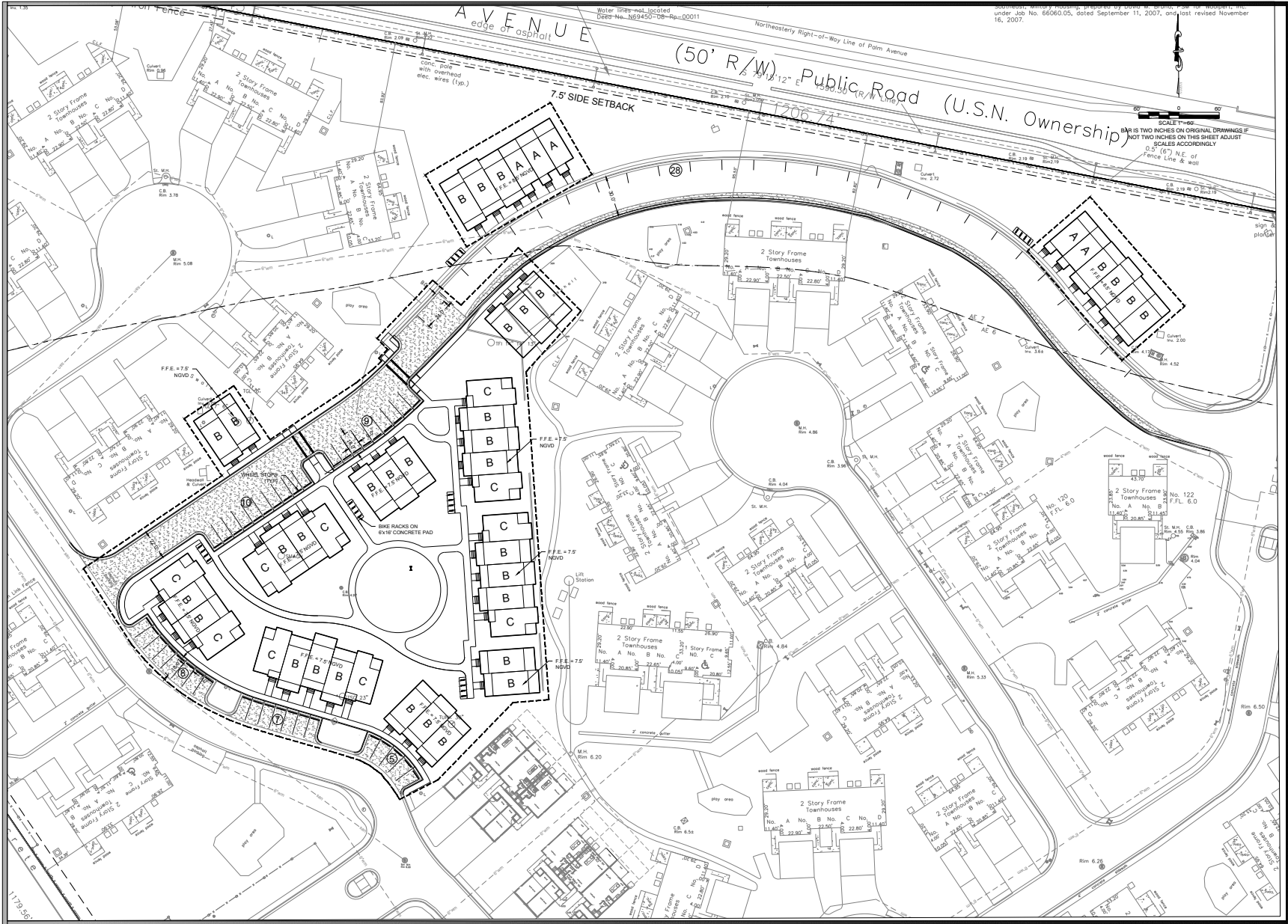
1	ORIGINAL	JANUARY 2015
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3		
4		
5		
6		

SOUTHARD PARK

SITE PLAN

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

JOB NO: 151001
 DRAWN: BGO
 DESIGNED: AEP
 CHECKED: AEP
 DC



REVISIONS:

1	
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ORIGINAL: JANUARY 2012

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

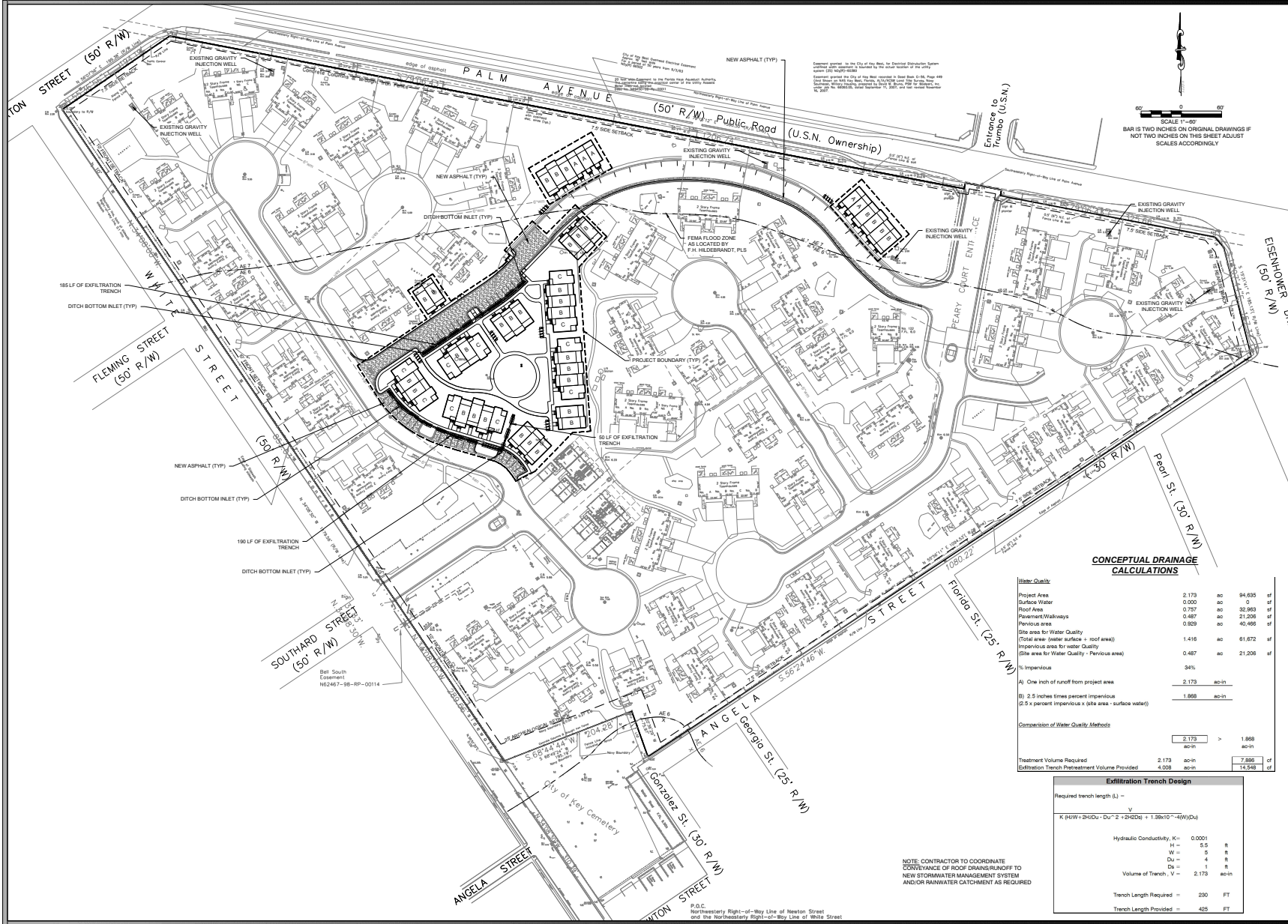
SOUTHWARD PARK
ENLARGED SITE PLAN

ALINE PEREZ, P.E.
Professional Engineer
FL No. 12067
407-21-8115

PEREZ ENGINEERING
& DEVELOPMENT, INC.
1500 BAYVIEW DRIVE, SUITE 300
MIAMI, FL 33134
TEL: 305-556-5222 FAX: 305-556-5223

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

C-2

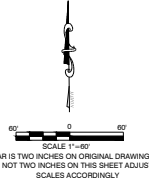


CONCEPTUAL DRAINAGE CALCULATIONS

Water Quality				
Project Area	2.173	ac	94.935	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.757	ac	32.963	sf
Pavement/Walkways	0.487	ac	21,208	sf
Pervious area	0.929	ac	40,466	sf
Site area for Water Quality	1.416	ac	61,672	sf
(Total area (water surface + roof area))				
Site area for Water Quality	0.487	ac	21,208	sf
(Site area for Water Quality - Pervious area)				
% Impervious	34%			
A) One inch of runoff from project area	2.173	ac-in		
B) 2.5 inches times percent impervious	1.868	ac-in		
(2.5 x percent impervious x (site area - surface water))				
Comparison of Water Quality Methods				
	2.173	>	1.868	
	ac-in		ac-in	
Treatment Volume Required	2.173	ac-in	7,288	cf
Exfiltration Trench Treatment Volume Provided	4.008	ac-in	14,548	cf

Exfiltration Trench Design	
Required trench length (L) =	$\frac{V}{K(4W+2H)Du^2 + 2.242(Ds) + 1.28(10^{-4}M)(Du)}$
Hydraulic Conductivity, K=	0.0001
W=	5.5 ft
H=	5 ft
Du=	4 ft
Ds=	1 ft
Volume of Trench, V=	2.173 ac-in
Trench Length Required =	280 FT
Trench Length Provided =	425 FT

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAIN/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM AND/OR RAINWATER CATCHMENT AS REQUIRED



SCALE 1"=40'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

ORIGINAL: JANUARY 2011

REVISIONS:

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3	
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SOUTHARD PARK

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

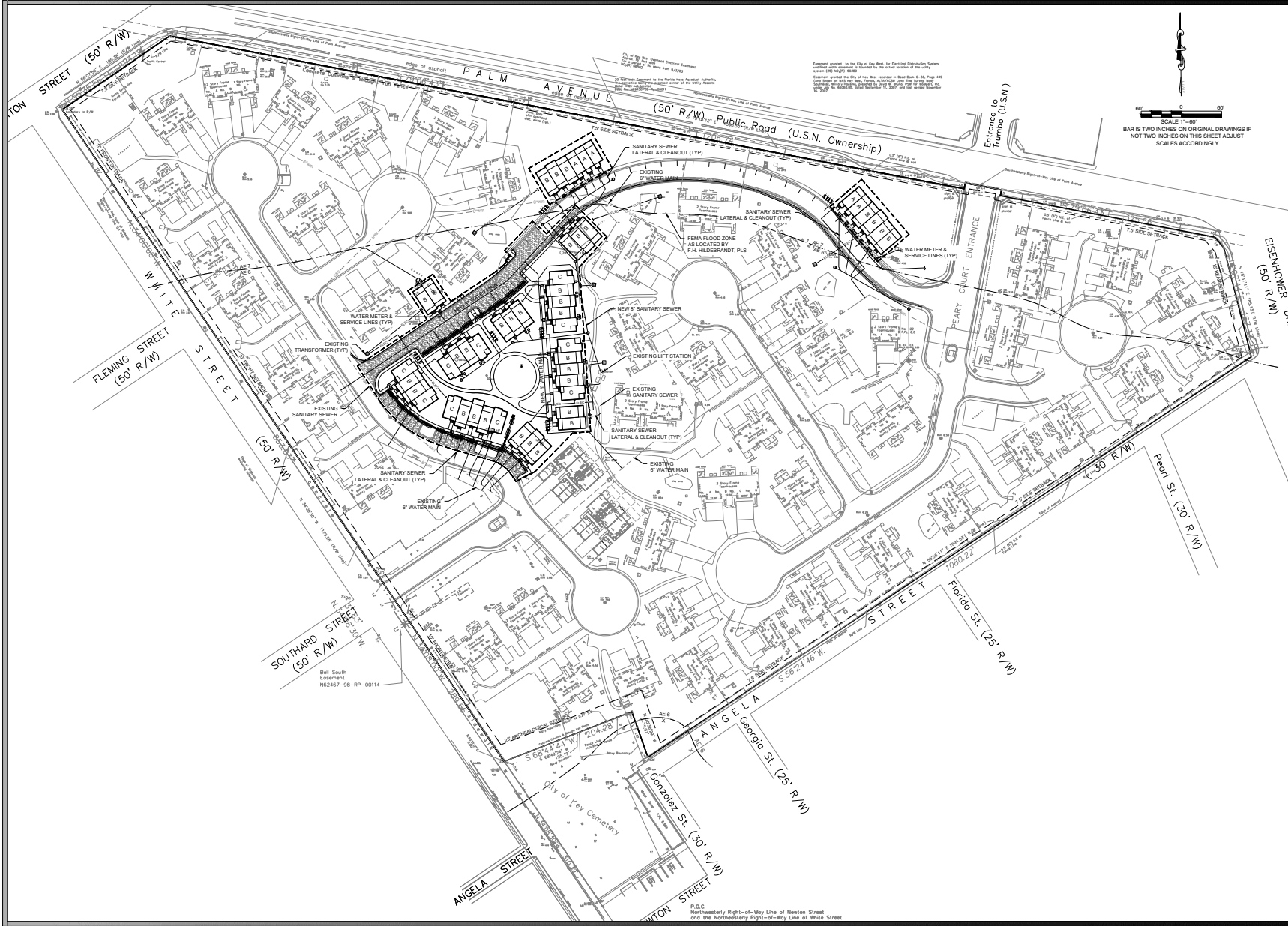
JOB NO. 121021
DRAWN: BGO
DESIGNED: AEP
CHECKED: AEP
DATE: JAN 20, 2015

C-3

PEREZ ENGINEERING
S. DEVELOPMENT, INC.
1009 E. PALM BLVD., SUITE 201
MIAMI, FL 33133
TEL: 305.556.2222 FAX: 305.556.2225

ALEJIE PEREZ P.E.
Professional Seal No. 10686
JAN 20, 2015

CONCEPTUAL DRAINAGE PLAN



PEREZ ENGINEERING
8 DEVELOPMENT, INC.
1000 P.O. BOX 10000
MIAMI, FL 33108
TEL: 305.442.2222 FAX: 305.442.2223

ALEXIS PEREZ, P.E.
Professional Engineer
No. 10000
JAN 20, 2015

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

CONCEPTUAL UTILITY PLAN

PEARY COURT PARK

JOB NO. 151001
DRAWN BGO
DESIGNED AEP
CHECKED AEP
DATE 01/20/15

C-4

EXHIBIT H

Exhibit H

Intentionally Deleted

EXHIBIT I

**PLANNING BOARD
RESOLUTION NO. 2015-48**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(A) AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION OF 48 NEW AFFORDABLE RESIDENTIAL UNITS ON PROPERTY LOCATED AT 541 WHITE STREET (RE # 00000470-000000; AK # 1000469) WITHIN THE HISTORIC SPECIAL MEDIUM DENSITY RESIDENTIAL (HSMDR) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the addition of permanent residential development addition or reconstruction of five or more units; and

WHEREAS, modifications and waivers to reduce the City’s landscaping requirements are requested pursuant to City Code Section 108-517; and

WHEREAS, Code Sections 108-196(a) the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape modification / waiver request and render the final action; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on



Chairman


Planning Director

October 15, 2015; and

WHEREAS, the granting of a Major Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan and Landscape Modification / Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.



NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan and Landscape Modification / Waiver for the construction of 48 new affordable residential units on property located at 541 white street (RE # 00000470-000000; AK # 1000469) within the Historic Special Medium Density Residential (HSMDR) zoning district pursuant to Sections 108-91.A.2.(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated September 14, 2015 by Allen E. Perez, P.E., and the landscape plans dated October 9, 2015 by Ladd Roberts, Landscape Architect; notwithstanding any revisions requested and recommended by

 Chairman
 Planning Director

staff.

2. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

3. The applicant shall obtain final landscape plan approval from the Tree Commission.

4. The applicant shall obtain an outdoor lighting plan pursuant to City Code Section 108-284.

Conditions prior to issuance of a building permit:

5. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee

6. Per the recommendation of the City's Traffic Consultant and the City's Engineering Department, the property owner shall pay the sum of \$3,000 to extend the striping for the turning lane at the White and Eaton intersection due to it being recognized as an underperforming intersection.

7. The applicant shall obtain a SFWMD permit as requested by the Utilities Department.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.



 Chairman
 Planning Director

Section 4. This Major Development Plan and Landscape Modification / Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

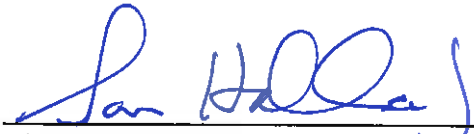
Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 15th day of October, 2015.

 Chairman
 Planning Director

Authenticated by the Chairman of the Planning Board and the Planning Director.



12/3/15

Richard Klitenick, Planning Board Chairman

Date

Sam Holland

Attest:

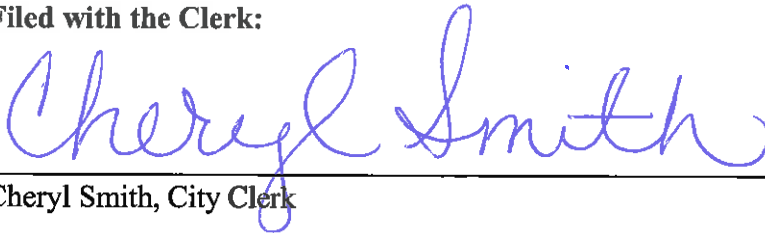


11/3/15

Thaddeus Cohen, Planning Director

Date

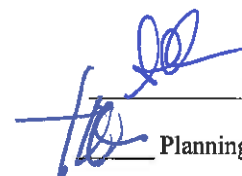
Filed with the Clerk:




12/2/15

Cheryl Smith, City Clerk

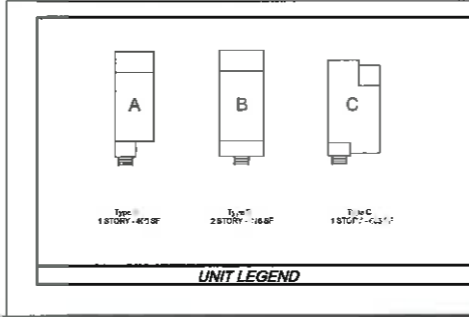
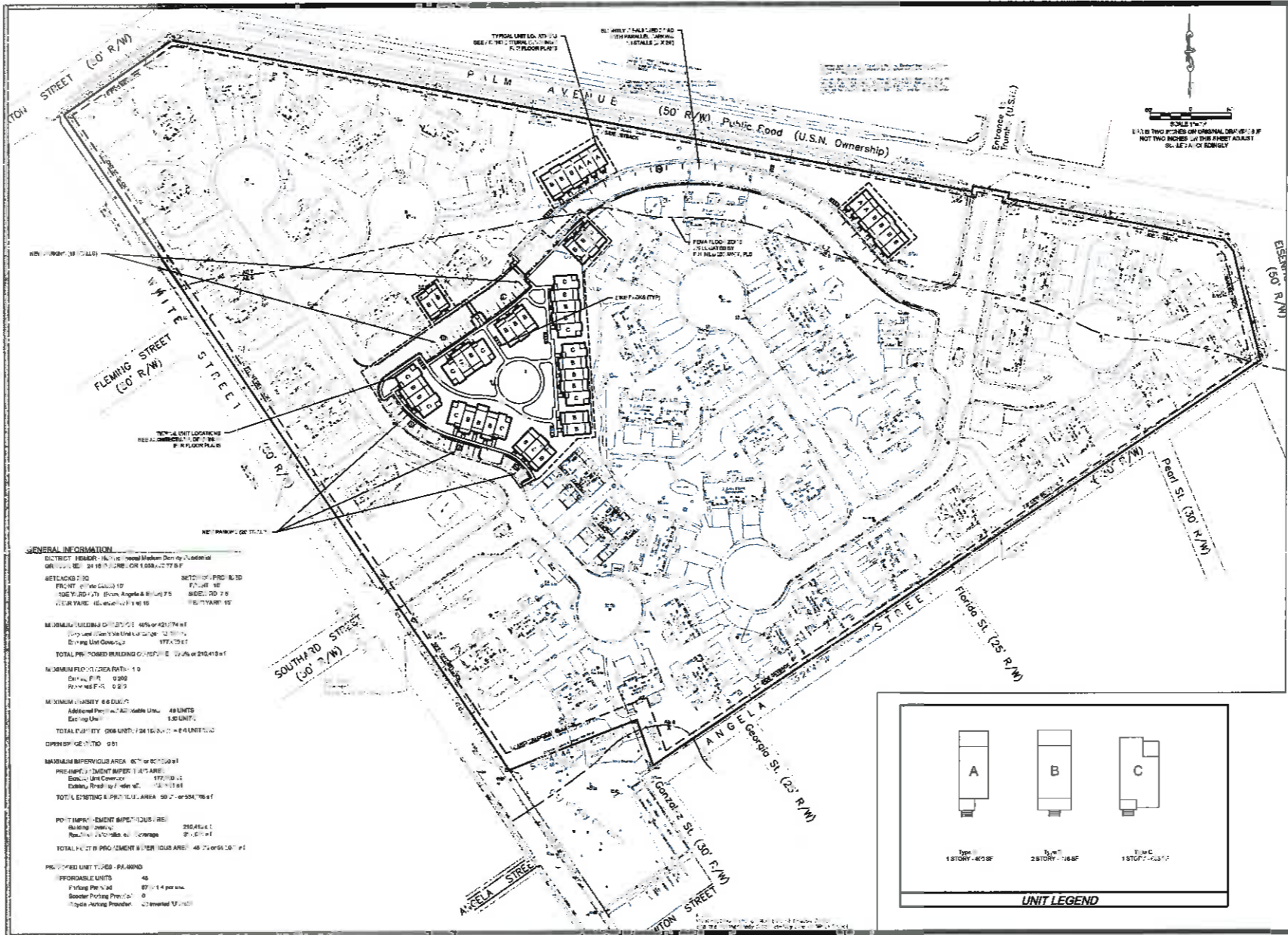
Date



Chairman



Planning Director

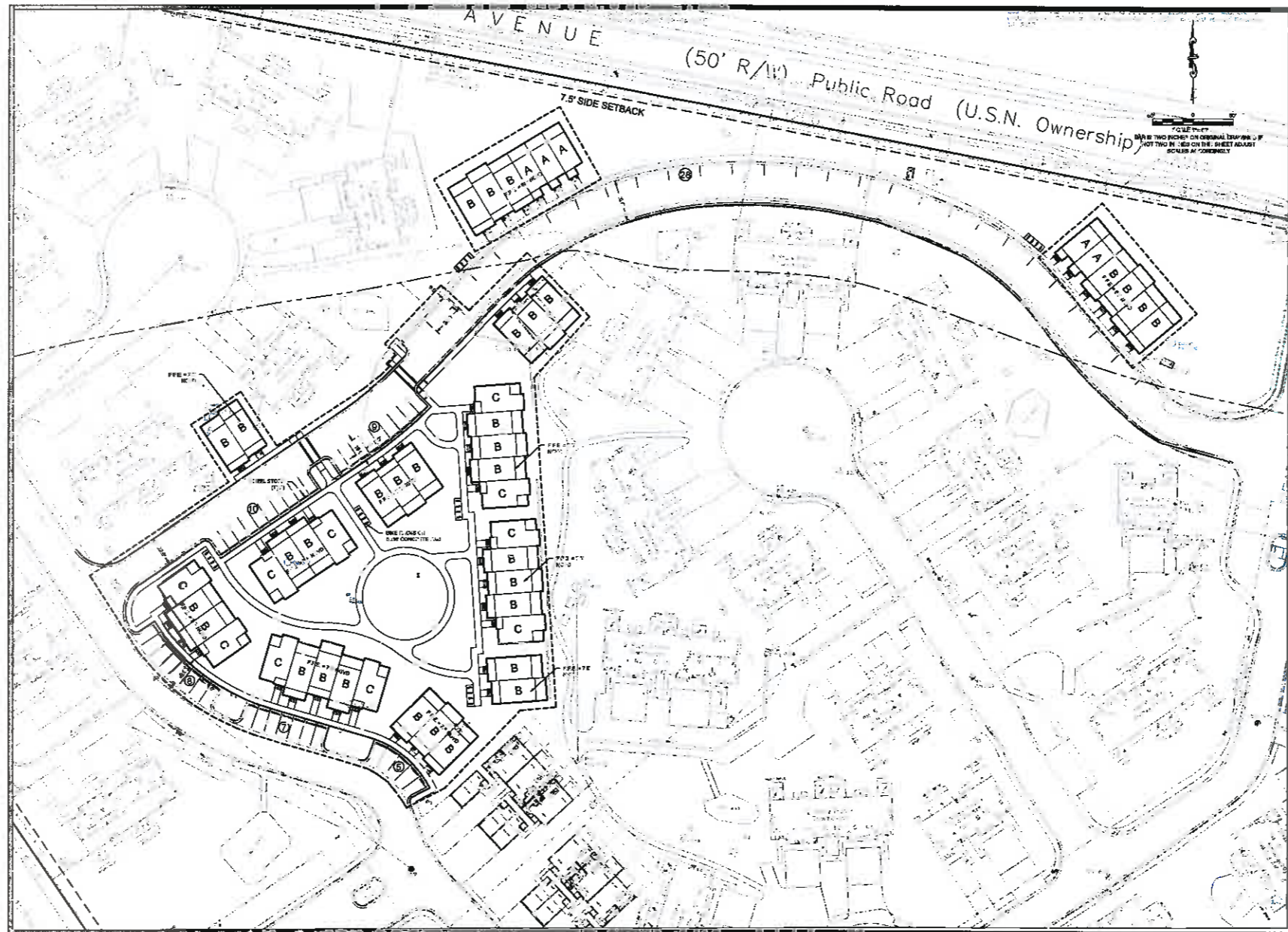


ENGINEERING
 B. D. WILSON & ASSOCIATES, INC.
 1401 PALM BEACH BLVD., SUITE 200
 PALM BEACH, FL 33480

PROJECT: SOUTHWARD PARK
 SHEET: SITE PLAN

DESIGNED: JWP
 CHECKED: JWP
 DATE: 11/2/15

Handwritten:
 11/2/15
 12/2/15



SCALE: 1/8" = 1'-0"
 DIMENSIONS SHOWN ON ORIGINAL DRAWING TO BE USED FOR CONSTRUCTION
 DIMENSIONS SHOWN ON THIS SHEET ADAPT TO SCALE AS SHOWN

ENGINEERING
 10101 W. BIRCH AVE. SUITE 100
 MIAMI, FL 33156
 TEL: 305.444.1111
 FAX: 305.444.1112

ALBERTO PEREZ, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 12487
 JAN 29, 2015

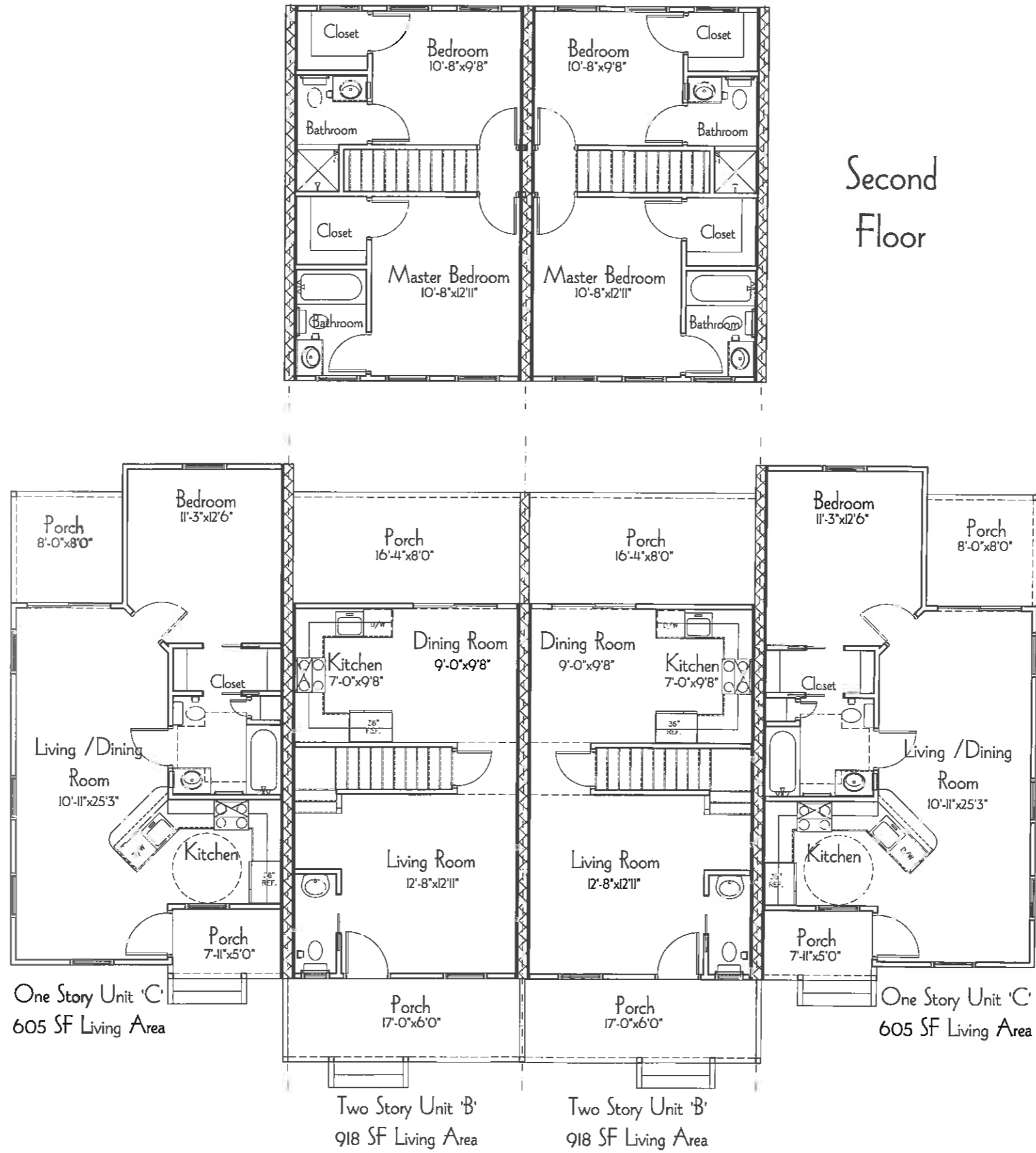
NO.	REVISIONS
1	ORIGINAL - APPROVED
2	
3	
4	
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6	

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

SOUTHWARD PARK
 ENLARGED SITE PLAN

DATE	12/15/15
DRAWN	BUC
DESIGNED	ASP
CHECKED	ASP
DATE	
SHEET	

C-2
 12/11/15
 12/3/15



Second
Floor

First
Floor

One Story Unit 'C'
605 SF Living Area

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

One Story Unit 'C'
605 SF Living Area

Project No. APC-1512 - Scale: 1/4"=1'-0"
Southern Park
 Affordable Units
 Key Weest, Florida

Date Issued: 04-27-15	Revision:
No.:	Date:

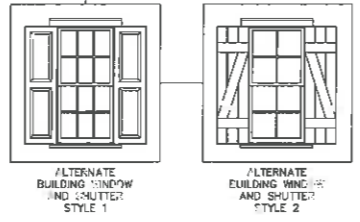
Building A Floor Plan
ALDERMAN Planning
 Phone: 813.833.5161
 PO Box 55765 St. Petersburg FL, 33732

Sheet
A.1.1

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 12/5/15
 11/9/15



Rear Elevation



Front Elevation

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

Southard Park
Affordable Units
Key West, Florida

Date Issued: 04-27-15

No. 1
Date:
Revision:
No. 2
Date:
Revision:
No. 3
Date:
Revision:

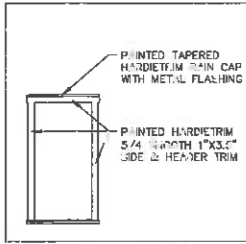
Building A Elevations

ALDERMAN Planning
CORPORATION

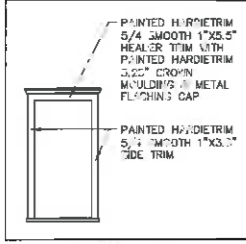
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PO Box 55755 St. Petersburg FL, 33732

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A.2.1

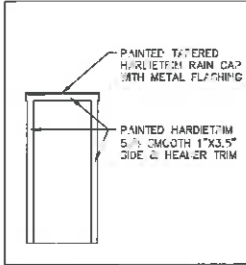
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Handwritten: 11/9/16



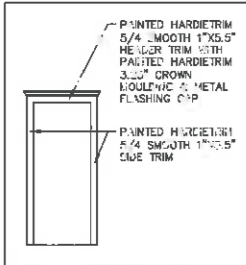
STANDARD WINDOW TRIM DETAIL



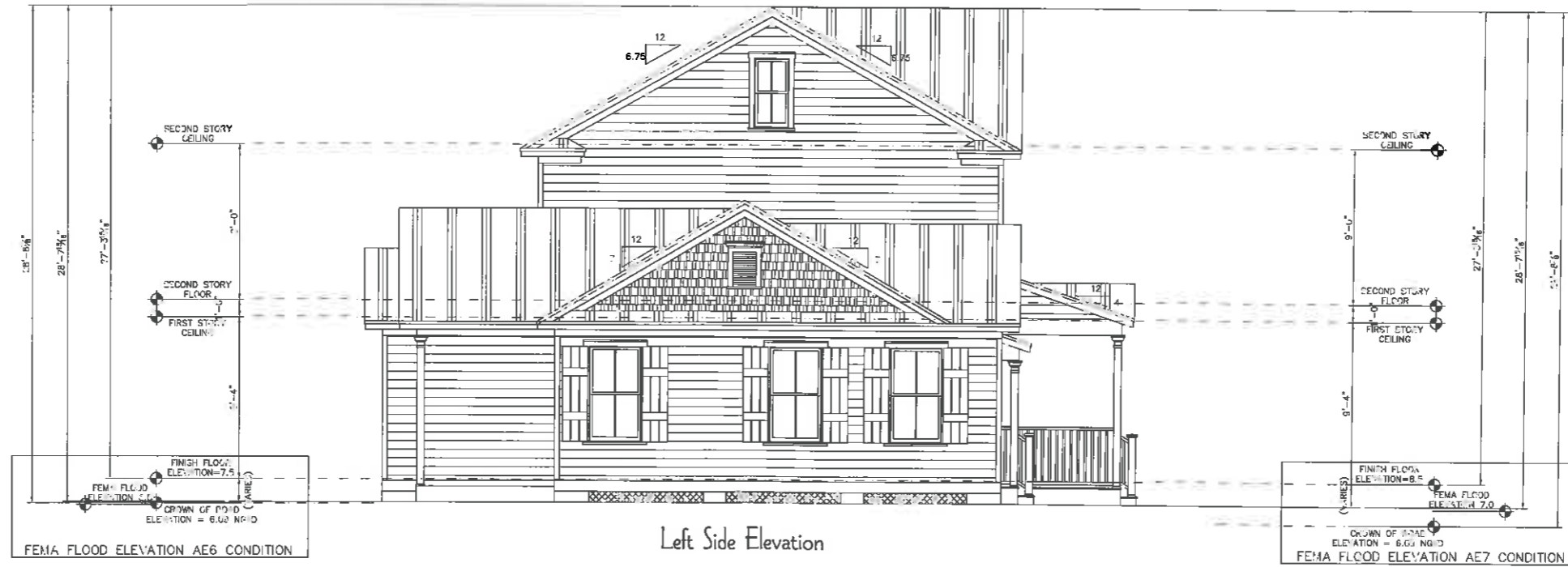
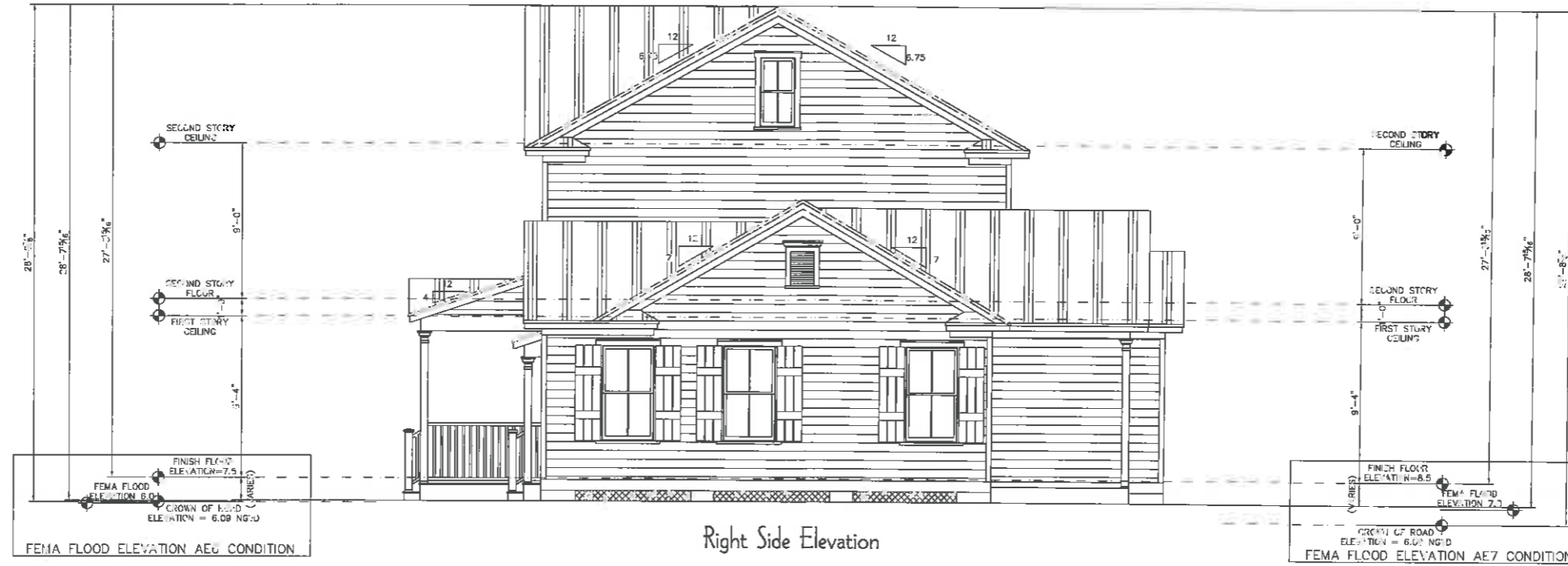
ALTERNATE WINDOW TRIM DETAIL 1



STANDARD DOOR TRIM DETAIL



ALTERNATE DOOR TRIM DETAIL 1



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

Southard Park
Affordable Units
Key West, Florida

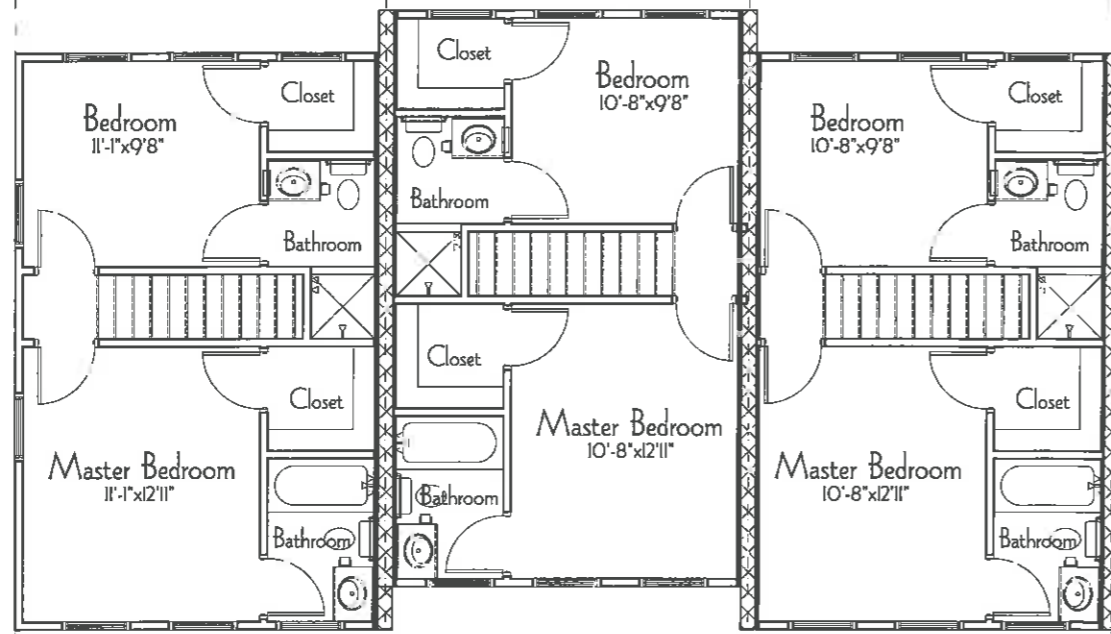
Date Issued: 04-27-15

Building A Elevations

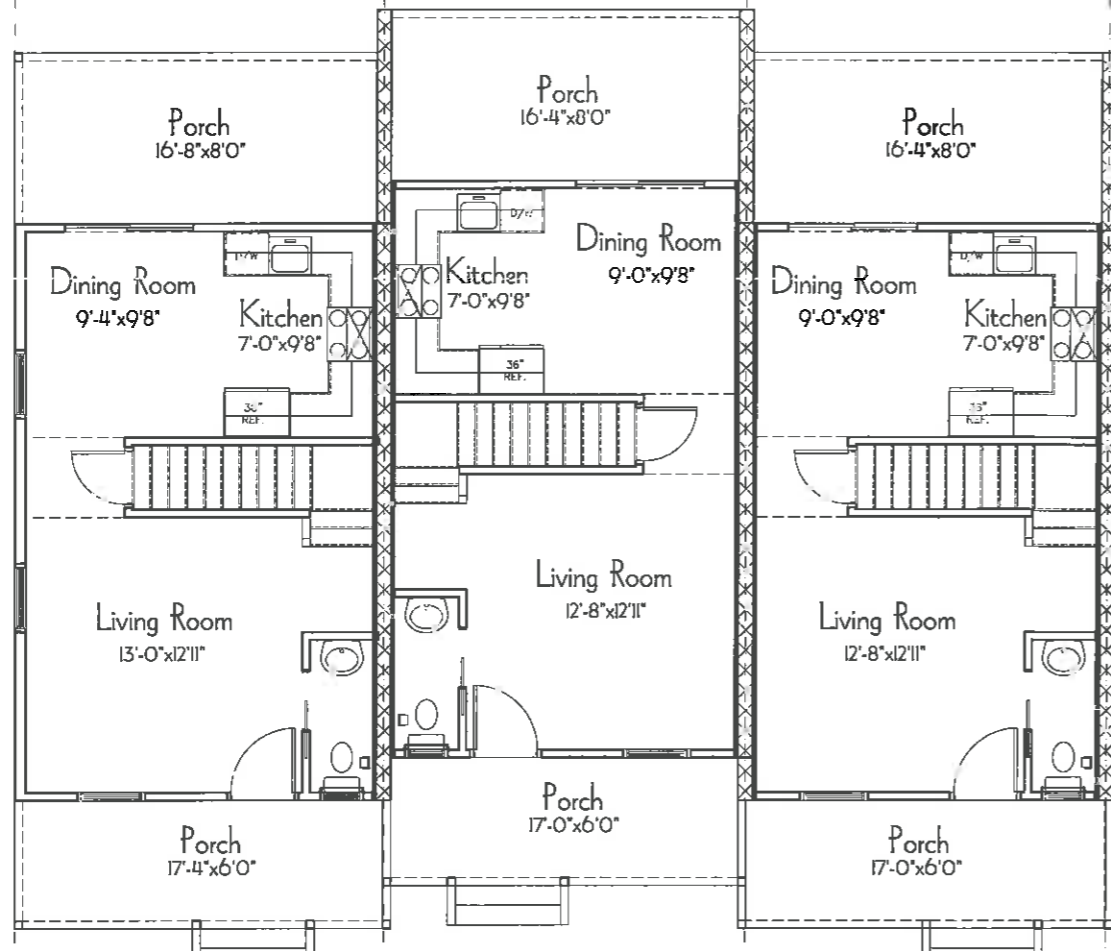
ALDERMAN PLANNING
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet
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Handwritten: 12/31/15



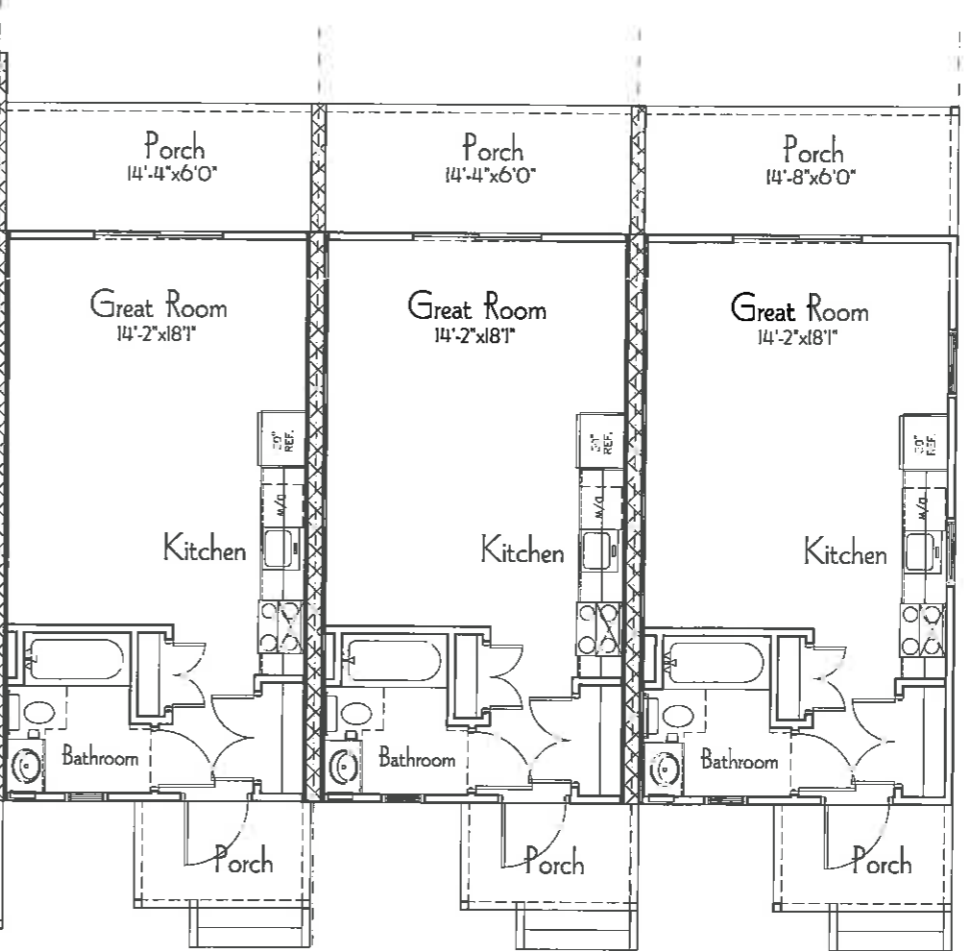
Second Floor



Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area



One Story Unit 'A'
400 SF Living Area

One Story Unit 'A'
400 SF Living Area

One Story Unit 'A'
400 SF Living Area

First Floor

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

Date Issued: 04-27-15

Building B Floor Plan

Sheet
B.1.1

Southard Park
Affordable Units
Key Weest, Florida

No.	Date	Revision

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

Handwritten notes:
12/15/15
11/15/15



Front Elevation



Rear Elevation

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

Southard Park
Affordable Units
Key West, Florida

Date Issued: 04-27-15

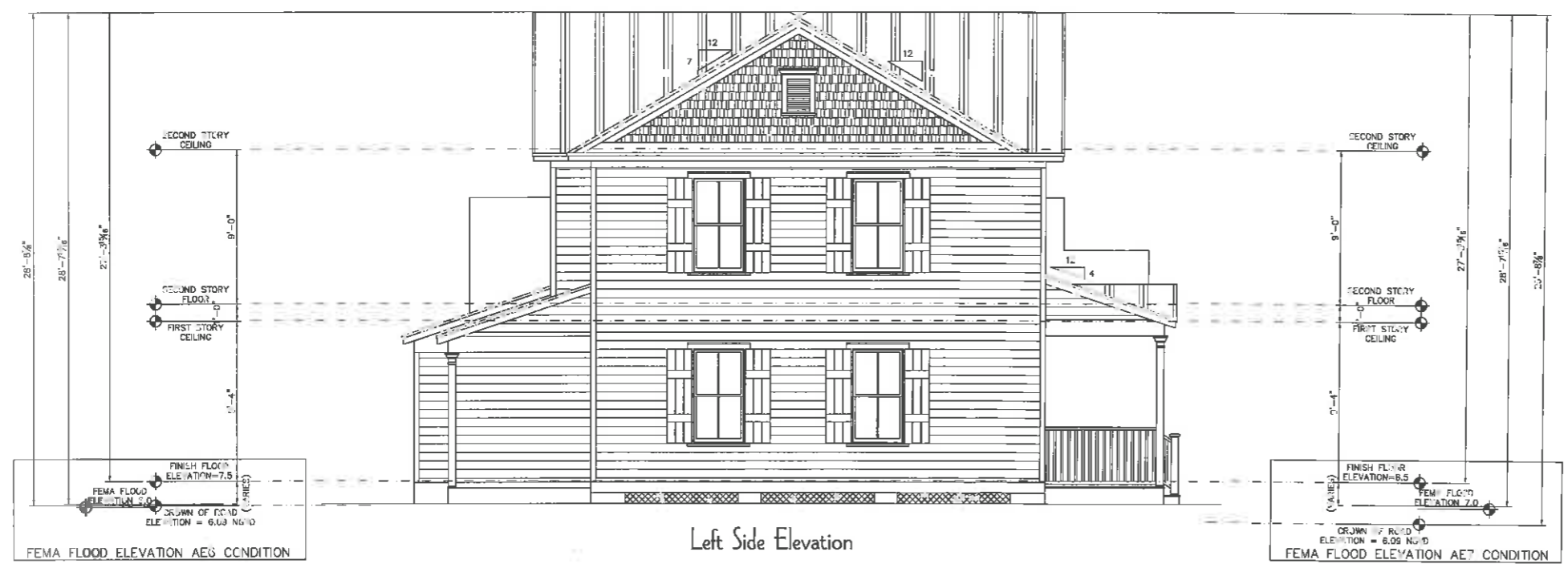
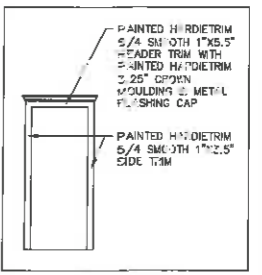
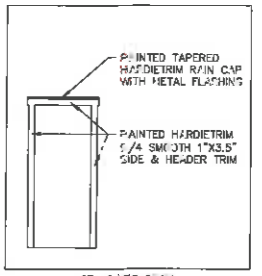
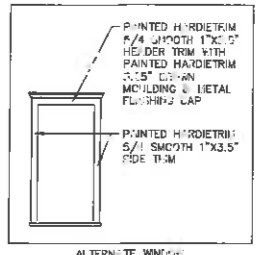
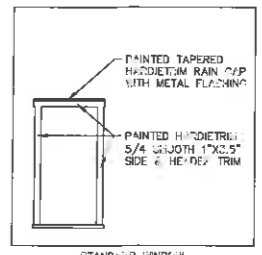
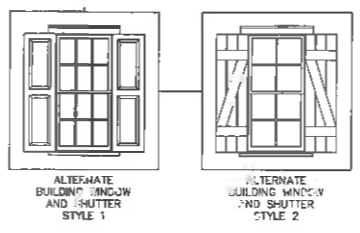
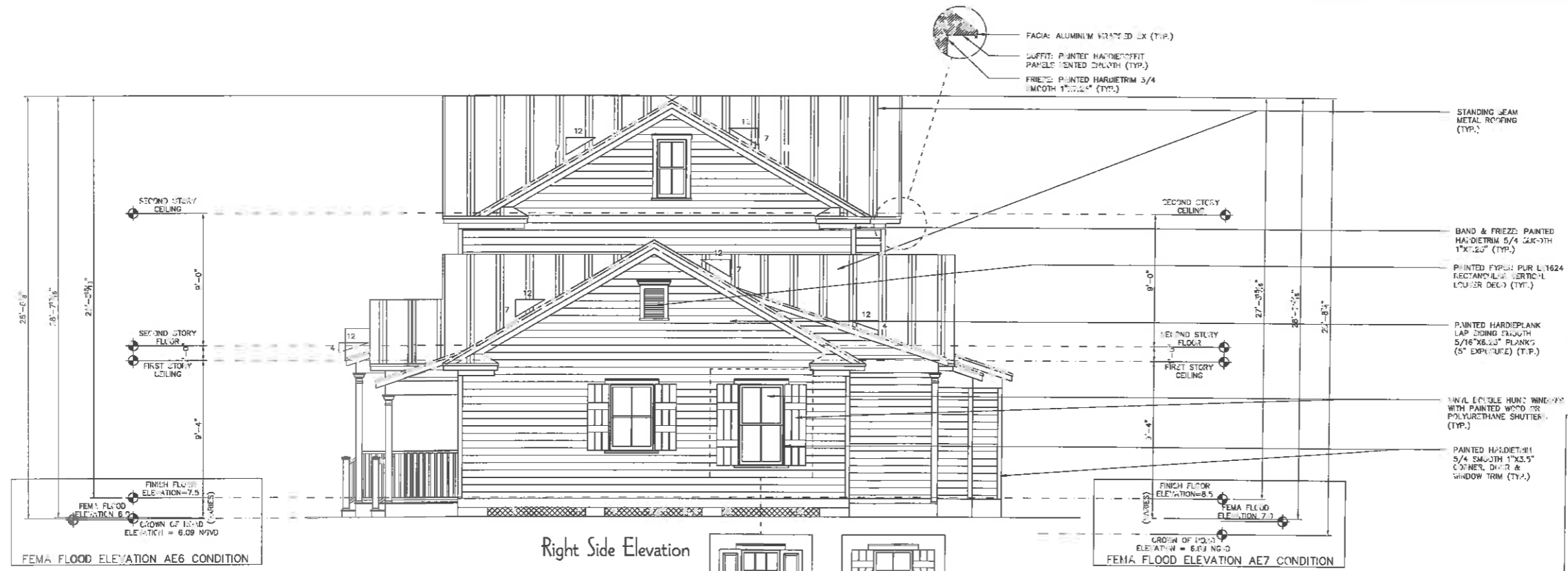
No.	Date	Revision

Building B Elevations

ALDERMAN PLANNING
CONSULTANTS
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet
B.2.1

MAN
12/31/15
1/9/15



Project No. APC-1512 - Scale: 1/4"=1'-0"
 Date Issued: 04-27-15
 Revision:
 No.:
 Date:

Building B Elevations
ALDERMAN PLANNING COMPANY
 Phone: 813.833.5161
 PO Box 55755 St. Petersburg FL, 33732

Sheet
B.2.2


WAL
12/3/15


Foundation Notes


1.) FOOTER SPECIFICATION: ALL FOOTER BOTTOMS TO BE A MINIMUM 12" BELOW NATURAL GRADE IN CLEAN TERMITE PROTECTED AND COMPACTED SOIL (COMPACTED TO 98% MODIFIED PROCTOR, ASTM D1557).


2.) MAXIMUM DESIGN SOIL BEARING CAPACITY OF 2500 PSF.

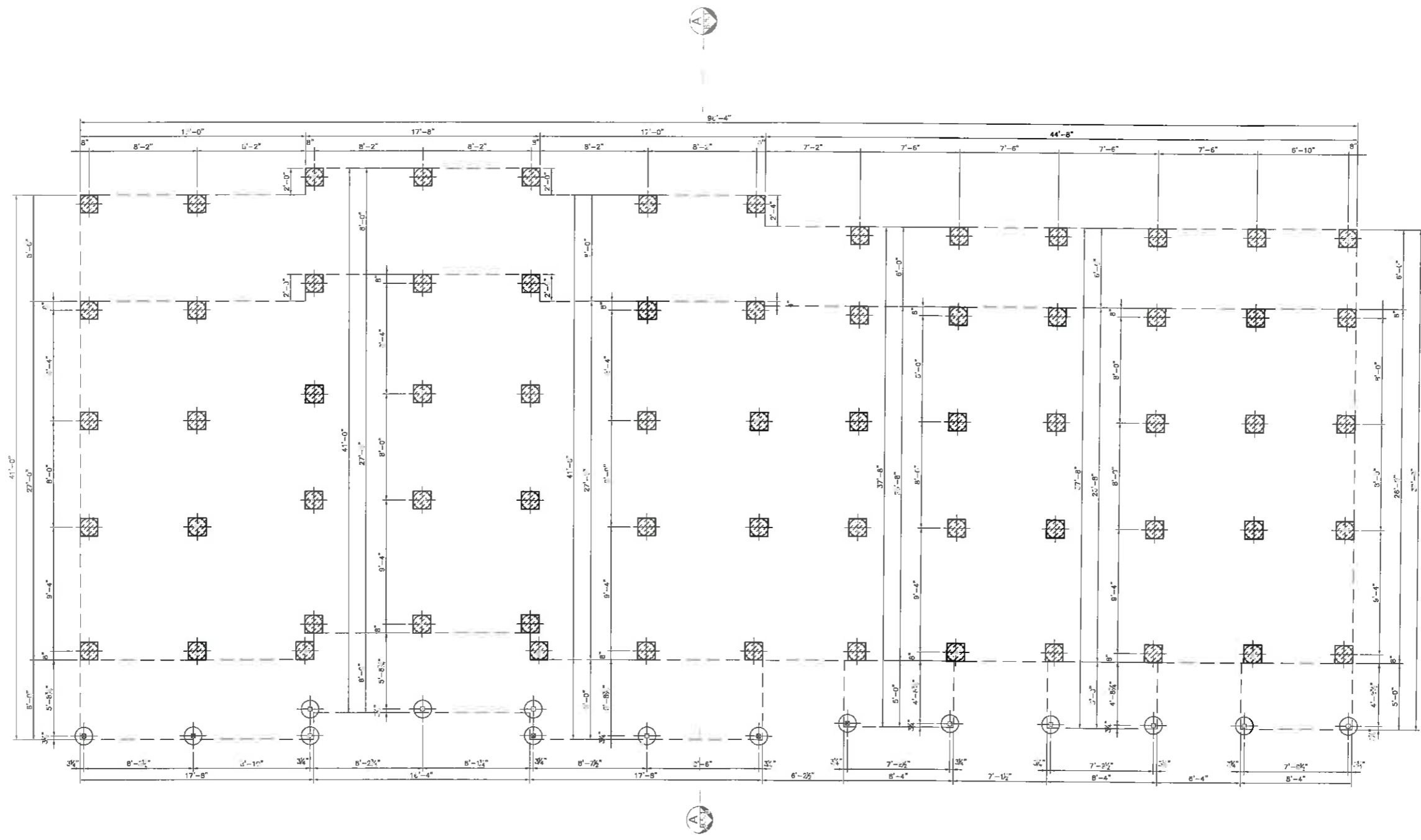
Foundation Legend

LOCATION OF VERTICAL PIERED CELL WITH PIER: SHOWN THUS: 

16"x16" MASONRY COLUMN CLOCK FILLED SOLID WITH CONCRETE OVER PILE SHOWN THUS: 

TOP OF MASONRY COLUMN: 3'-0" F.F. SHOWN THUS: 

16" DIAMETER PILE 3" INTO GAP ROCK (APPROXIMATELY 1' DEEP) SHOWN THUS: 



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

Southard Park
Affordable Units
Key West, Florida

Date Issued: 04-27-15

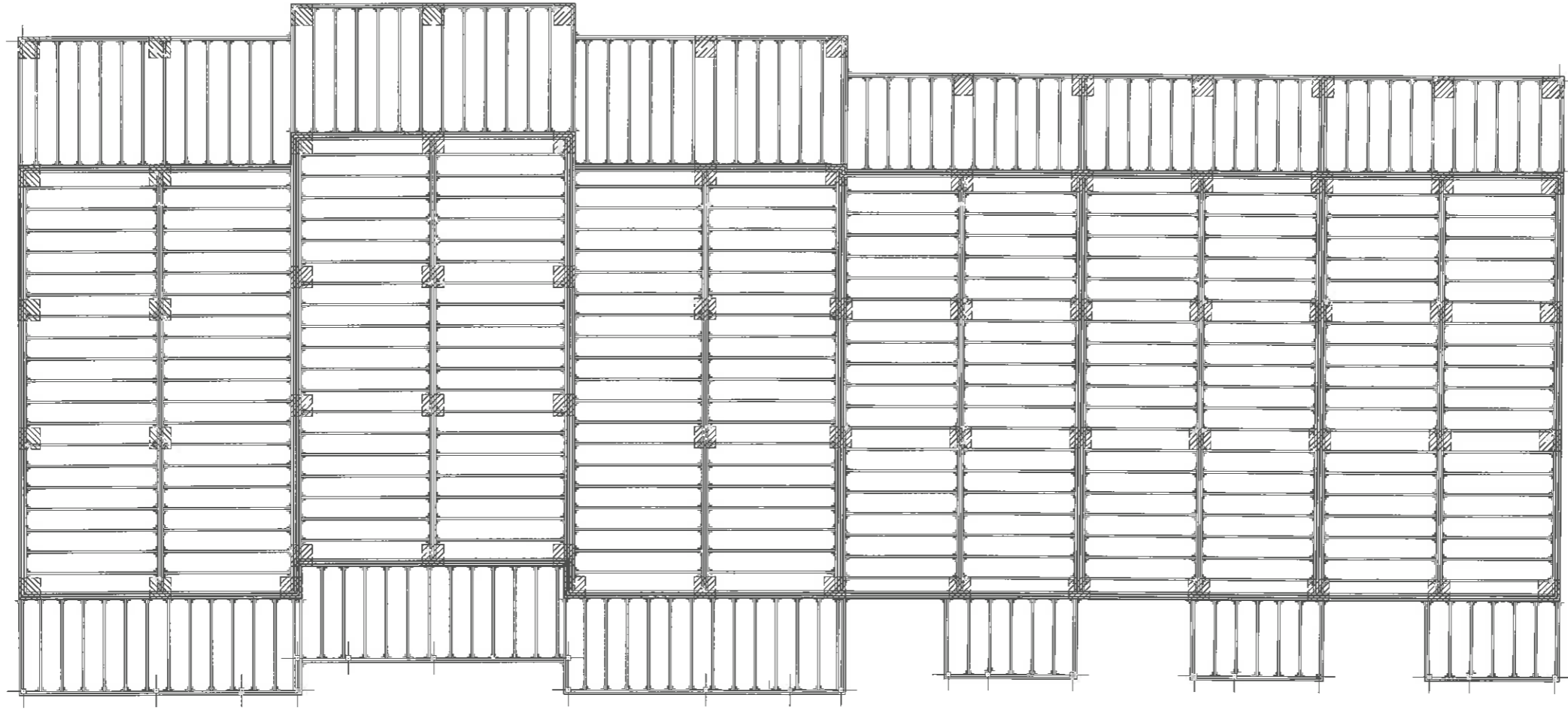
No.	Date	Revision

Building B Foundation Plan

ALDERMAN Planning
CONSULTANTS
Phone: 813.833.6161
PO Box 55755 St. Petersburg FL, 33732

Sheet
B.3.1

WAL
12/21/15



Legend/Key	
MASSIVE COLUMN OVER FOUNDATION PER SHOW THUS:	
SOLID SAW LUMBER JOIST THUS:	
4"x4" P.T. LOAD BEARING POST A.F.F. CHAIN THUS:	
JOIST/TRUSS HANGER LOCATION CHANG THUS:	

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

Southard Park
Affordable Units
Key Weest, Florida

Date Issued: 04-27-15

No.:
Date:
Revised:

Building B Floor Framing Plan

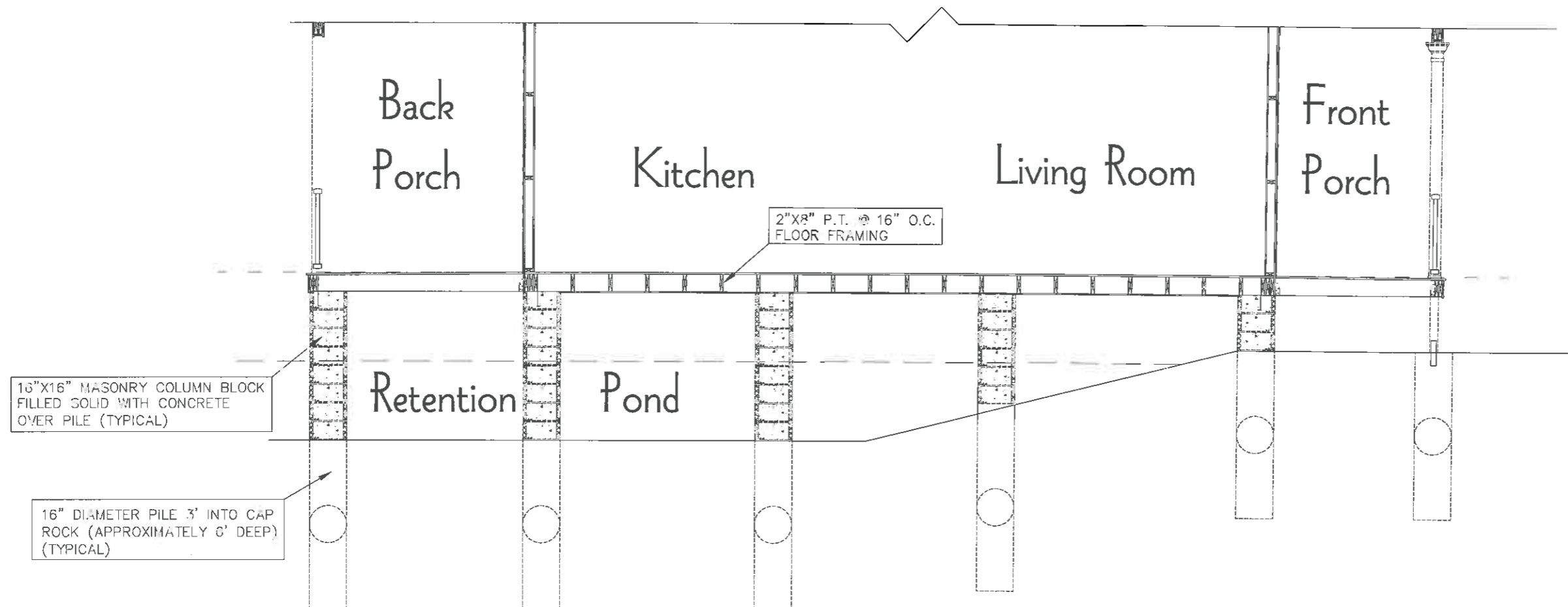
ALDERMAN Planning

Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet

B.4.1

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Handwritten: 12/3/15



16"x16" MASONRY COLUMN BLOCK
 FILLED SOLID WITH CONCRETE
 OVER PILE (TYPICAL)

16" DIAMETER PILE 3' INTO CAP
 ROCK (APPROXIMATELY 6' DEEP)
 (TYPICAL)

2"x8" P.T. @ 16" O.C.
 FLOOR FRAMING

Section 'A-A'

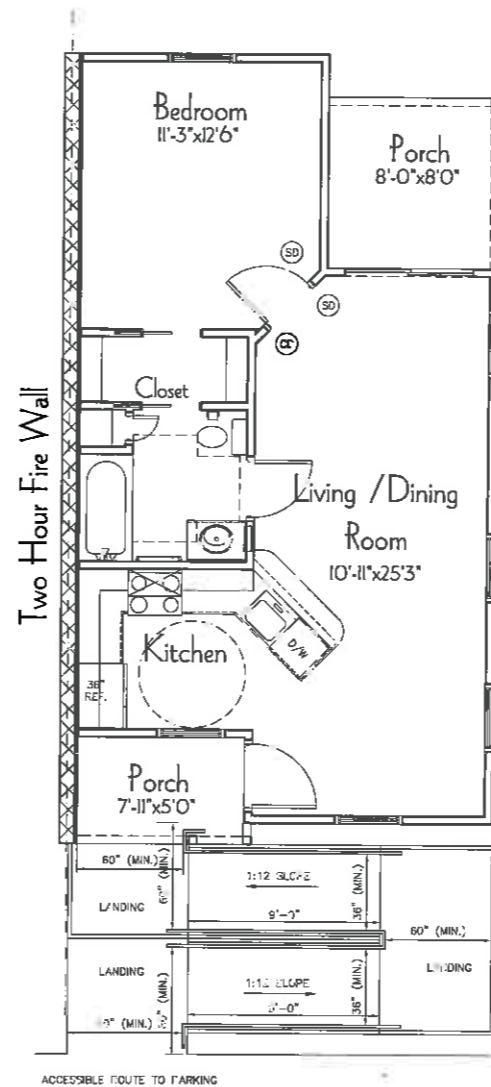
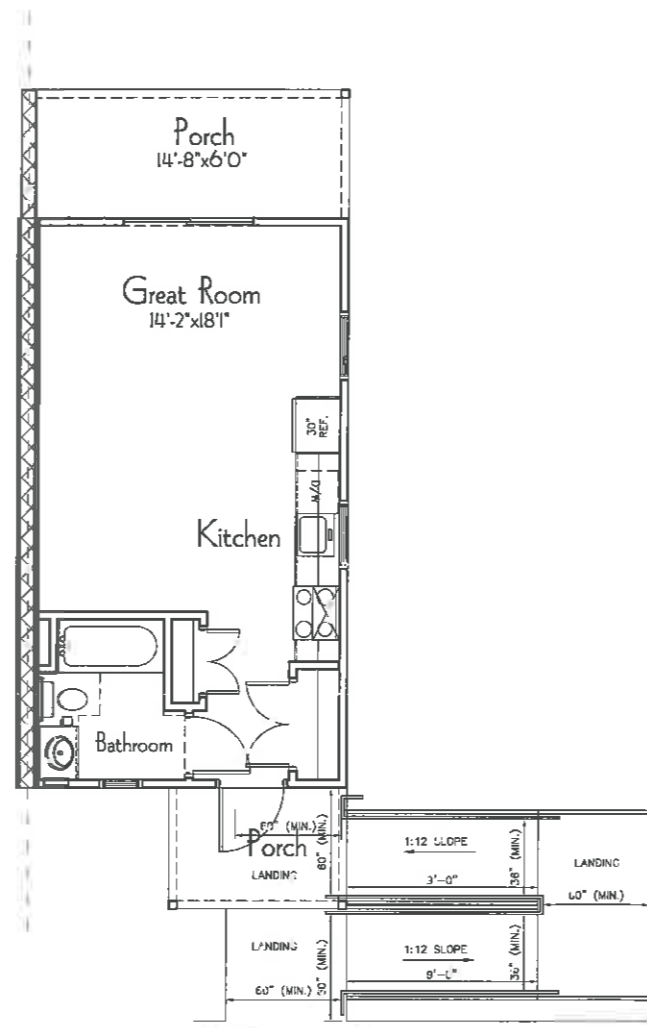
Project No. APC-1512 - Scale: 1/2"=1'-0"
Southard Park
 Affordable Units
 Key Weest, Florida

Date Issued: 09-12-15	
No.:	Revised:
Date:	

Building B Foundation Section
ALDERMAN PLANNING
 Phone: 813.833.5161
 PO Box 55755 St. Petersburg FL, 33732

Sheet
B.5.1

Handwritten notes:
 12/5/15
 [Signature]



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

Southard Park
Affordable Units
Key West, Florida

Date Issued: 04-27-15

No.	Date	Revision

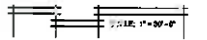
Accessible Units

ALDERMAN PLANNING
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet
A.6.1

Handwritten: 12/8/15
12/3/15

PEARY COURT
KEY WEST, FLORIDA



LANDSCAPE PLANS

DATE: 10.9.15

REVISIONS:

No.	Date	Notes
1.		

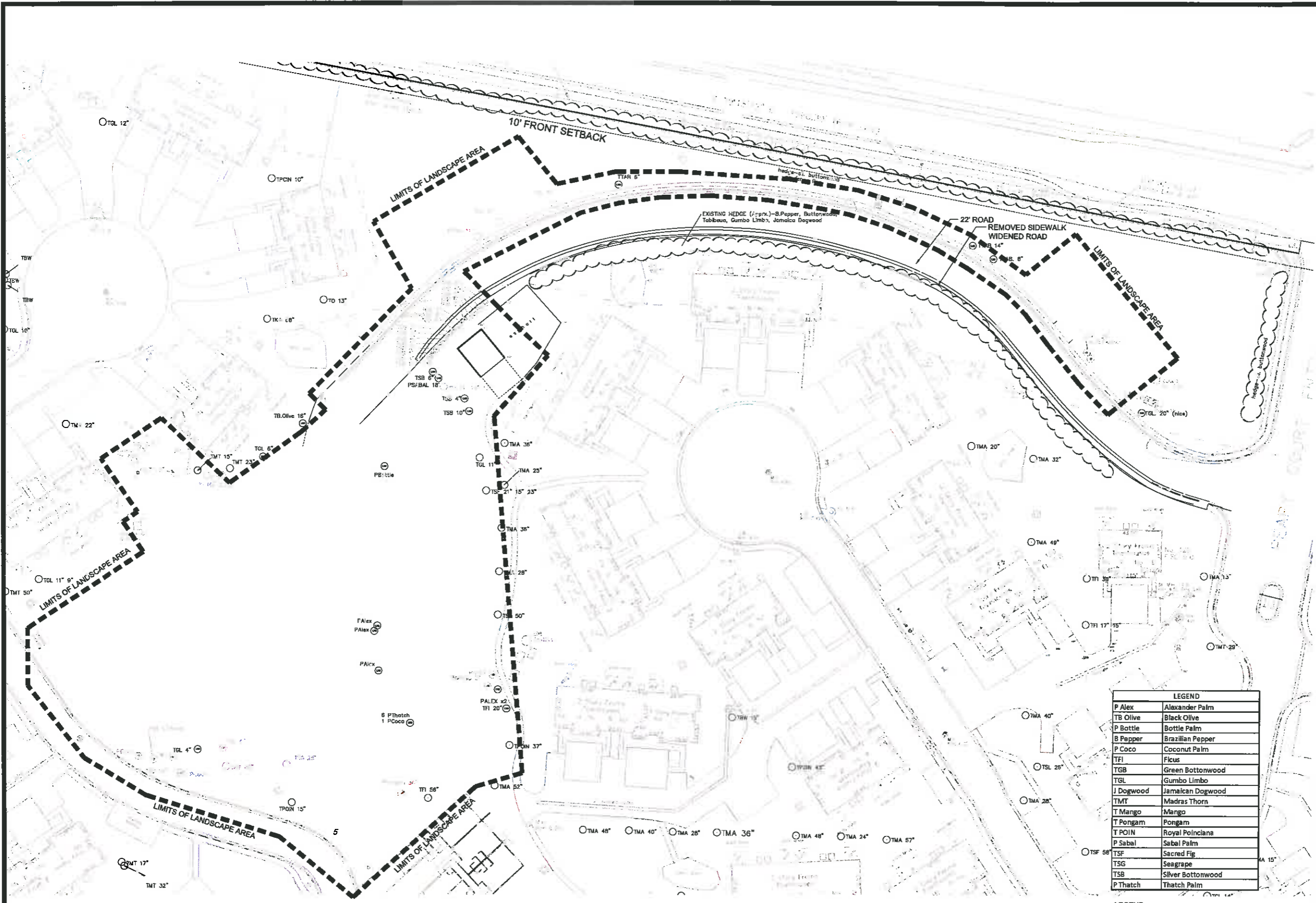
TREE INVENTORY PLAN

SHEET NUMBER:

L-1

JOB #: 12003 DRAWN BY: LBR

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LEGEND

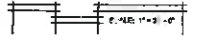
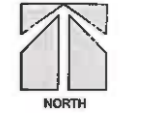
P Alex	Alexander Palm
TB Olive	Black Olive
P Bottle	Bottle Palm
B Pepper	Brazilian Pepper
P Coco	Coconut Palm
TFI	Ficus
TGB	Green Bottonwood
TGL	Gumbo Limbo
J Dogwood	Jamaican Dogwood
TMT	Madras Thorn
T Mango	Mango
T Pongam	Pongam
T POIN	Royal Poinciana
P Sabal	Sabal Palm
TSF	Sacred Fig
TSG	Seagrape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

LEGEND

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

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.

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LANDSCAPE PLANS

DATE: 10.9.15

REVISIONS:

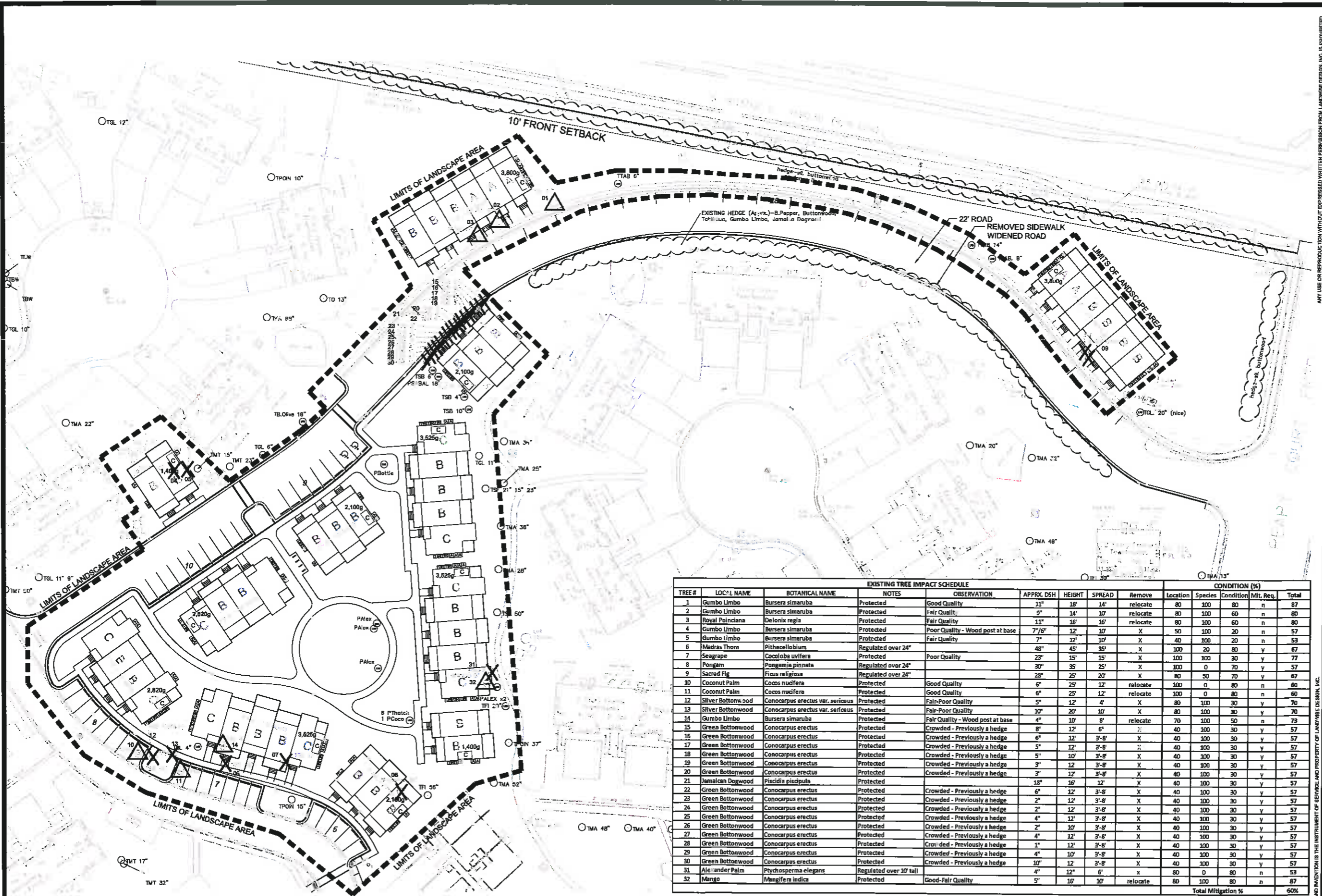
No.	Date	Notes
1.		

TREE IMPACT PLAN

SHEET NUMBER:
L-2

JOB #: 12003 DRAWN BY: LBR

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TREE #	LOC'L NAME	BOTANICAL NAME	NOTES	OBSERVATION	APPR. DSH	HEIGHT	SPREAD	Remove	CONDITION (%)				
									Location	Species	Condition	Mit. Req.	Total
1	Gumbo Limbo	Bursera simaruba	Protected	Good Quality	11"	18'	14'	relocate	80	100	80	n	87
2	Gumbo Limbo	Bursera simaruba	Protected	Fair Quality	9"	14'	10'	relocate	80	100	60	n	80
3	Royal Poinciana	Delonix regia	Protected	Fair Quality	11"	16'	16'	relocate	80	100	60	n	80
4	Gumbo Limbo	Bursera simaruba	Protected	Poor Quality - Wood post at base	7"/8"	12'	10'	X	50	100	20	n	57
5	Gumbo Limbo	Bursera simaruba	Protected	Fair Quality	7"	12'	10'	X	40	100	20	n	53
6	Madras Thora	Pithecellobium	Regulated 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	Regulated over 24"		30"	35'	25'	X	100	0	70	y	57
9	Sacred Fig	Ficus religiosa	Regulated over 24"		28"	25'	20'	X	80	50	70	y	67
10	Coconut Palm	Cocos nucifera	Protected	Good Quality	6"	25'	12'	relocate	100	0	80	n	60
11	Coconut Palm	Cocos nucifera	Protected	Good Quality	6"	25'	12'	relocate	100	0	80	n	60
12	Silver Bottomwood	Conocarpus erectus var. sericeus	Protected	Fair-Poor Quality	5"	12'	4'	X	80	100	30	y	70
13	Silver Bottomwood	Conocarpus erectus var. sericeus	Protected	Fair-Poor Quality	10"	20'	10'	X	80	100	30	y	70
14	Gumbo Limbo	Bursera simaruba	Protected	Fair Quality - Wood post at base	4"	10'	8'	relocate	70	100	50	n	78
15	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	8"	12'	6"	X	40	100	30	y	57
16	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	6"	12'	3'-8"	X	40	100	30	y	57
17	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	5"	12'	3'-8"	X	40	100	30	y	57
18	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	5"	10'	3'-8"	X	40	100	30	y	57
19	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	3"	12'	3'-8"	X	40	100	30	y	57
20	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	3"	12'	3'-8"	X	40	100	30	y	57
21	Jamaican Dogwood	Piscidia piscipula	Protected		18"	16'	12'	X	40	100	30	y	57
22	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	6"	12'	3'-8"	X	40	100	30	y	57
23	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	2"	12'	3'-8"	X	40	100	30	y	57
24	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	2"	12'	3'-8"	X	40	100	30	y	57
25	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	4"	12'	3'-8"	X	40	100	30	y	57
26	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	2"	10'	3'-8"	X	40	100	30	y	57
27	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	4"	12'	3'-8"	X	40	100	30	y	57
28	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	1"	12'	3'-8"	X	40	100	30	y	57
29	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	4"	10'	3'-8"	X	40	100	30	y	57
30	Green Bottomwood	Conocarpus erectus	Protected	Crowded - Previously a hedge	10"	12'	3'-8"	X	40	100	30	y	57
31	Alexander Palm	Psychosperma elegans	Regulated over 10' tall		4"	12'	6"	X	80	0	80	n	53
32	Mango	Mangifera indica	Protected	Good-Fair Quality	5"	16'	10'	relocate	80	100	80	n	87
									Total Mitigation %				60%

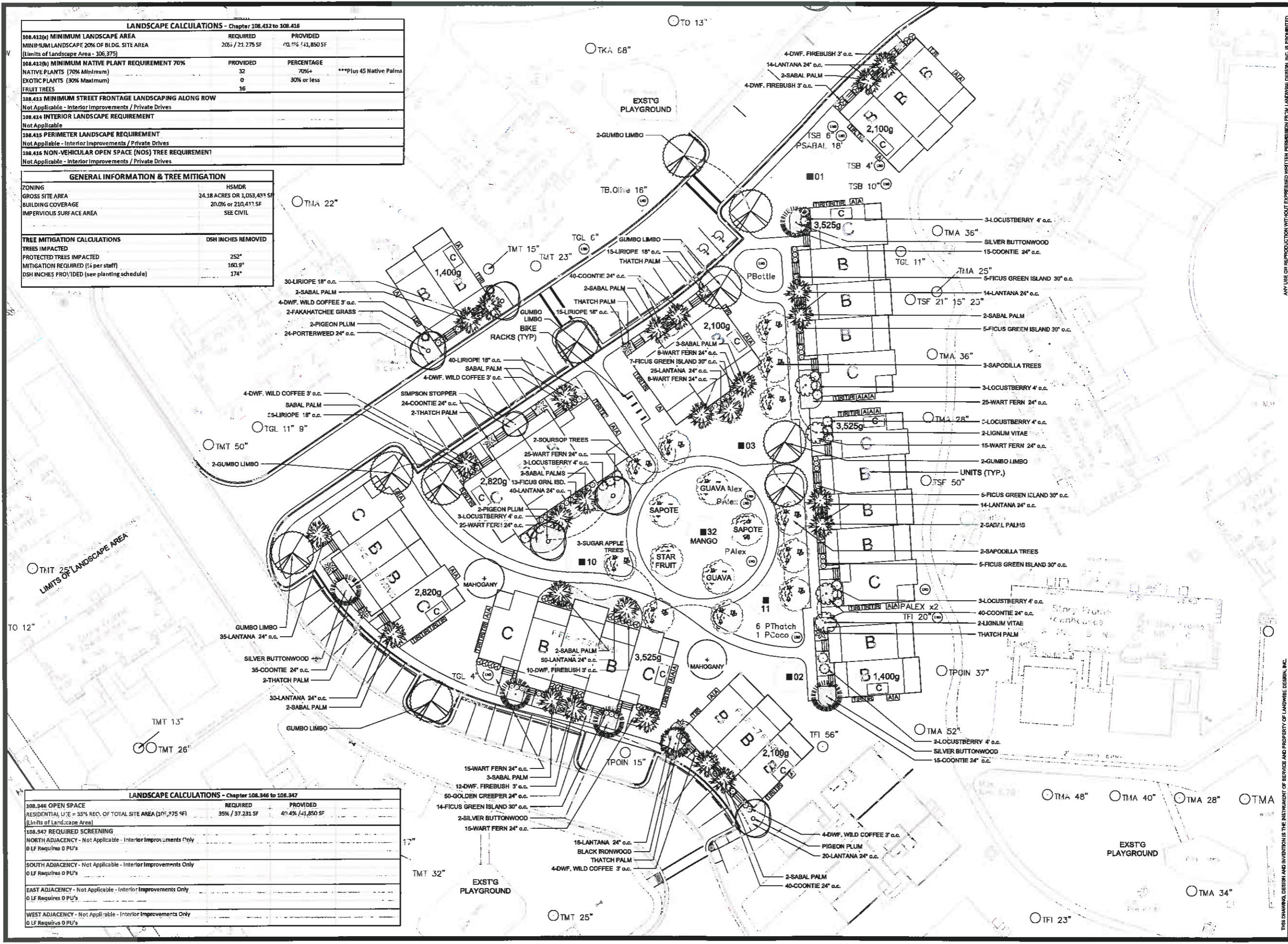
LEGEND

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

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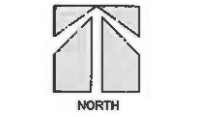
LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA (Limits of Landscape Area - 106,375)	20% / 21,275 SF	40.1% / 41,850 SF	
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE	
NATIVE PLANTS (70% Minimum)	32	70%+	
EXOTIC PLANTS (30% Maximum)	0	30% or less	
FRUIT TREES	16	***Plus 45 Native Palms	
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 210,417 SF
IMPERVIOUS SURFACE AREA	SEE CIVIL
TREE MITIGATION CALCULATIONS	
TREES IMPACTED	DSH INCHES REMOVED
PROTECTED TREES IMPACTED	252"
MITIGATION REQUIRED (1/4" 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 U/E = 35% REQ. OF TOTAL SITE AREA (106,375 SF) (Limits of Landscape Area)	35% / 37,231 SF	40.1% / 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



SCALE: 1" = 30'-0"



LANDSCAPE PLANS

DATE: 10.9.15

REVISIONS:		
No.	Date	Notes
1.		

LANDSCAPE PLAN

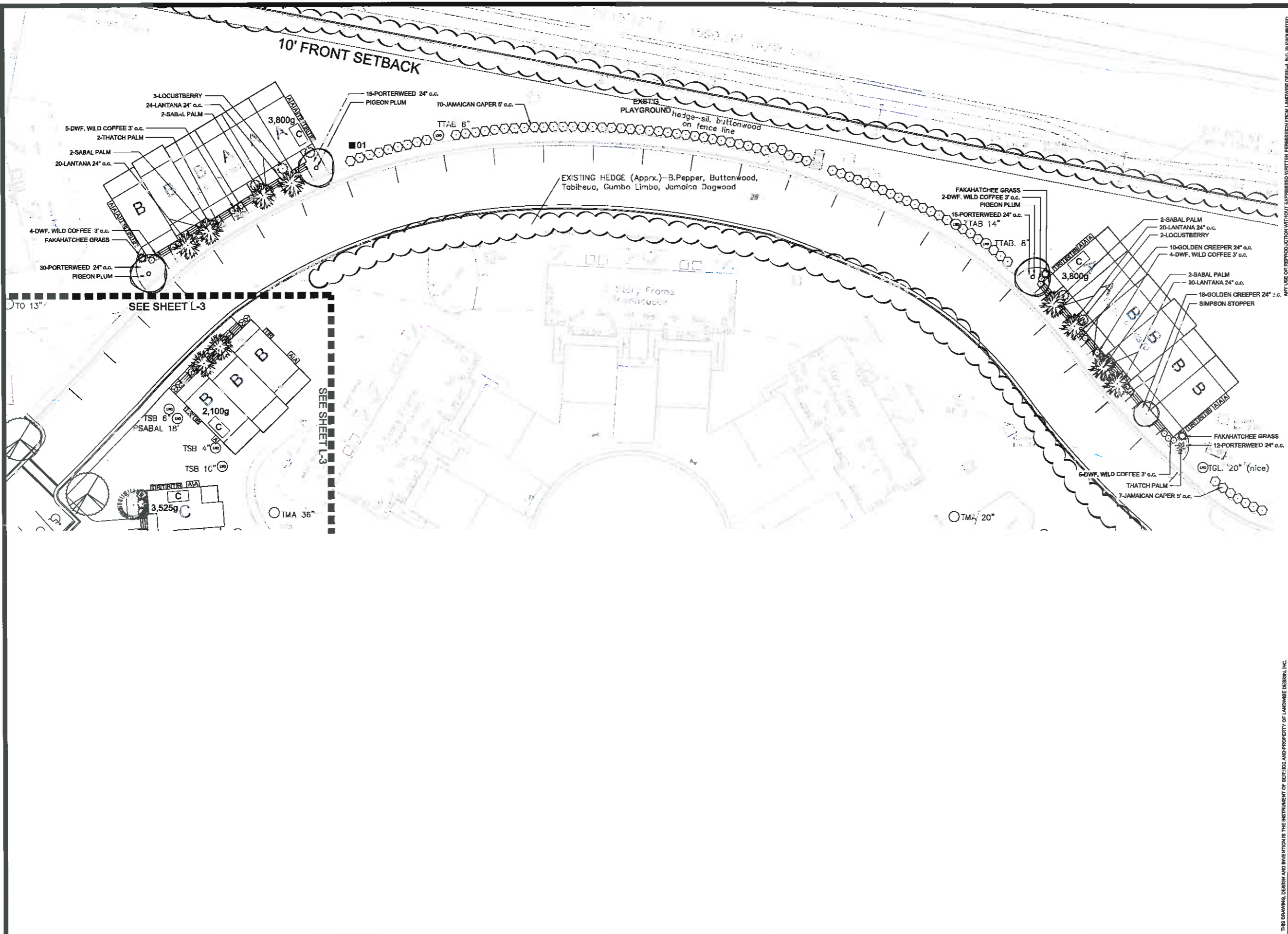
SHEET NUMBER:
L-3

JOB #: 12003 DRAWN BY: EBR
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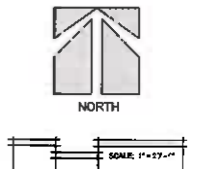


Handwritten notes:
WDR
12/15/15
10/14/15

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PEARY COURT
KEY WEST, FLORIDA



LANDSCAPE PLANS

DATE: 10.9.15

REVISIONS:

No.	Date	Notes
1.		

LANDSCAPE PLAN

SHEET NUMBER:
L-4

JOB #: 12003 DRAWN BY: LBR

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11/9/15

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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.

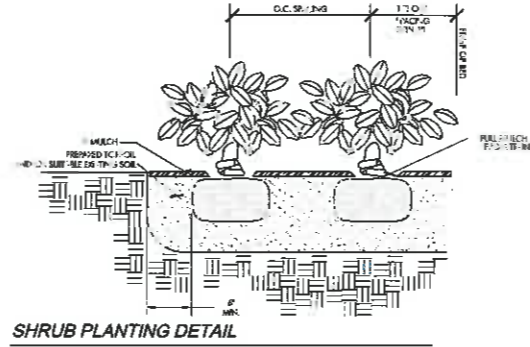
CONTRACTOR RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE APPROVAL LETTER RELEASES LANDSCAPE TO OWNERS.

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.

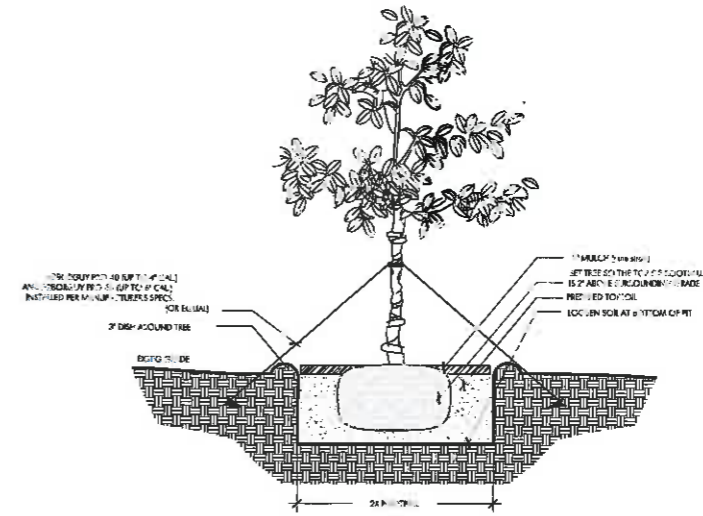
ALL TREES TO REMAIN WITHIN THE LIMITS OF LANDSCAPE AREA DURING CONSTRUCTION SHALL BE PROVIDED WITH A PROTECTION BARRIER COMPLIANT WITH SECTION 110-386, CITY OF KEY WEST CODE.

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



SHRUB PLANTING DETAIL

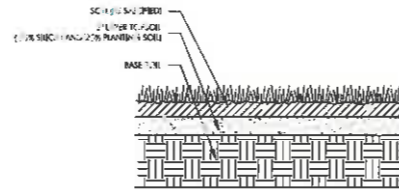
ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

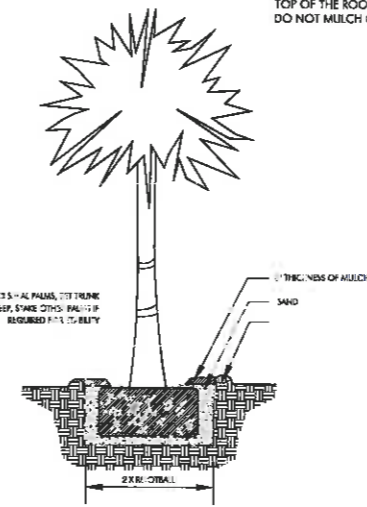
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

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\"/>

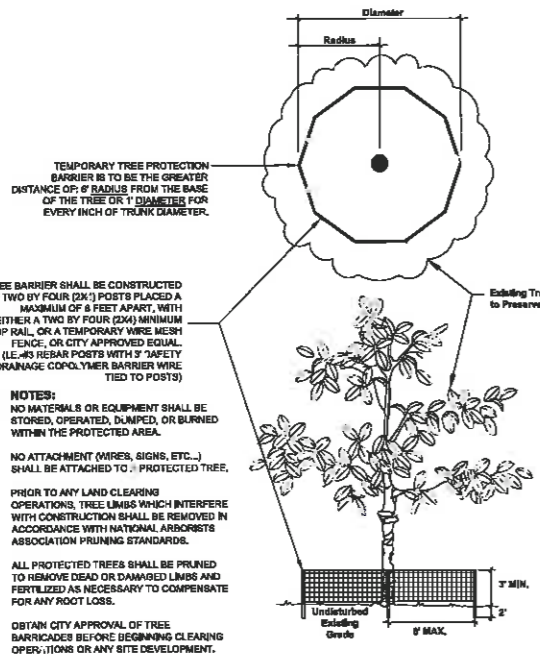


SODDING DETAIL

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



PALM PLANTING DETAIL



TREE PROTECTION BARRIER DETAIL
NO SCALE

Conceptual Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MITIGATION INCHES	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS												
34	SABAL PALM	Sabal palmetto	12'-18' cir. trnk.			FL #1 NATIVE	40	DWF. WILD COFFEE	Psychotria ligustifolia	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE
11	KEY THATCH PALM	Thrinax morrisii	4-8' o.h.			FL #1 NATIVE	48	FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal., 14"-18" sprd/hgt.	FL #1	NATIVE
TREES CANOPY												
2	MAHOGANY	Swietenia mahoganii	4" cal., 12'-14" o.h.	8"		FL #1 NATIVE	52	LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
8	PIGEON PLUM	Coccoloba diversifolia	4" cal., 12'-14" o.h.	32"		FL #1 NATIVE	77	JAMAICAN CAPER	Capparis cynthophallophora	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
10	GUMBO LIMBO	Bursera simaruba	4" cal., 14'-16" o.h.	40"		FL #1 NATIVE	30	DWF. FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE
UNDERSTORY												
4	LIGNUM VITAE	Guaiacum sanctum	2" cal. 8'-10" o.h.	16"		FL #1 NATIVE	5	FAKAHATCHEE GRASS	Tripsacum dactyloides	7 gal., full	FL #1	NATIVE
2	SIMPSON STOPPER	Myrsine frangens	3" cal. 10'-12" o.h.	12"		FL #1 NATIVE	GROUNDCOVER (3,900 SF)					
1	BLACK IRONWOOD	Knagiodendron ferreum	3" cal. 10'-12" o.h.	3"		FL #1 NATIVE	135	LIRIOPE	Liriope muscari 'super blue'	1 gal., full	FL #1	NATIVE
5	SILVER BUTTONWOOD	Conocarpus erectus 'serotenus'	3" cal. 10'-12" o.h.	15"		FL #1 NATIVE	138	WART FERN	Microsorium scolopendrium	3 gal., full	FL #1	NATIVE
FRUIT TREES												
6	SAPODILLA	Martiana zapota	3" cal. 10'-12" o.h.	18"		FL #1 HERITAGE	78	GOLDEN CREEPER	Emodea littoralis	1 gal., full	FL #1	NATIVE
2	SOURSOP	Annona muricata	3" cal. 10'-12" o.h.	6"		FL #1 NATIVE	108	PORTERWEED	Emodea littoralis	1 gal., full	FL #1	NATIVE
3	SUGAR APPLE	Annona squamosa	3" cal. 10'-12" o.h.	9"		FL #1 NATIVE	208	COONTE	Zamia pumila	7 gal., full	FL #1	NATIVE
2	SAPOTE	Pouteria sapota 'mamey'	3" cal. 10'-12" o.h.	8"		FL #1 NATIVE	232	LANTANA	Lantana depressa	3 gal., full	FL #1	NATIVE
1	QUAVA	Psidium guajava	3" cal. 10'-12" o.h.	8"		FL #1 NATIVE	BAHIA SOD (to replace damage existing bahia sod during construction)					
1	STAR FRUIT	Averrhoa carambola	3" cal. 10'-12" o.h.	3"		FL #1 NATIVE						
				TOTAL MITIGATION INCHES	174"							

PEARY COURT
KEY WEST, FLORIDA

NORTH

0 10 20 30'

LANDSCAPE PLANS

DATE: 10.9.15

REVISIONS:

No.	Date	Notes
1.		

SCHEDULE & DETAILS

SHEET NUMBER:
L-5

JOB #: 12003 DRAWN BY: LBR

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PEARY COURT
KEY WEST, FLORIDA



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IRRIGATION PLANS

DATE: 10.9.15

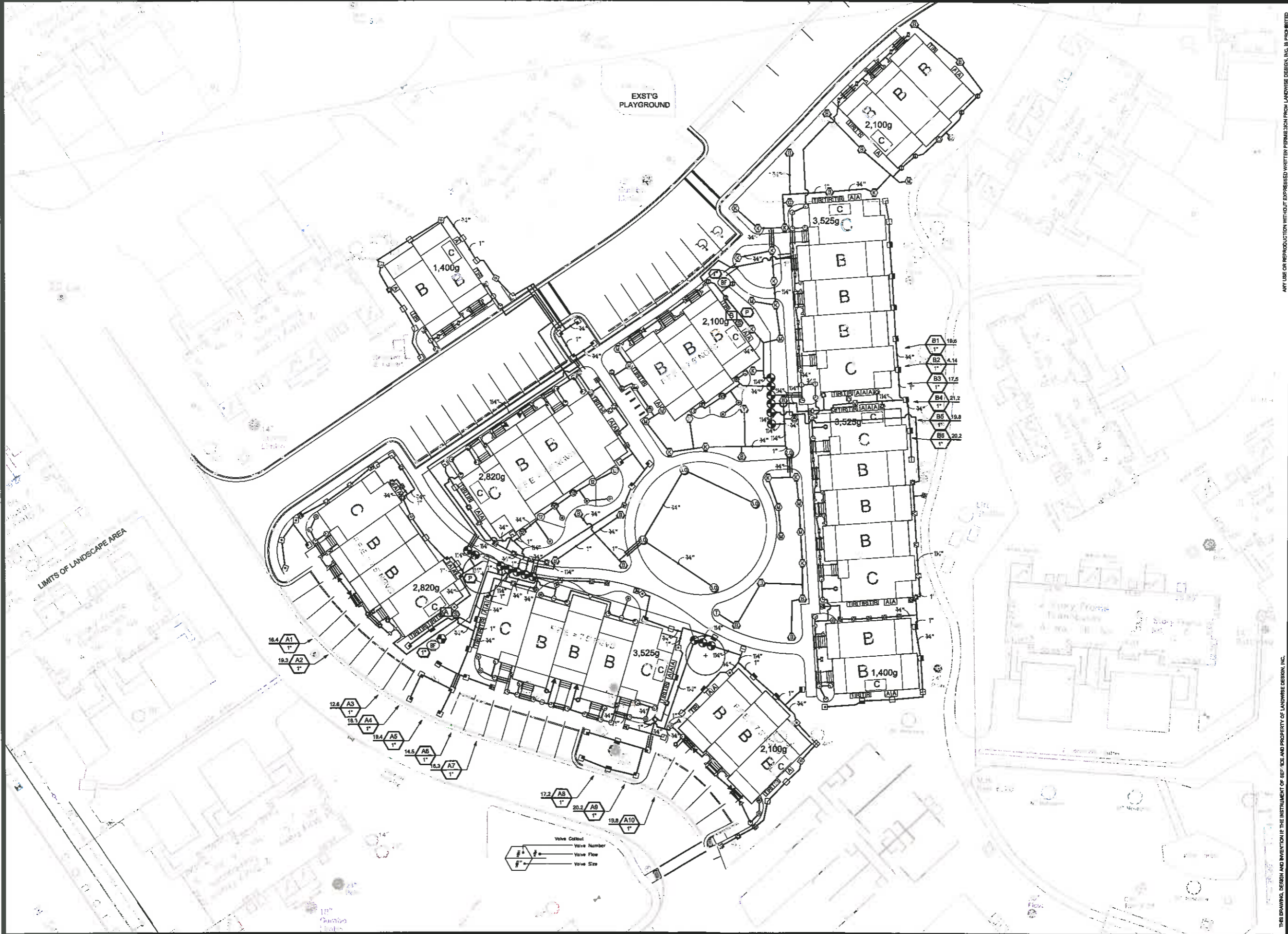
REVISIONS:

No.	Date	Notes
1.		

IRRIGATION PLAN

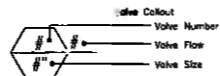
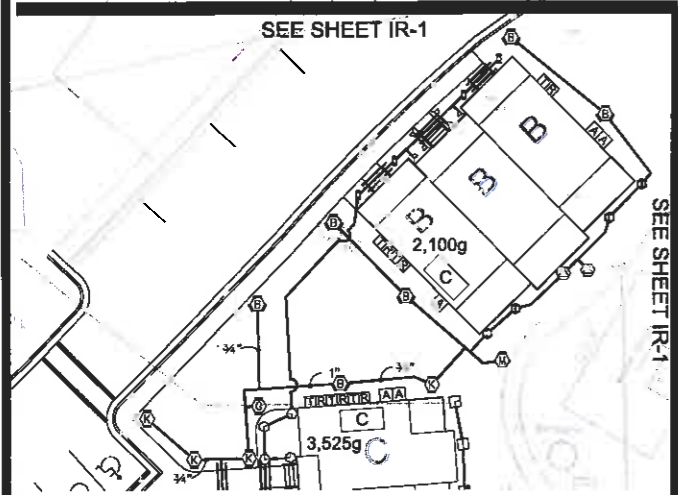
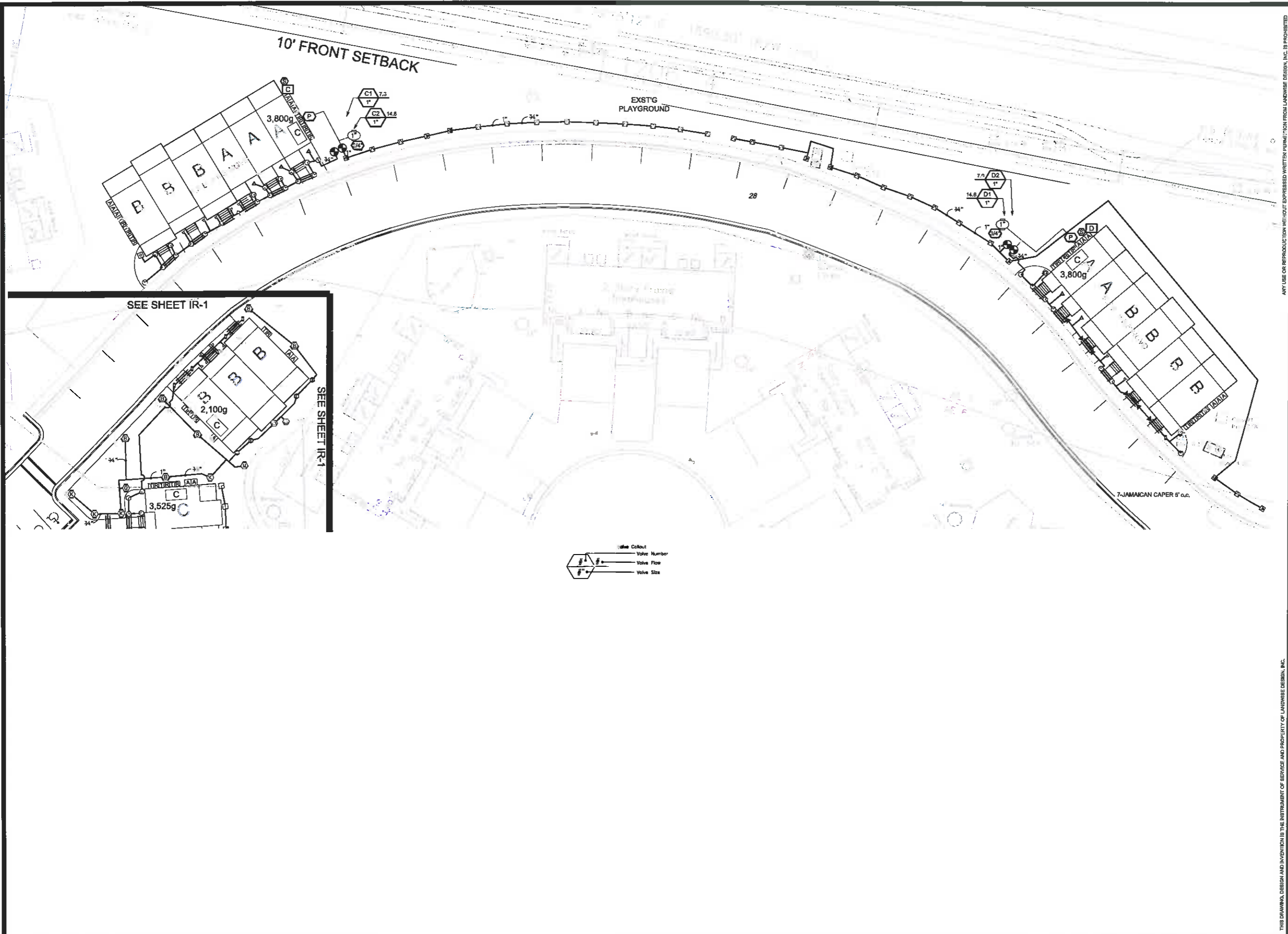
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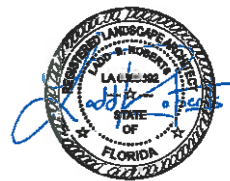
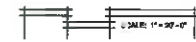


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12/2/15
11/13/15



PEARY COURT
KEY WEST, FLORIDA



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IRRIGATION PLANS

DATE: 10.9.15

REVISIONS:

No.	Date	Notes
1.		

IRRIGATION PLAN

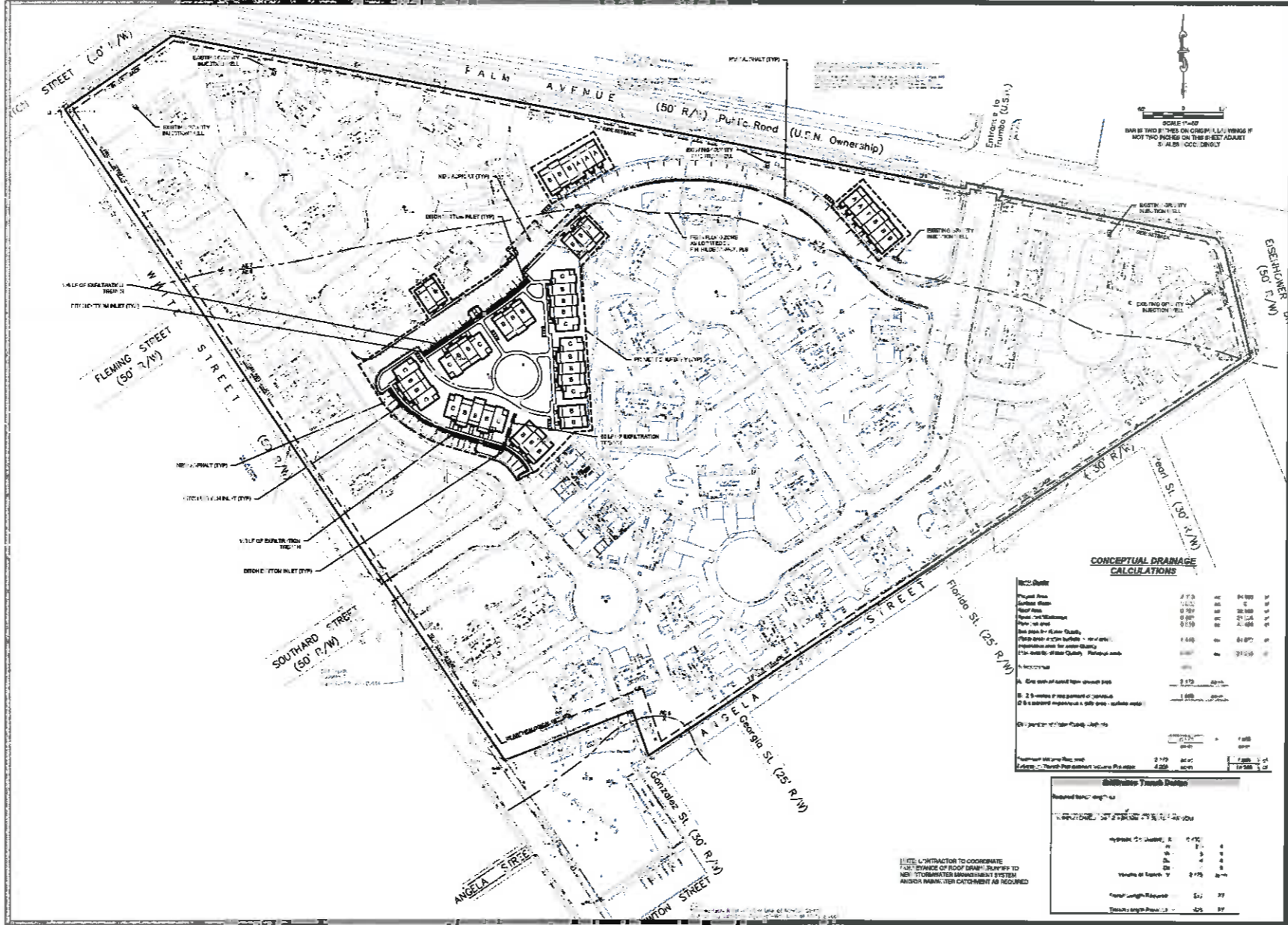
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CWB
12/15/15



CONCEPTUAL DRAINAGE CALCULATIONS

Item	Quantity	Unit	Value
1. Pipe	2,175	ft	84,000
2. Manholes	12	each	12,000
3. Inlets	12	each	12,000
4. Catch Basins	12	each	12,000
5. Stormwater Pumps	0	each	0
6. Stormwater Detention Ponds	0	each	0
7. Stormwater Treatment	0	each	0
8. Stormwater Storage	0	each	0
9. Stormwater Disposal	0	each	0
10. Stormwater Collection	0	each	0
11. Stormwater Distribution	0	each	0
12. Stormwater Treatment	0	each	0
13. Stormwater Storage	0	each	0
14. Stormwater Disposal	0	each	0
15. Stormwater Collection	0	each	0
16. Stormwater Distribution	0	each	0
17. Stormwater Treatment	0	each	0
18. Stormwater Storage	0	each	0
19. Stormwater Disposal	0	each	0
20. Stormwater Collection	0	each	0
21. Stormwater Distribution	0	each	0
22. Stormwater Treatment	0	each	0
23. Stormwater Storage	0	each	0
24. Stormwater Disposal	0	each	0
25. Stormwater Collection	0	each	0
26. Stormwater Distribution	0	each	0
27. Stormwater Treatment	0	each	0
28. Stormwater Storage	0	each	0
29. Stormwater Disposal	0	each	0
30. Stormwater Collection	0	each	0
31. Stormwater Distribution	0	each	0
32. Stormwater Treatment	0	each	0
33. Stormwater Storage	0	each	0
34. Stormwater Disposal	0	each	0
35. Stormwater Collection	0	each	0
36. Stormwater Distribution	0	each	0
37. Stormwater Treatment	0	each	0
38. Stormwater Storage	0	each	0
39. Stormwater Disposal	0	each	0
40. Stormwater Collection	0	each	0
41. Stormwater Distribution	0	each	0
42. Stormwater Treatment	0	each	0
43. Stormwater Storage	0	each	0
44. Stormwater Disposal	0	each	0
45. Stormwater Collection	0	each	0
46. Stormwater Distribution	0	each	0
47. Stormwater Treatment	0	each	0
48. Stormwater Storage	0	each	0
49. Stormwater Disposal	0	each	0
50. Stormwater Collection	0	each	0
51. Stormwater Distribution	0	each	0
52. Stormwater Treatment	0	each	0
53. Stormwater Storage	0	each	0
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66. Stormwater Distribution	0	each	0
67. Stormwater Treatment	0	each	0
68. Stormwater Storage	0	each	0
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70. Stormwater Collection	0	each	0
71. Stormwater Distribution	0	each	0
72. Stormwater Treatment	0	each	0
73. Stormwater Storage	0	each	0
74. Stormwater Disposal	0	each	0
75. Stormwater Collection	0	each	0
76. Stormwater Distribution	0	each	0
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85. Stormwater Collection	0	each	0
86. Stormwater Distribution	0	each	0
87. Stormwater Treatment	0	each	0
88. Stormwater Storage	0	each	0
89. Stormwater Disposal	0	each	0
90. Stormwater Collection	0	each	0
91. Stormwater Distribution	0	each	0
92. Stormwater Treatment	0	each	0
93. Stormwater Storage	0	each	0
94. Stormwater Disposal	0	each	0
95. Stormwater Collection	0	each	0
96. Stormwater Distribution	0	each	0
97. Stormwater Treatment	0	each	0
98. Stormwater Storage	0	each	0
99. Stormwater Disposal	0	each	0
100. Stormwater Collection	0	each	0

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

CONCEPTUAL DRAINAGE PLAN

DATE: 12/15/11

SCALE: 1" = 40'

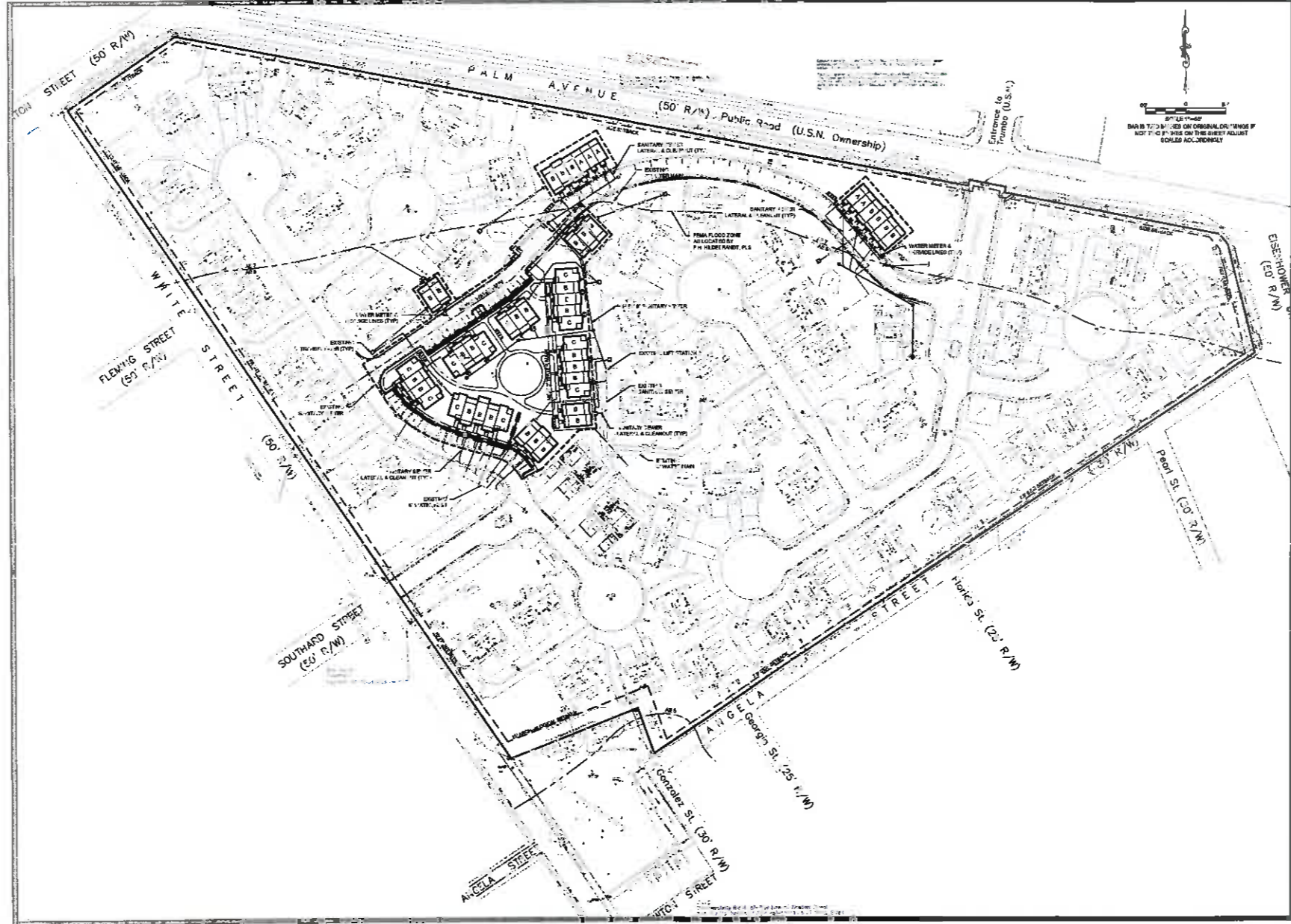
NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE ENGINEER

ENGINEER: [Signature]

PROJECT NO. 11-001

SHEET NO. C-3

Handwritten: 12/15/11



PEARY COURT HOLDINGS, LP
 150 2ND AVENUE, SUITE 600
 MIAMI, FL 33131

SOUTHARD PARK
 CONCEPTUAL UTILITY PLAN

JOB NO. 137807
 DRAWN: BDD
 DESIGNED: AEP
 CHECKED: AEP
 DATE: 11/15/15
 SHEET: C-4

ORIGINAL: []
 REVISIONS: []

ENGINEERING
 PROFESSIONAL SEAL
 DATE: 11/15/15

[Signature]
 11/15/15
 1429167

EXHIBIT J

**PLANNING BOARD RESOLUTION
Number 2015-049**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTIONS 90-676 through 90-692 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, RECOMMENDING APPROVAL OF A DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 541 WHITE STREET IN THE HISTORIC SPECIAL MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT (HSMDR) (RE#00006730-000200) BETWEEN THE CITY OF KEY WEST AND PEARY COURT HOLDINGS LP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pursuant to section 122-611(e), Any development plan approval submitted for a property in the HSMDR zoning district shall be accompanied by a concurrent application for a development agreement; and

WHEREAS, the Development Review Committee reviewed the draft Development Agreement and related documentation on June 25, 2015 and August 27, 2015, and the agreement was revised to reflect staff comments; and

WHEREAS, after public notice pursuant to Section 90-683 of the Land Development Regulations of the Code of Ordinances, the request for a Development Agreement was heard by the Planning Board at the regularly scheduled Planning Board Meeting on October 15, 2015; and

WHEREAS, the Planning Board evaluated the request for a Development Agreement pursuant to criteria included in Section 90-682 of the Land Development Regulations of the Code of Ordinances;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the Planning Board recommends the City Commission grant **approval** of the draft Development Agreement (see attached)

Section 2. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and the Planning Director.

Passed at a meeting held October 15, 2015



Chairman

Planning Director

Authenticated by the Chair of the Planning Board and the Planning Director.



Richard Klitenick, Chairman
Key West Planning Board

SAM HOLLAND

12/3/15

Date

Attest:



Thaddeus Cohen, Planning Director

11/3/15

Date

Filed with the Clerk



Cheryl Smith, City Clerk

12/2/15

Date



Chairman
Planning Director

Parcel ID Number 00006730-000000

**DEVELOPMENT AGREEMENT FOR
THE PEARY COURT HOUSING COMPLEX**

THIS DEVELOPMENT AGREEMENT is entered into by and between PEARY COURT HOLDINGS, LP, a Delaware limited partnership (herein referred to as the “Owner”) and the CITY OF KEY WEST, a Florida municipal corporation (herein the “City”) (collectively the “Parties”), pursuant to Chapter 90, Article IX of the City Code of Ordinances (the “Code”), and the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, *Florida Statutes*, and is binding on the “Effective Date” set forth herein.

WITNESSETH:

WHEREAS, the Owner is the record title holder of the Peary Court Housing Complex (herein referred to as the “Property”, or “Peary Court”) located in the City of Key West, as more specifically described in Exhibit A hereto,; and

WHEREAS, Peary Court currently has 160 existing dwelling units (157 constructed units and 3 units involuntarily destroyed by fire) historically used for military housing, and has (pursuant to a duly-issued demolition permit and HARC approval) demolished a previously-existing 10,000 square foot commercial building; and

WHEREAS, The 160 existing dwelling units on Peary Court were constructed following the City’s adoption of Resolution No. 92-75 (Exhibit B hereto), which acknowledged the historic use of Peary Court for housing and resolved to support reconstruction of the Peary Court housing; and

WHEREAS, On April 6, 2011, the City was notified that the United States Navy, with its concessional housing partner, Southeast Housing, LLC, would be pursuing the sale of the property known as the Peary Court Housing Complex and all of the structures on it, to a private entity; and

WHEREAS, the City determined that sale to a private owner would require changing the Property's Military (M) Future Land Use designation, with corresponding amendments to the Future Land Use Element, the City's Land Development Regulations and the City's Official Zoning Map; and

WHEREAS, the City conducted duly-noticed public hearings on a proposed HSMDR Future Land Use Map amendment, including a transmittal hearing by the City Commission on May 29, 2012 and culminating in an adoption hearing on September 18, 2012, during which the City Commission considered the criteria identified in Code Section 90-555 together with the recommendations of City staff, DEO, and comments from the public; and

WHEREAS, on September 18, 2012, the City Commission adopted Ordinance No. 12-32 (Exhibit C), defining a new Future Land Use Map designation of "Historic Special Medium Density Residential" (HSMDR), and applying that designation to the Property, and

WHEREAS, duly-noticed public hearings on the HSMDR Zoning District amendment ordinance were held by the City Commission on September 5, 2012 and September 18, 2012, and in its deliberations the City Commission considered the criteria identified in Code Section 90-251 together with the recommendations of City staff and public comments; and

WHEREAS, on September 18, 2012, the City Commission adopted Ordinance No. 12-33 (Exhibit D) amending the zoning of the Property from Military (M) to Historic Special Medium Density Residential (HSMDR); and

WHEREAS, on October 24, 2012, the State of Florida Department of Economic Opportunity (DEO) found the Comprehensive Plan Future Land Use Map Historic Special Medium Density Residential (HSMDR FLUM) amendment to be consistent with the Principles for Guiding Development for the City of Key West Area of Critical State Concern as set forth in Section 380.0552(7), *Florida Statutes*, and accordingly issued its Notice of Intent to find Ordinance No. 12-32 compliant (Exhibit E); and

WHEREAS, on November 20, 2012 the State of Florida Department of Economic Opportunity (DEO) found the amendments to the Land Development Regulations, approved through Ordinance No. 12-33, for the Historic Medium Density Residential (HSMDR) Zoning District, to be compliant (Exhibit F), and the amendments became effective as of December 12, 2012 ; and

WHEREAS, City Code Section 122-611(e) requires submission and approval of a Development Agreement with any development plan submitted for approval on the a property within the HSMDR Zoning District, thereby superseding the requirement in Code Section 90-679 for the City Commission to make a preliminary determination of whether or not to enter into a Development Agreement and to pursue negotiations with the Owner; and

WHEREAS, pursuant to recommendation of the DEO, the City Commission, through Ordinance No. 12-33, authorized an exception within the HSMDR Zoning District to the affordable housing and workforce housing Ordinance criteria, so that the development of Peary Court requires the addition of 48 affordable work force housing units (calculated at 30% of the 160 existing residential units); and

WHEREAS, Owner has identified a portion of the Property, consisting of land previously occupied by the demolished commercial building and vacant land adjacent thereto (collectively,

“the Affordable Housing Site”), on which forty-eight (48) new affordable work force housing units shall be constructed, as depicted on the attached Affordable Housing Site Plan (Exhibit G, referred to herein as the “Site Plan”); and

WHEREAS, on August 28, 2013, the Owner executed a Declaration of Affordable Housing Restrictions (the “Declaration”), which was recorded at Monroe County Official Record Book 2648, Page 182, subsequently amended by Amendment to Affordable Housing Deed Restriction (the “Amendment”), which was recorded at Monroe County Official Record Book 2657, Page 648-650 (the Declaration, as amended by the Amendment, being referred to herein as the “Deed Restriction”), by which the Owner undertook to continue the use of 48 dwelling units on the Property as affordable housing pending construction of 48 new affordable housing units; and

WHEREAS, the Owner submitted for approval by the City of Key West an application for major development plan approval for the addition of 48 new affordable residential dwelling units on the Affordable Housing Site consistent with the attached Site Plan in Exhibit G; and

WHEREAS, on *date*, the City of Key West Planning Board approved Resolution No. 2015-__ for a Major Development Plan, a copy of the Resolution being attached hereto as Exhibit I; and

WHEREAS, the Site Plan has been reviewed and approved by the Historic Architectural Review Commission (referred to in this Agreement as “HARC”) to ensure that the mass, scale, size, proportion, and screening of the proposed new affordable housing structures are compatible with the existing community fabric; and

WHEREAS, on *date*, the City of Key West Planning Board approved Resolution No. 2015-__, recommending approval of the Development Agreement, a copy of the Resolution being attached hereto as Exhibit J; and

WHEREAS, on *date*, the City Commission considered the comments and recommendation of the City staff, the Planning Board, and comments of members of the public and approved Resolution No. 15-__ (Exhibit K) granting Major Development Plan approval, and approved Resolution No. 15-__ (Exhibit L) authorizing development of the Affordable Housing Site as provided in this Development Agreement; and

WHEREAS, the City has determined that the new development proposed in the Site Plan is consistent with the City's Comprehensive Plan and land development regulations and is compatible with surrounding land uses; and

WHEREAS, the City has determined that this Development Agreement is consistent with the Comprehensive Plan, the land development regulations, and the Principles Guiding Development for the City, and further finds that this Development Agreement is in the public interest, and will further the health, safety, welfare, and goals of the residents of the City.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

A. RECITALS. The recitals set forth in the preceding "Whereas" clauses are incorporated herein and form a material part of this Agreement.

B. DEFINITIONS. For the purposes of this Development Agreement, the following terms shall have the following meanings. Terms not defined in this Development Agreement shall

be as defined in the City Code, Chapter 163, *Florida Statutes*, or, if not defined in the Code or statute, shall be understood according to their usual and customary meanings.

1. “Affordable Work Force Housing” means housing as defined in Article V, Division 10 of Chapter 122, Sections 122-1465 through 122-1467 of the City Code.

2. “Baseline Green Building Certification” means the Florida Green Building Coalition (FGBC) Bronze level certification or Leadership in Energy and Environmental Design (LEED) certification.

3. “Building Permit Allocation” means a residential permit allocation under Article V, Division 10, of Chapter 122, Sections 108-986 through 108-998 of the City Code.

4. “City Code” means the Code of Ordinances of the City of Key West in effect on the Effective Date of this Development Agreement.

5. “Comprehensive Plan” means the City’s Comprehensive Plan in effect on the Effective Date of this Development Agreement.

6. “Development” , “Redevelopment”, or “Redevelopment Plan” shall refer to the development of the Property for the uses, densities and intensities permitted by this Development Agreement, subject to the conditions, obligations, restrictions and terms contained herein.

7. “Site Plan” shall refer to the Affordable Housing Site Plan dated _____, approved by the City Commission in Resolution 15-____

8. “Effective Date” shall refer to the date this Development Agreement becomes effective, as set forth in herein.

9. “Prerequisite Standards” shall mean “prerequisites, major construction/renovation” as defined in City Code Section 86-9 and are the minimum standards for new development required

in order to be eligible to receive an allocation award from the City BPAS, including Baseline Green Building Certification, pursuant to City Code Section 108-995.

10. “Property” shall refer to the parcel described in Exhibit “A” that is the subject of this Development Agreement.

11. “Public facilities” means those facilities identified in Section 163.3221, *Florida Statutes*.

C. TERMS OF AGREEMENT.

1. **Legal Description; Ownership and Equitable Interests in the Property.** The legal description of the Property subject to this Development Agreement is attached hereto as Exhibit “A” and incorporated herein by reference. As evidenced by the Special Warranty Deed conveying the Property (a copy of which is attached hereto as Exhibit “M”), the 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. 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 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; Victor M. Ballestas is also a principal.

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.

White St. Partners, LLC, has been designated by Owner as the member responsible for negotiation of this Agreement and for development of the Property.

2. Duration of Agreement; Renewal. This Development Agreement shall remain in effect for a period of five (5) years, commencing on the Effective Date set forth below. This Development Agreement may be renewed or extended pursuant to City Code Section 90-682(a)(2) and *Florida Statute* § 163.3229.

3. Existing Development. The Property consists of the following development located in the City of Key West on the historic Peary Court military housing site: 160 existing dwelling units (157 units and 3 units involuntarily destroyed by fire, entitled to be rebuilt as of right). The previously-existing 10,000 square foot commercial building, previously utilized as a drive-thru bank, has been demolished by Owner pursuant to a duly-issued demolition permit.

4. Site Plan.

a. Uses, Densities and Intensities. The residential uses, densities and intensities, existing and proposed, conform with HSMDR Zoning District standards. The Property is allowed a maximum density density of 8.6 units per acre. The Site Plan proposes an additional

48 units, for a total of 208 residential dwelling units on the Property. No commercial development is proposed.

b. Building Permit Allocations. The Site Plan encompasses construction on the Property of 48 new affordable housing units. The City has reserved to the Property 48 affordable residential dwelling unit allocations from the City of Key West Building Permit Allocation System required to construct the new affordable work force housing units depicted on the Site Plan. That allocation shall be awarded at the time the City issues building permits for the affordable work force housing units.

c. Conformity with Major Development Plan. The following development features shall conform to the Major Development Plan as approved by City Commission Resolution No. 15-__ (Exhibit K) and to the specifications set forth on the Site Data sheet attached as Exhibit N:

1. Open Space.
2. Recreation Areas, which shall conform to the access requirements of Paragraph 10(j), below.
3. Types and locations of units, which shall be subject to adjustment within the standard deviations range set forth in Paragraph 6.
4. Parking for vehicles and bicycles shall be provided at the locations depicted on the Site Plan, in the quantities specified in Exhibit N.
5. Landscaping, which shall also conform to requirements imposed by the Tree Commission. Buffers shall conform to the dimensions and quantities set forth on Exhibit N.

6. Solid waste and recycling container storage, which shall also conform to the requirements of Paragraph 10(c), below.

7. Fencing.

8. Utilities and Mechanical Equipment, installed as provided in Paragraph 10, below.

9. Streets. The existing internal streets providing access to the affordable housing units shall be retained, and internal streets shall be extended and improved, at Owner's expense, as depicted on the Site Plan subject to adjustment of location within the standard deviations range set forth in Paragraph 6(a).

5. Site Plan Modifications. Site Plan modifications shall require approval pursuant to City Code Section 108-91(c). Adjustment of affordable housing unit sizes and locations of improvements as depicted on the Site Plan may be authorized by the City Planner upon submission of building permit applications, within the following ranges of standard deviations:

(a) locations of buildings and other improvements: deviations not exceeding ten (10) feet, except for deviations for which the Land Development Regulations require a variance.

(b) unit size: deviations not exceeding twenty percent (20%) of the floor area of the unit or units, provided that minimum unit size shall comply with the provisions of Paragraph 7, below.

6. Affordable Work Force Housing; Timing of Development; Deed Restriction.

The Owner shall develop forty-eight (48) affordable work force housing units, all of which shall be- be at least 400 square feet in size pursuant to City Code Section 122-1467, subject to the following conditions:

a. Owner shall reserve, maintain and operate 48 existing dwelling units on the Property as interim affordable housing, subject to the provisions of the Deed Restriction. That obligation to maintain the 48 units of interim affordable housing shall expire upon issuance of a certificate of occupancy for the new affordable work force housing units.

b. Upon issuance of a Certificate of Occupancy for the 48 new affordable work force housing units, the Deed Restriction shall be amended by Owner so as to amend the description of the Property subject to the Declaration, by substituting the description of the new units for those units identified on Exhibit "A" to the Amendment. Owner shall provide a copy of the recorded amendment, showing the book and page where recorded, to the City Planning Department and the Key West Housing Authority within two weeks after recordation.

c. The affordable work force housing unit income categories and rental rates for the 48 new affordable work force housing units shall conform to the provisions of the Deed Restriction. The classification of the identified units may vary, provided that the total value of rental does not exceed ten percent (10%) of the rental of all the units at affordable housing (moderate income) pursuant to City Code Section 122-1467(c).

d. The new affordable housing units shall be available for persons who meet and continue to meet the eligibility requirements for affordable work force housing set forth in City Code Section 122-1469. Continuing compliance with those eligibility requirements shall be determined by the Key West Housing Authority, with an annual report to the City Manager verifying compliance with Code Section 122-1467(e).

7. **Additional Development Conditions.** The following additional conditions, terms, restrictions, and other requirements have been determined by the City of Key West to be necessary for the public health, safety, and welfare of its citizens:

a. **Fire Safety.** The Redevelopment Plan shall include no fewer than the number of fire hydrants and/or fire wells required to conform to all applicable fire safety requirements, as determined by the Fire Marshal of the City of Key West. On-site fire protection shall be provided in accordance with the 2013 Fire Prevention code, Ch. 69A-60, F.A.C.

b. **Timing of permit applications.** Prior to submitting a building permit application to the City, the Owner shall secure all permits required for that work pursuant to applicable state, regional and federal regulations, including but not limited to the South Florida Water Management District, and shall also secure any necessary permits or authorizations from the City of Key West Utilities Dept.

c. **Fair Housing Requirements.** New units constructed on the Property shall comply with applicable requirements of the ADA and state and federal fair housing acts.

d. **Signage.** A Signage Plan shall be submitted to the City Planning Department for approval prior to the issuance of building permits for the new affordable housing units.

e. **Building Heights.** Building heights shall not exceed the maximum building height allowed in the HSMDR Zoning District applicable to the Property. For the purpose of measuring building heights of residential and accessory structures other than interior fences, the base elevation shall be 6.09 feet NGVD, which is the elevation of the crown of the road on White Street immediately in front of the main entrance to the Property at the intersection of White and Southard Streets (See site elevation determination by Donald Craig, attached hereto as Exhibit P).

f. **Site Design.** The development of the Property shall be consistent with all bulk and site design requirements in the City Code, including but not limited to open space, setbacks and buffering, lighting, landscaping, parking, utilities and stormwater management.

g. **Impact Fees.** Owner shall pay impact fees (i.e., sewer, solid waste, traffic and library impact fees) for the 48 new affordable housing units, in the amounts set forth in the impact fee schedule established by the City Code at the rates in effect on the date of building permit issuance.

h. **Wind Load.** Owner shall ensure that all new structures (including doors, windows, and cladding) meet all applicable codes, to withstand the peak wind loads specified in the 2013 Florida Building Code.

i. **Energy Efficiency / Green Building.** Owner shall sustainably construct the new residential structures in conformance with the Prerequisite Standards for BPAS, including Baseline Green Building Certification, pursuant to City Code Section 86-9 and 108-995.

j. **Flood damage avoidance.** The finished floor elevation of the first habitable floor of all new units shall be no less than 1.5 feet above base flood elevation.

8. **Annual Progress Reports.** Pursuant to City Code Section 90-688(b), the Owner shall provide the City Planning Department an annual progress report indicating all activities and achievements since the execution of the development agreement and, if applicable, since the previous periodic report.

9. **Public Facilities.** All required public facilities to serve the project are available as of the date of this Development Agreement, and capacity for each is projected to be available concurrent with the impacts of development. The following list identifies required public facilities that will service the development authorized by this Agreement, who shall provide the facilities,

what new facilities will be constructed; and a schedule to assure that public facilities are available concurrent with the impacts of additional development:

a. Potable Water. Domestic potable water is provided by Florida Keys Aqueduct Authority. Adequate domestic potable water transmission and potable water source capacity exist for this project. No need for new potable water facilities, other than relocation of internal distribution lines, water meters, valves, etc., is anticipated. Those distribution lines shall be installed by the Owner prior to substantial completion of new housing units that they will supply.

b. Electric Service. Electric service is provided by Keys Energy Services. No new electric service facilities, other than the relocation of internal distribution lines, are anticipated. Those underground distribution lines shall be installed by the Owner and/or KES prior to issuance of a certificate of occupancy for the new housing units that they will supply.

c. Solid Waste. Solid waste service is provided by the franchisee of the City of Key West, and adequate capacity exists for this development. All solid waste from units other than multi-family units shall be limited to individual containers per household, subject to City Ordinance requirements for removal from the streets as if the internal private streets were public.

d. Wastewater. Wastewater treatment shall be provided by City of Key West. Developer shall construct such additional or relocated wastewater collection facilities as may be required to deliver sewage generated on the Property to the City's wastewater collection facilities. Wastewater treatment shall be provided by the City of Key West Wastewater Treatment Plant, and adequate capacity exists for this development.

e. Protective Services. Protective services other than parking enforcement shall be provided by the City of Key West.

f. Transportation. According to the Traffic Impact statement provided by the Owner and attached as Exhibit O, no net additional traffic impacts are anticipated. All roadways within the Property shall remain private roads.

g. Schools. Adequate school facilities are anticipated to serve any students who may reside in the dwelling units developed under the Redevelopment Plan.

h. Existing Facilities. All public facilities identified above are available as of the date of this Development Agreement and are projected to be available concurrent with the impacts of the Development compliant with the Redevelopment Plan.

i. Stormwater. Owner shall construct stormwater collection and retention facilities compliant with City Code as may be required pursuant to the Environmental Resource Permit (“ERP”) that Owner shall apply for and receive from the South Florida Water Management District. Those stormwater management facilities shall be installed by Owner prior to issuance of certificates of occupancy for the 48 new affordable housing units.

j. Recreational facilities. The Site Plan provides for on-site amenities for residents and guests of the 48 new affordable housing units. Private recreational facilities shall be provided on the Property to serve the needs of the residents of the 48 new affordable housing units. Additionally, public recreational facilities exist in the vicinity of Peary Court, adequate to serve the recreational needs of residents.

10. Required Permits and Approvals.

Nothing in this Development Agreement shall be deemed to obviate the necessity of the Owner’s compliance with terms and provisions of each of the required approvals listed below. Prior to City Commission approval, the Major Development Plan shall be reviewed and approved by HARC to ensure that the mass, scale, size, proportion, and screening of the proposed new

affordable housing structures are compatible with the existing community fabric. The following is a list of other development permits and approvals needed for the development of the Property as specified and required in this Agreement:

- a. Development Agreement;
- b. Major Development Plan approval;
- c. Tree Commission approval;
- d. Building and related construction permits, including but not limited to permits for paving, drainage, principal and accessory structures, land clearing and landscaping; and
- e. Federal, State, regional and local permits for stormwater improvements, driveway connections, utility connections and environmental (or endangered species takings), when and if required; and
- f. Certificates of Appropriateness.

11. Mutual Cooperation. The City agrees to cooperate with the Owner in timely reviewing and processing all applications for permits, licenses, approvals, or consents necessary or appropriate to fully implement this Development Agreement. The City and the Owner agree to cooperate fully with and assist each other in the performance of the provisions of this Development Agreement.

12. Development to Comply with Permits and City Comprehensive Plan and Code Provisions. The Development described in and authorized by this Development Agreement shall be developed in accordance with all required permits, and in accordance with all applicable provisions of the City's Comprehensive Plan and City Code in effect on the date of execution of this Agreement. No certificate of occupancy for an individual building shall be issued until all

plans for that building are approved by the City and the Owner has complied with all conditions in permits issued by the City and other regulatory entities for that building or required herein.

13. Finding of Consistency. The City finds that the Development authorized herein is consistent with the City's Comprehensive Plan and land development regulations in effect on the date of execution of this Development Agreement.

14. Compliance With Permits, Terms, Conditions, and Restrictions Not Identified Herein. The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

15. Laws Governing this Agreement.

a. For the duration of this Development Agreement, all approved Development of the Property shall comply with and be controlled by this Development Agreement and provisions of the City's Comprehensive Plan and City Code in effect on the date of execution of this Agreement.

b. Pursuant to City Code Section 90-687 and Section 163.3233, *Florida Statutes*, the City may apply subsequently adopted laws and policies to the Property only if the City holds a public hearing and determines that:

(1) the new laws and policies are not in conflict with the laws and policies governing the Agreement and do not prevent redevelopment of the land uses, intensities, or densities set forth in this Development Agreement;

(2) the new laws and policies are essential to the public health, safety, or welfare, and the City expressly states that they shall apply to the redevelopment that is subject to this Development Agreement;

(3) the City demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Development Agreement; or

(4) the Development Agreement is based on substantially inaccurate information supplied by the Owner. However, nothing in this Development Agreement shall prohibit the parties from mutually agreeing to apply subsequently adopted laws to the Property.

c. If state or federal laws enacted after the effective date of this Development Agreement preclude any party's compliance with the terms of this Agreement, this Development Agreement shall be modified as is necessary to comply with the relevant state or federal laws. However, this Development Agreement shall not be construed to waive or abrogate any rights that may vest pursuant to common law.

16. Amendment, Extension, and Termination. This Development Agreement may be amended, extended, or terminated as follows:

a. As provided in Section 163.3237, *Florida Statutes*, and City Code Section 90-689, this Development Agreement may be amended, extended or canceled by mutual consent of the parties or their successors in interest, which shall require a written document approved by the City Commission and shall require two (2) public hearings by the City.

b. As provided in Section 163.3229, *Florida Statutes*, and City Code Section 90-684, this Development Agreement may be extended by the mutual consent of the parties, subject to the public hearing requirements in Section 163.3225, *Florida Statutes*. The City shall conduct at least two (2) public hearings, one of which may be held by the local planning agency at the option of the City. Notice of intent to consider extension of the Development Agreement shall be advertised approximately seven (7) days before each public hearing in a newspaper of

general circulation and readership in the City of Key West, Florida, and shall be mailed to all affected property owners before the first public hearing. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing. The notice shall specify the location of the land subject to the Development Agreement, the development uses on the Property, the population densities, and the building intensities and height and shall specify a place where a copy of the Development Agreement can be obtained.

c. Intentionally omitted

c. Pursuant to Section 163.3235, *Florida Statutes*, and City Code Section 90-689, this Development Agreement may be revoked or modified by the City if the City finds, on the basis of competent substantial evidence, that there has been a failure to comply with the ~~material~~ terms of this Development Agreement.

17. Breach of Agreement and Cure Provisions.

a. If the City concludes that there has been a breach in this Development Agreement, prior to revoking this Agreement, the City shall serve written notice on the Owner identifying the term or condition the City contends has been breached and providing the Owner with sixty (60) days from the date of receipt of the notice to cure the breach. Each of the following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of the Owner, shall be considered a breach of this Development Agreement:

(1) Failure to comply with the provisions of this Development Agreement;

(2) Failure to comply with terms and conditions of permits issued by the City or other regulatory entity for the redevelopment authorized by this Development Agreement;

(3) Failure to comply with terms and conditions of the Deed Restrictions referred to in Paragraph 7(b), above; or

(4) Failure to comply with the requirements of the Major Development Plan.

b. If the Owner concludes that there has been a breach in the terms and conditions of this Development Agreement, the Owner shall serve written notice on the City identifying the term or condition the Owner contends has been breached and providing the City with sixty (60) days from the date of receipt of the notice to cure the breach. The following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of the City, shall be considered a breach of this Agreement:

(1) Failure to comply with the provisions of this Development Agreement;

c. If a breach in this Development Agreement occurs and is not cured within the time periods provided above, the party that provided notice of the breach may elect to terminate this Development Agreement or may seek to enforce this Development Agreement as provided by herein.

d. If the City waives a breach in this Development Agreement by the Owner, such a waiver shall not be deemed a waiver of any subsequent breach.

18. Notices. All notices, demands, requests, or replies provided for or permitted by this Development Agreement, including notification of a change of address, shall be in writing to the addressees identified below, and may be delivered by any one of the following methods:

(a) By personal delivery;

(b) By deposit with the United States Postal Service as certified or registered mail, return receipt requested, postage prepaid; or

(c) by deposit with an overnight express delivery service with a signed receipt required.

Notice shall be effective upon receipt. The addresses of the parties are as follows:

PEARY COURT HOLDINGS, LP:

c/o White St. Partners, LLC
Registered Agent: Integra Real Estate LLC
2828 Coral Way Suite 303
Miami Fl 33145

TO THE CITY:

City Planning Director
P.O. Box 1409
Key West, FL 33041

With a copy by regular U.S. Mail to:

City Attorney
P.O. Box 1409
Key West, FL 33041-1409

City Manager
P.O. Box 1409
Key West, FL 33041-1409

19. Enforcement. In accordance with Section 163.3243, *Florida Statutes*, any party to this Development Agreement, any aggrieved or adversely affected person as defined in Section 163.3215(2), *Florida Statutes*, or the state land planning agency (currently the DEO) may file an action for injunctive relief in the circuit court of Monroe County, Florida, to enforce the terms of this Development Agreement or to challenge the compliance of this Development Agreement with the provisions of Sections 163.3220-163.3243, *Florida Statutes*.

20. **Conflicts.** In the event of a conflict between the provisions of this Development Agreement and City ordinances, the terms of this Development Agreement shall control.

21. **Binding Effect.** This Development Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

22. **Assignment.** This Agreement may not be assigned by Owner without the written consent of the City, which consent shall not be unreasonably withheld.

23. **Drafting of Agreement.** The parties acknowledge that they jointly participated in the drafting of this Development Agreement and that no term or provision of this Development Agreement shall be construed in favor of or against either party based solely on the drafting of the Agreement.

24. **Severability.** In the event any provision, paragraph or section of this Development Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the enforceability or the validity of the remaining provisions of this Development Agreement.

25. **Applicable Law.** This Development Agreement was drafted and delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida.

26. **Use of Singular and Plural.** Where the context requires, the singular includes the plural, and the plural includes the singular.

27. **Duplicate Originals; Counterparts.** This Development Agreement may be executed in any number of originals and in counterparts, all of which evidence one agreement. Only one original is required to be produced for any purpose.

28. Headings. The headings contained in this Development Agreement are for identification purposes only and shall not be construed to amend, modify, or alter the terms of the Development Agreement.

29. Entirety of Agreement; Incorporation of Prior Development Approvals. This Development Agreement incorporates or supersedes all prior negotiations, correspondence, conversations, agreements, or understandings regarding the matters contained herein. The Major Development Plan approval for Peary Court is incorporated herein. The parties agree that there are no commitments, agreements, understandings, or development orders concerning the subjects covered by this Development Agreement that are not contained in or incorporated into this document and, accordingly, no deviation from the terms hereof shall be predicated upon any prior representations, agreements or approvals, whether written or oral. This Development Agreement contains the entire and exclusive understanding and agreement among the parties and may not be modified in any manner except by an instrument in writing signed by the parties.

30. Rendition. After this Agreement is signed by the parties, a copy of the signed Agreement shall be timely rendered by the City to the Florida Department of Economic Opportunity (DEO) as required by Rule 73C-44.003, Florida Administrative Code.

31. Effective Date of Agreement. This Agreement shall only become effective after the Florida Department of Economic Opportunity (DEO) waives its right to appeal, the 45-day appeal period established by Section 380.07, *Florida Statutes*, expires, or any such appeal has been finally resolved, whichever first occurs. The effective date of this Agreement shall be the date that it is recorded as provided in Paragraph 33, below.

32. Recording. As required by Section 163.3239, *Florida Statutes*, the City shall record this Development Agreement in the public records of Monroe County, Florida, within

fourteen (14) days after the effective date of this Development Agreement. A copy of the recorded Development Agreement showing the date, page and book where recorded shall be submitted to the Owner and to the state land planning agency by hand delivery, registered or certified United States mail, or by a delivery service that provides a signed receipt showing the date of delivery, within fourteen (14) days after the Development Agreement is recorded.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have set their hands and seals on the dates below written.

PEARY COURT HOLDINGS, LP, a Delaware limited partnership

By: PEARY COURT ADVISORS, LLC, a Delaware L.L.C, its general partner

By: _____

Arnaud Karsenti

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by Arnaud Karsenti, authorized person of Peary Court Advisors, LLC, on behalf of the company, who is () personally known to me or () who has produced a driver's license as identification.

SEAL

Notary Public

and by: WHITE ST. PARTNERS, LLC, a Florida limited liability company

By: IVG1, LLC, a Florida limited liability company, its managing member

By: Integra Real Estate LLC, a Florida limited liability company, its managing member

By: _____
Everett Atwell, Jr, Manager

By: _____
Paulo de Melo, Manager

By: _____
Nelson Stabile, Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2015, by Everett Atwell, Jr., who is personally known to me or who produced _____ as identification, and who did/did not take an oath.

Notary Public
Name _____
(typed, printed or stamped)
My commission expires:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2015, by Paulo deMelo and Nelson Stablie, who are personally known to me or who produced _____ as identification, and who did/did not take an oath.

Notary Public
Name _____
(typed, printed or stamped)
My commission expires:

CITY OF KEY WEST

_____, 2015
Date

By _____
Mayor

ATTEST:

CITY CLERK

LIST OF EXHIBITS

- Exhibit A: Legal description of property
- Exhibit B: Key West City Commission Resolution No. 92-75
- Exhibit C: Key West Ordinance No. 12-32 FLUM text and map amendment
- Exhibit D: Key West Ordinance No. 12-33 Zoning text and map amendment
- Exhibit E: DEO Notice dated October 24, 2012
- Exhibit F: DEO Notice dated November 20, 2012
- Exhibit G: Affordable Housing Site Plan, revised as of _____ (the "Site Plan")
- Exhibit H: (Intentionally deleted)
- Exhibit I: Key West Planning Board Resolution No. 2015-__ Major Development Plan recommendation
- Exhibit J: Key West Planning Board Resolution No. 2015-__ Development Agreement recommendation
- Exhibit K: Key West City Commission Resolution No. 15-__ Major Development Plan approval
- Exhibit L: Key West City Commission Resolution No. 15-__ Development Agreement approval
- Exhibit M: Copy of Special Warranty Deed
- Exhibit N: Site Data sheet (includes parking and landscaping)
- Exhibit O: Traffic Impact statement
- Exhibit P: Site elevation determination dated Jan. 2, 2014.

EXHIBIT K

Exhibit K

Key West City Commission Resolution No. 16-
Major Development Approval

EXHIBIT L

Exhibit L

Key West City Commission Resolution No. 16-
Development Agreement Approval

EXHIBIT M

Return To:

Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751
Attention: Myrna H. Small
File No. 411300230TS

2/1/15

dis 51000
245,000

Doc# 1948646 09/04/2013 1:03PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/04/2013 1:03PM
DEED DOC STAMP CL: Krys \$245,000.00

PREPARED BY AND RETURN TO:

McKenna Long & Aldridge LLP
303 Peachtree Street, N.E., Suite 5300
Atlanta, Georgia 30308
Attention: Peter M. Yoxall, Esq.
Phone: (404) 527-4971

Doc# 1948646
Bk# 2648 Pg# 155

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 30TH day of AUGUST, 2013, between **SOUTHEAST HOUSING LLC**, a Delaware limited liability company ("**Grantor**"), with an address at c/o BBC Military Housing - Navy Southeast LLC, 10 Campus Boulevard, Newton Square, PA 19073, and **PEARY COURT HOLDINGS, LP**, a Delaware limited partnership ("**Grantee**"), with an address of 2828 Coral Way, Suite 303, Miami, Florida 33145.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land, together with the buildings and improvements thereon erected, situate, lying and being in the City of Key West, County of Monroe, State of Florida, and more particularly described on Exhibit A attached hereto (the "**Property**").

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and except for those matters described in Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**"), the Property is free and clear of all encumbrances, and that, subject to and except for the Permitted Exceptions, Grantor hereby warrants and will defend the title

to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Notwithstanding the foregoing, Grantor does not warrant either expressly or impliedly the conditions or fitness of the Property and Grantee hereby acknowledges that the Property conveyed hereunder is conveyed by Grantor **AS IS, WHERE IS, AND WITH ALL FAULTS** as set forth in Section 4.1 of that certain Sales Contract, effective as of April 18, 2012, by and between Grantor and White St Partners, LLC, a Florida limited liability company ("**WSP**"), as amended by that certain First Amendment to Sales Contract, effective as of August 15, 2012, that certain Second Amendment to Sales Contract, effective as of December 27, 2012, that certain Third Amendment to Sales Contract, effective as of January 30, 2013, that certain Fourth Amendment to Sales Contract, effective as of May 15, 2013, that certain Fifth Amendment to Sales Contract, dated June 27, 2013, that certain Sixth Amendment to Sales Contract, dated as of July 19, 2013, that certain Seventh Amendment to Sales Contract, dated effective as of August 1, 2013, and that certain Eighth Amendment to Sales Contract, dated as of August 8, 2013, and as assigned by WSP and assumed by Grantee pursuant to that certain Assignment of Contract, Acceptance of Assignment and Consent to Assignment, dated on June 22, 2013, by and among WSP, Grantee and Grantor.

The Property is not now nor ever has been the homestead property of the Grantor.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**Doc# 1948646
Bk# 2648 Pg# 156**

IN WITNESS WHEREOF, Grantor and Grantee have caused this Special Warranty Deed to be executed and delivered under seal effective as of the date and year first stated above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

SOUTHEAST HOUSING LLC, a Delaware limited liability company

By: BBC Military Housing – Navy Southeast LLC, a Delaware limited liability company, its managing member

By: Balfour Beatty Military Housing Investments LLC, a Delaware limited liability company, its manager

By: [Signature]
Name: Leslie Cohn
Title: Executive Vice President

WITNESS
[Signature]
Print Name: David Yoon

WITNESS
[Signature]
Print Name: Sharon Marcone

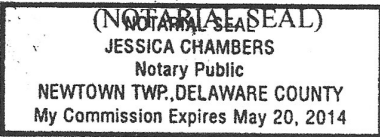
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DELAWARE

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of August, 2013, by Leslie S. Cohn, as the Executive Vice President of Balfour Beatty Military Housing Investments LLC, a Delaware limited liability company, the manager of BBC Military Housing - Navy Southeast LLC, a Delaware limited liability company, the managing member of Southeast Housing LLC, a Delaware limited liability company, who is personally known to me.

[Signature]
NOTARY PUBLIC [Signature Above]
State of Pennsylvania
Print Name: Jessica Chambers

My Commission Expires: 5/20/14



SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTEE:

PEARY COURT HOLDINGS, LP, a Delaware
limited partnership

By: Peary Court Advisors LLC, a Delaware
limited liability company, its general partner

By: _____ (SEAL)
Name: Arnaud Karsenti
Title: Authorized Person

WITNESS

Print Name: JACOB COFFMAN

WITNESS

Print Name: MICHAEL NUNZIATA

STATE OF FLORIDA)
) : ss.:
COUNTY OF HIGHLAND)

THE FOREGOING INSTRUMENT was acknowledged before me this 26 day of
AUGUST, 2013, by Arnaud Karsenti, the Authorized Person of Peary Court Advisors LLC, a
Delaware limited liability company, the general partner of Peary Court Holdings, LP, a Delaware
limited partnership, who is personally known to me.



FLORA SEREBRENNIK
MY COMMISSION # FF 010856
EXPIRES: April 22, 2017
Branched Thru Budget Notary Services

(NOTARIAL SEAL)

Flora Serebrennik

NOTARY PUBLIC [Signature Above]

State of FLORIDA

Print Name: Flora Serebrennik

My Commission Expires: 4/22/17

Exhibit "A"

Legal Description of Property

(see attached survey legal description)

**Doc# 1948646
Bk# 2648 Pg# 159**

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 Northeastly 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°08'30" W along the said Northeastly 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 Northeastly Right-of-Way Line of White Street; thence N 34°08'30" W along the said Northeastly 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 Northeastly 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 194.19 feet to a point lying 0.5 feet (6 inches) Northeast of a fence corner; thence S.79°06'43"E., and along a line lying 0.5 feet (6 inches) Northeastly of a existing fence and wall a distance of 1206.74 feet; thence N 10°44'48" E for a distance of 8.75 feet to the Southeastly Right-of-Way Line of Palm Avenue; thence S 79°15'12" E along the said Southeastly Right-of-Way Line of Palm Avenue for a distance of 55.00 feet; thence S 10°44'48" W for a distance of 8.88 feet to the extension of a line lying 0.5 feet (6 inches) Northeastly of the existing fence and wall; thence S 79°06'43" E and along a line lying 0.5 feet (6 inches) Northeastly of the existing fence and wall for a distance of 325.66 feet to a point lying 0.5 feet (6") from the corner of the fence on Eisenhower Drive; thence S 40°23'08" E along the fence on Eisenhower for a distance of 20.90 feet; thence S 14°07'44" E and being partially along a fence line for 167.37 feet to Angela Street; thence S.56°24'46"W., and along a line lying 0.5 feet (6 inches) Southeastly of the fence line of Angela Street a distance of 1080.22 feet; thence N.19°36'43"W., and along the edge of an existing fence a distance of 72.01 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 1053433.77 square feet or 24.1835 acres, more or less.

Permitted Exceptions

1. Rights of tenants or persons in possession.
2. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
3. Any claim that any portion of the Property is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
4. Easement granted the City of Key West, Florida, recorded in Deed Book G-56, Page 449, of the Monroe County, Florida records (the "Records"), and shown on the Survey (hereinafter defined).
5. Grant of Easement to BellSouth Telecommunications, Inc., dated July 2, 1998, N 62467-98-RP-00114, and shown on the Survey.
6. Grant of Easement for overhead power lines to the City of Key West, Florida 9/3/1963, NOy(R) 66502.
7. Matters shown on that certain ALTA/ACSM Land Title Survey prepared by Island Surveying Inc., January 31, 2012, updated July 18, 2013, and last revised August 1, 2013, Drawing No. 13-278 (the "Survey"), including:
 - a. Encroachments, if any, lying in the 20' wide Easement to the Florida Keys Aqueduct Authority by unrecorded no. N69450-08-Rp-00011, in Deed Book 2368, Page 2062 of the Records; and
 - b. Fences lying along and across the Property lines.
8. Terms, covenants, conditions and other matters contained in any unrecorded leases and all rights thereunder of the lessee and any person claiming by, through or under the lessees.
9. 20' wide Easement from the United States of America, acting by and through the Department of the Navy, Naval Facilities Engineering Command Southeast to the Florida Keys Aqueduct Authority, Deed no. N69450-08-Rp-00011, recorded June 27, 2008 in Official Records Book 2368, Page 2062, of the Records.
10. All easements, notices, covenants, restrictions, reservations and conditions set forth in that certain Quitclaim Deed, dated as of the date hereof, by and between Grantor and the United States of America, by and through the Department of the Navy, and recorded in the Records, a copy of which is attached hereto as Schedule "1" and incorporated herein by this reference.

EXHIBIT N

Exhibit N

Site data sheet

DISTRICT: HSMDR - Historic Special Medium Density Residential

GROSS AREA: 24.1835 ACRES OR 1,053,433.77 S.F.

SETBACKS REQ.

FRONT: (White Street) 10'

SIDE YARD (ST): (Palm, Angela & Eaton) 7.5'

REAR YARD: (Eisenhower Drive) 15'

SETBACKS PROVIDED

FRONT: 10'

SIDEYARD: 7.5'

REAR YARD: 15'

MAXIMUM BUILDING COVERAGE: 40% or 421,374 s.f.

Proposed Affordable Unit Coverage: 32,963 s.f.

Existing Unit Coverage: 177,450 s.f.

TOTAL PROPOSED BUILDING COVERAGE: 20.0% or 210,413 s.f.

MAXIMUM FLOOR AREA RATIO: 1.0

Existing FAR: 0.202

Proposed FAR: 0.239

MAXIMUM DENSITY: 8.6 DU/AC

Additional Proposed Affordable Units: 48 UNITS

Existing Units: 160 UNITS

TOTAL DENSITY: (208 UNITS / 24.1835 AC) = 8.6 UNITS/Acre

OPEN SPACE RATIO: 0.51

MAXIMUM IMPERVIOUS AREA: 60% or 632,060 s.f.

PRE-IMPROVEMENT IMPERVIOUS AREA:

Existing Unit Coverage: 177,450 s.f.

Roadway, sidewalk, paved parking: 357,345 s.f.

TOTAL EXISTING IMPERVIOUS AREA: 50.8% or 534,795 s.f.

POST IMPROVEMENT IMPERVIOUS AREA:

Building Covera 210,413 s.f.

Roadway, Sidewalks 301,644 s.f.

TOTAL POST IMPROVEMENT IMPERVIOUS AREA: 48.6% or 512,057 s.f

:

PROPOSED UNIT TYPES - PARKING AFFORDABLE UNITS 48

Parking Provided: 67 or 1.4 per unit

Bicycle Parking Provided: 30 inverted 'U' racks

LANDSCAPING: see landscaping plan for details

EXHIBIT 0

From: Bernard Zyscovich <bernard@zyscovich.com>
Subject: RE: Peary Court
Date: January 2, 2014 5:21:49 PM EST
To: Don Craig <dcraig@keywestcity.com>
Cc: Ron Wampler <rwampler@keywestcity.com>, Nicole Malo <nmalo@keywestcity.com>
▶ 1 Attachment, 28.9 KB

Don

Thanks so much for the careful consideration. We will work with the 6.09' as you have directed.

Have a great New Year and we can now get seriously started on figuring out the design of our structures.

From: Don Craig [mailto:dcraig@keywestcity.com]
Sent: Thursday, January 02, 2014 4:16 PM
To: Bernard Zyscovich
Cc: Ron Wampler; Nicole Malo
Subject: Re: Peary Court

Bernard I have carefully reviewed the surveys and the sections of City Code that apply to the measurement of height for structures. I have come to the following conclusions:

1. The site is large by relative Key West development standards and history at 23 acres.
2. The existing grade levels vary across the site by up to 3.5 feet.
3. The site is bound by three major streets with variation of average grade height of up to 2.5 feet.
4. Given the triangular shape of the parcel there is no practical way to assign easy thirds of the site to each of the three roadways, when one considers that the design direction provided by the City to you and your client is to replicate parts of the rectangular "grid" street pattern surrounding historic district on the site.
5. The site has two flood zones AE-6 and AE-7.
6. The City Building Code and BPAS Code require that the first habitable floor be 1.5 feet above base Flood Elevation(BFE).
7. The main entrance to the site from the surrounding historic district is the that from White Street.

Therefore I am directing that the elevation to be used for the measurement for the residential and accessory structures, with the exception of interior fences which shall be from grade next to the structure to which it is accessory, shall be 6.09 ft which is the elevation of the crown of the road immediately in front of the entrance at White street. The basis of this datum is the survey by Island Surveying, Inc. undated with last update of 3/7/12 which illustrates site and street CL elevations.
If you have any questions, please contact me.

On Mon, Dec 16, 2013 at 3:37 PM, Bernard Zyscovich <bernard@zyscovich.com<mailto:bernard@zyscovich.com>> wrote:

Hi Don

It was great speaking with you late last week. Attached you will find the survey that has the road elevations identified on each road surrounding the Peary Court property. The survey also has spot elevations identifying other locations on the property, as well as the corner of Southard and White that we have been discussing. You will note as you zoom in, the 6.17' elevation mark that you and I have been discussing.

For convenience I also have attached an excel spreadsheet, that tabulates all of the spot road elevations per roadway and then defines an average for each. There is also a row that takes all the averages and divides by the number of roadway averages, to give you the average of the averages. I did this only to facilitate the effort, in that there is nothing involved in the spreadsheet other than the data taken directly from the survey. I send you the native excel format so that you can see how the averages were derived. I hope this is what you have been looking for. Please take a careful look at what has been provided and let me know if this meets your needs. I hope to call you tomorrow to further discuss.

I appreciate your thoughtful review. Thanks so much for your assistance.

Best

Bernard Zyscovich, FAIA
CEO

[Description: New Z Logo w Address_CMYK (small)]

Miami

100 N Biscayne Blvd., 27th Fl Miami, FL 33132
t 305.372.5222 x1111<tel:305.372.5222%20x1111>
f 305.577.4521<tel:305.577.4521>

New York

270 Lafayette St., Suite 905, New York, NY 10012
t 212.343.0044 x1303<tel:212.343.0044%20x1303>
f 212.343.0046<tel:212.343.0046>

[Description: please consider]

The information contained in this e-mail transmission is privileged and confidential. If you are not the intended recipient, nor the employee or agent

responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this transmission (including any attachments) is strictly prohibited. If you have received this E-mail in error, please notify the sender by e-mail reply.

--
Donald Leland Craig , AICP

Qui sine peccato est primus lapis sint eiecti

Not a blot on my copybook



[winmail.dat \(28.9 KB\)](#)

EXHIBIT P

July 15, 2015

Mr. James Hendricks
Critical Concern Consultants
Key West, Florida 33040

Re: Southard Park - Traffic Impact Statement

Dear Mr. Hendricks:

Per your request, Traf Tech Engineering, Inc. conducted a traffic impact evaluation associated with a Major Conditional Use application for redevelopment of the former US Navy housing compound at Peary Court in the City of Key West in Monroe County, Florida. Figure 1 on the following page depicts the location of the subject parcel and the adjacent transportation network near the site. This traffic evaluation addresses the following two tasks:

1. Trip Generation Comparison Analysis
2. Driveway Impacts

Trip Generation Comparison Analysis

The trip generation comparison analysis was performed using the trip generation equations/rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (9th Edition). The trip generation comparison analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

EXISTING LAND USES

- o 160 multi-family residential units
- o 10,000 square-foot drive-through bank

PROPOSED LAND USES

- o 208 multi-family residential units

According to ITE's *Trip Generation* manual (9th Edition), the trip generation equations/rates used for the existing and proposed land uses are:

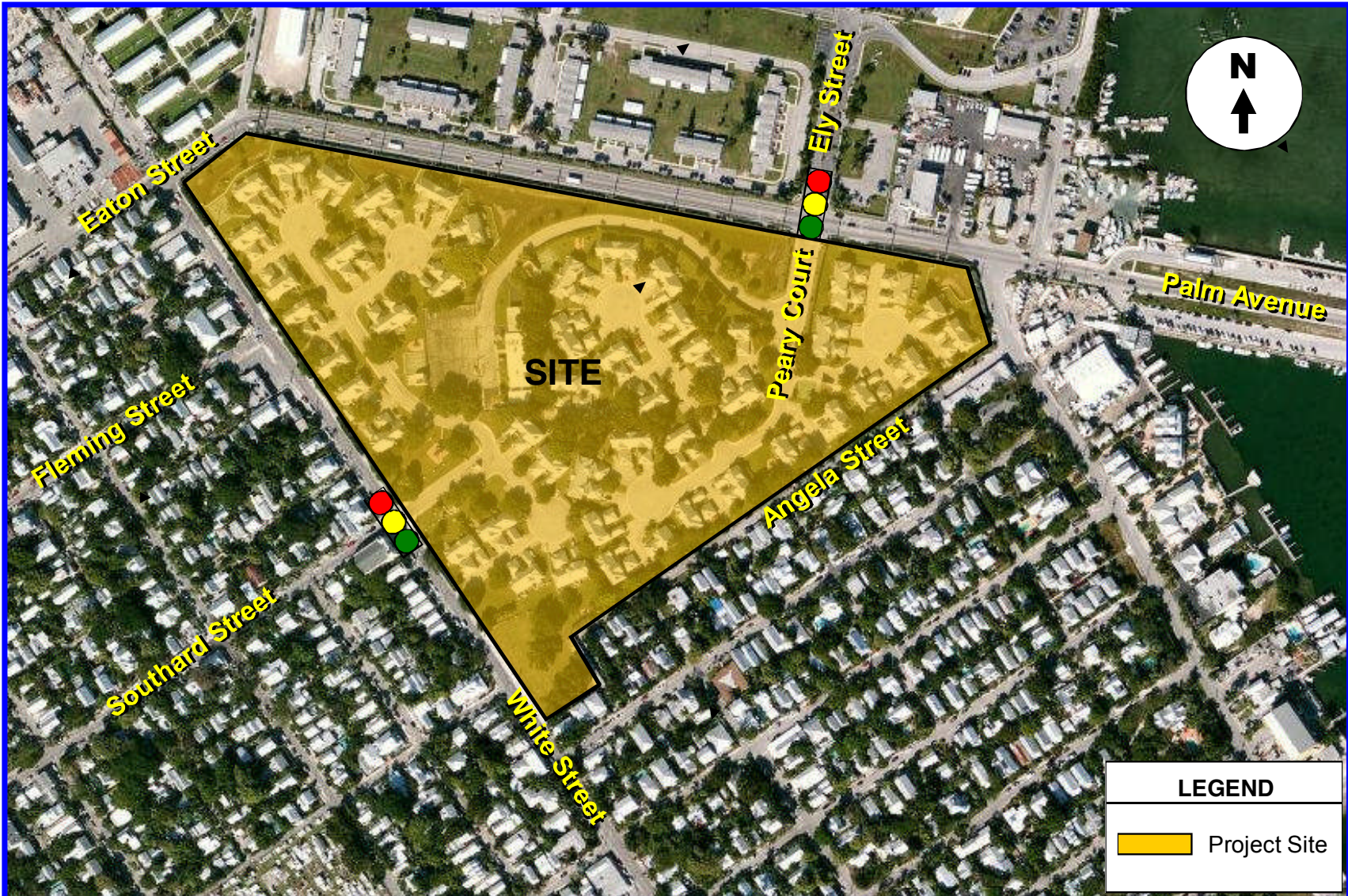
APARTMENT (ITE Land Use 220)

Daily Trip Generation

$$T = 6.06 (X) + 123.56$$

Where T = number of daily trips

X = number of dwelling units



Traf Tech
ENGINEERING, INC.

PROJECT LOCATION MAP

FIGURE 1
Southard Park
Monroe County, Florida

AM Peak Hour

$$T = 0.49 (X) + 3.73 \text{ (20\% inbound and 80\% outbound)}$$

Where T = number of AM peak hour trips

X = number of dwelling units

PM Peak Hour

$$T = 0.55 (X) + 17.65 \text{ (65\% inbound and 35\% outbound)}$$

Where T = number of PM peak hour trips

X = number of dwelling units

DRIVE-IN BANK (ITE Land Use 912)

Daily Trip Generation

$$T = 148.15 (X)$$

Where T = number of daily trips

X = gross floor area

AM Peak Hour

$$T = 12.08 (X) \text{ (57\% inbound and 43\% outbound)}$$

Where T = number of AM peak hour trips

X = gross floor area

PM Peak Hour

$$T = 24.30 (X) \text{ (50\% inbound and 50\% outbound)}$$

Where T = number of PM peak hour trips

X = gross floor area

Using the above-listed equations from the ITE document, a trip generation comparison analysis was undertaken between the existing and proposed land uses. The results of this effort are documented in Table 1. As indicated in Table 1, the elimination of the existing drive-through bank and the addition of 48 multi-family residential units will result in an overall decrease in daily trips (119 less trips), 11 less AM peak hour trips, and approximately 56 less trips during the typical afternoon peak hour. Therefore, the proposed land use will benefit the transportation network located in the vicinity of the project site.

Driveway Impacts

As indicated in Table 1, during the critical PM peak hour the total driveway trips associated with the existing land uses include approximately 279 vehicles per hour. However, the proposed redevelopment and new 48 affordable housing units will only generate approximately 132 driveway trips. Based on the existing and proposed layout of the site, the impacts at the existing and future access driveways are described below:

Existing Conditions

- o Palm Avenue Driveway: = 210 PM peak hour trips

- White Street Driveway: = 69 PM peak hour trips

Future (Proposed) Conditions (Refer to Attached Site Plan)

- Palm Avenue Driveway: = 100 PM peak hour trips
- Existing White Street Driveway: = 32 PM peak hour trips

TABLE 1 Trip Generation Comparison Analysis Southard Park				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
EXISTING LAND USE				
Multi-Family	160 units	1,093	82	106
Drive-in Bank	10,000 sf	1,480	120	243
Subtotal	-	2,573	202	349
Internal Trips ¹	-	-514	-40	-70
Driveway Trips		2,059	162	279
Passer-by (Bank) ²		-556	-45	-91
External Trips		1,503	117	188
PROPOSED LAND USE				
Multi-Family	208 units	1,384	106	132
External Trips		1,384	106	132
Driveway Trip Difference		-675	-56	-147
External Trip Difference		-119	-11	-56

Source: ITE Trip Generation Manual (9th Edition)

Based on the existing and projected PM peak hour driveway volumes documented above, the two existing access driveways are projected to function adequately for the following reasons:

- The existing signalized access driveway located on Palm Avenue will benefit from the subject redevelopment project since the PM peak hour trips will be reduced from 210 vehicles to 100 vehicles (approximately 50% less traffic).
- The White Street/Southard Street signalized driveway is projected to process 32 vehicles, which is approximately 50% less traffic that are currently using this driveway). Moreover, according to FDOT (traffic count station 8110), White Street is currently carrying approximately 5,500 vehicles per day. Therefore, the 32 driveway trips will have to enter/exit to and from a roadway that carries 5,500 vehicles. In contrast, Palm Avenue currently processes approximately 16,200

¹ Assumed to be approximately 20 percent

² Per ITE, assumed to be approximately 47%

vehicles per day and the current Palm Avenue signalized driveway currently allows 210 vehicles to enter/exit to and from Palm Avenue. Based on this comparison, the White Street/Southard Street signalized access driveway is projected to function adequately.

Additionally, the proposed Peary Court redevelopment project will not have any traffic impacts to the section of Angela Street located immediately south of the proposed redevelopment project since the existing access driveways to and from the site will remain unchanged.

In summary, the proposed redevelopment of the former US Navy housing compound will benefit the area street system and the two existing access driveways are projected to function adequately. No traffic impacts are anticipated on the Angela Street between Eisenhower Drive and Gonzalez Street as a result of the proposed project.

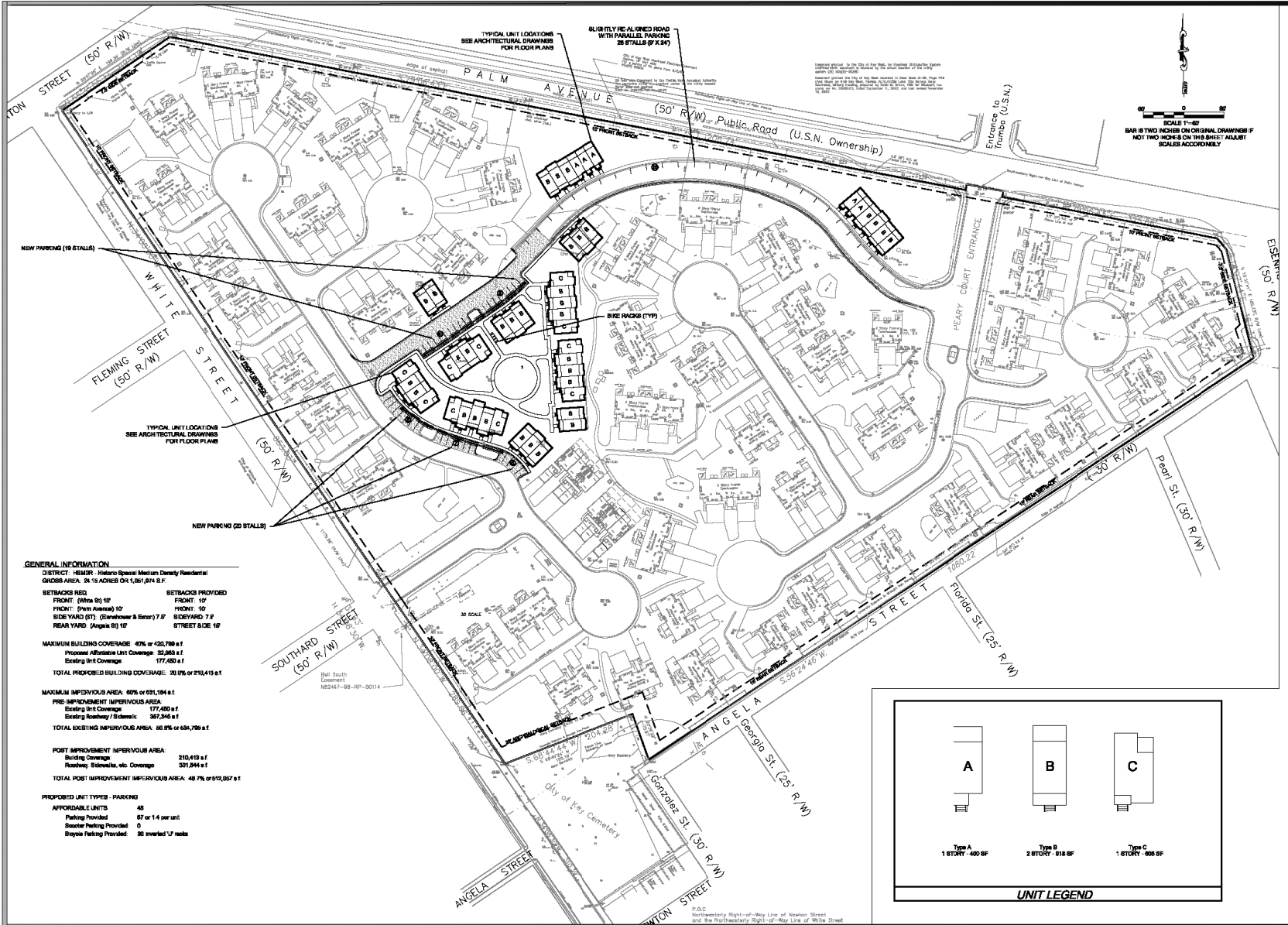
Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.



Joaquin E. Vargas, P.E.
Senior Transportation Engineer



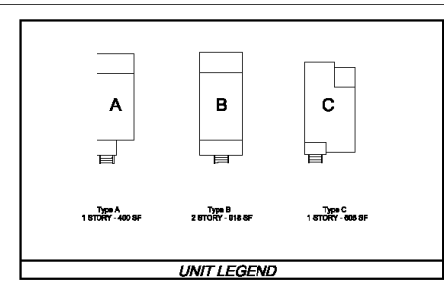
CONSULTING ENGINEER
PEREZ ENGINEERING
 18 DEVELOPMENT INC.
 1000 S.W. 15TH AVENUE, SUITE 200
 MIAMI, FL 33135
 TEL: (305) 441-1111 FAX: (305) 441-1112

ORIGINAL: JUNE 07/2011
 REVISIONS:
 1
 2
 3
 4
 5
 6
AUSIE PEREZ, P.E.
 Project P.E. No. 15448
 May 8, 2015

SOUTHARD PARK
 SITE PLAN

PEARY COURT HOLDING, LP
 450 S.E. 2ND AVENUE, SUITE 800
 MIAMI, FL 33131

JOB NO. 161001
 DRAWN: BGD
 DESIGNED: ASP
 CHECKED: ASP
 DC SHEET C-1



GENERAL INFORMATION
 DISTRICT: HEMER - Historic Special Medium Density Residential
 GROSS AREA: 26.15 ACRES OR 1,161,874 s.f.
SETBACKS REQ. SETBACKS PROVIDED
 FRONT: (White St) 10' FRONT: 10'
 FRONT: (Palm Avenue) 10' FRONT: 10'
 SIDE YARD (ST) (Balcony & Entry) 7' SIDEYARD: 7'
 REAR YARD (Rear St) 10' STREET SIDE: 10'
MAXIMUM BUILDING COVERAGE: 40% or 528,789 s.f.
 Proposed Affordable Unit Coverage: 52,883 s.f.
 Existing Unit Coverage: 177,403 s.f.
TOTAL PROPOSED BUILDING COVERAGE: 30.7% or 210,413 s.f.
MAXIMUM IMPERVIOUS AREA: 60% or 631,194 s.f.
PRE IMPROVEMENT IMPERVIOUS AREA:
 Existing Unit Coverage: 177,403 s.f.
 Existing Roadway / Sidewalk: 357,346 s.f.
TOTAL EXISTING IMPERVIOUS AREA: 48.8% or 634,750 s.f.
POST IMPROVEMENT IMPERVIOUS AREA:
 Building Coverage: 210,413 s.f.
 Roadway, Sidewalk, etc. Coverage: 321,944 s.f.
TOTAL POST IMPROVEMENT IMPERVIOUS AREA: 48.7% or 512,357 s.f.
PROPOSED UNIT TYPES - PARKING
AFFORDABLE UNITS: 48
 Parking Provided: 87 or 14 per unit
 Booster Parking Provided: 0
 Bicycle Parking Provided: 30 inverted 'U' marks

P.O.C.
 Northwestern Right-of-Way Line of Newton Street
 and the Northwestern Right-of-Way Line of White Street