

Historic Architectural Review Commission

Staff Report Item 1a

| | |
|------------------------------------|---|
| Meeting Date: | May 7, 2014 |
| Applicant: | Critical Concerns Consultants Donna Bosold AICP, Planner |
| Application Number: | H14-01-361 |
| Address: | #400 White Street- Peary Court |
| Description of Work: | Major Development Plan- Initial approval of Peary Court typical units (subsequent detailed approval to follow). Approval of site plan for replacement of 160 non-contributing dwelling units and the addition of 48 affordable dwelling units. Approval of project's mass, scale, size, proportion and landscape concepts. |
| Site Facts: | <p>The parcel of approximately 24.18 acres is zoned as Historic Special Medium Density Residential District (HSMDR). The site is located adjacent to one of the main entrances to the historic district; on the north east side of White Street. The lot bounds two historic district boundaries; on the west White Street and on the south Angela Street. The parcel has a total of 48 buildings all of them housing residential units. The complex was built in 1996. On November 26, 2013 the Commission approved the demolition of the Credit Union building, which was demolished in 2014.</p> <p>A Certificate of Appropriateness for a different development was reviewed by the Commission on February 12, 2013. The applicant withdrew the application during the meeting.</p> |
| Guidelines Cited in Review: | Additions, Alterations and New Construction (pages 36-38a), specific mass, scale, proportion and site. |

Historic Architecture Design Principles (page 52),
specific siting, massing, scale and proportion.

Staff Analysis

On March 10, 2014 a new application for the proposed development was review by the Commission. The Commission voted to postpone the review and the applicant agreed to the postponement. The applicant submitted revised drawings for review. This staff report is for plans that were submitted on April 22, 2014. At the time of this report site plans showing location of flood zones AE 7 and AE 6 as well as complete proposed urban elevation of Angela Street and elevations of the complex and water tower proposed on the corner of Angela Street, Eisenhower Drive and Palm Avenue were not submitted as requested by staff. Staffs send electronically elevations found in our files of 4 structures located within the area to the architects for use as an accurate document for context;

1. #416 White Street- One story, recently elevated, historic portion of the house is 18'-6" high, back addition 22'-9" tall.
2. #600 White Street- The Armory 18'- 5" elevation from ground to second story floor surface.
3. #1420 Angela Street- One and a half story maximum height 21'-2".
4. #1306 Angela Street- Two story maximum height 26'-4".

The new development will be built in approximately 24.18 acres of land and will be facing one of the most important entrances of the Historic District, White Street. The site is also surrounded by four urban blocks on Angela Street and the Peary Court Cemetery. Guidelines concerning new construction and fencing must be considered in the review. The visual effect of the proposed development in the historic surrounding streetscapes shall not interfere with the essential form and integrity of the district. By the contrary the proposed design must be complementary and sensible to the traditional urban fabric and shall not detract or overshadow the surrounding built environment. In order to understand the scale of the surrounding urban context staff produced an inventory of historic buildings that will be directly affected by the development.

White Street Inventory 26 Structures

Structures

- 1 Story Historic - 7
- 1 ½ Story Historic -8
- 2 Story Historic - 7
- 3 Story front/ 2 Story back- 1 Armory Building

23 historic buildings on White Street

Non-historic buildings 3

**Angela Street
17 Structures**

1 Story Historic - 10

1 ½ Story Historic -2

2 Story Historic - 2

Moose lodge – two story on front and one story on the side and back

14 Historic Buildings on Angela Street

Peary Court Cemetery

1 Story cbs storage on the back, which is not part of the parcel.

From the inventory it is clear that the majority of the historic buildings (fifteen of them) located on White Street read as one and one and a half story structures, while seven read as two stories. The Armory, which is located on the corner of White and Southard streets, is a two story building that reads as three stories on its front. The one and one and a half stories buildings can be seen through the three urban blocks that will be affected on White Street. Traditional one story structures are 12 to 16 feet tall while one and a half stories structures in the historic district do not exceed 23 to 24 feet in height from ground. The tallest two story frame house in the White Street blocks is located at #610 White Street with a width of 20’ and a maximum height of approximately 28’-4” from ground.

The inventory reveals that on Angela Street there are fourteen historic structures of which 12 are one and one and a half stories. The majority of the houses have dense vegetation in their front yards. Six houses have no space for off street parking.

The development proposes the division of the parcel into urban blocks. The blocks will have individual sites that will be sold. The owner of each lot will select the house from the prototypes approved for that specific lot. The submitted plans include a site plan of the parcel, which includes four types of lots; large sites, medium sites, cottage sites and multifamily sites;

| Lot Type | Prototype of house | Remarks | Locations within the historic district boundaries |
|-----------------|---|---|---|
| Large site | Three prototypes. One prototype is 1.5 stories the other two are two stories. | The proposed 1.5 stories is 29’-7” high from its tallest point. The proposed 2 stories fluctuate from 29’-10” to 30’-0” in high from their tallest point. Each prototype proposes two alternate elevations. | Fourteen lots are proposed on Angela Street. These houses will not have their main façade facing Angela Street. Out of the fourteen lots ten will have a one story structure (guest |

| | | | |
|------------------|---|--|--|
| | | | cottage) on the back portion of the lot that will be visible from Angela Street. The guest cottage will be 23'-4" high from its tallest point. |
| Medium site | Three prototypes. One prototype is 1.5 stories the other two are two stories. | The proposed 1.5 stories prototype is 29'-4" high from its tallest point. The proposed 2 story fluctuate from 29'-10" to 29'-11" in high from its tallest point. Each prototype proposes two alternate elevations. | Sixteen lots are proposed on White Street and four lots are proposed on Angela Street. |
| Cottage site | Two prototypes. Both prototypes are 1.5 stories. | The proposed 1.5 stories fluctuate in height from 23'-7" to 29'-1". Both prototypes propose two alternate elevations. | Ten lots are proposed on White Street. |
| Multifamily site | One prototype which will be two stories on both ends and 1.5 stories on the center. A structure at the end of Angela Street and Eisenhower Drive is a multifamily building with its highest point at 29'-11". The grade will be elevated approximately 3'-03". | No lots are proposed on peripheral areas surrounding the historic district with the exception of the structure at the end on Angela Street and Eisenhower Drive. | N/A One multifamily structure, two stories on Angela Street. |

According to the submitted site plan twenty six (26) lots will be facing White Street. Among those lots sixteen (16) lots will be medium size that can accommodate houses that will fluctuate in height from 29'-4" to 29'-11". The remaining ten (10) lots will be cottage sites where the maximum heights will fluctuate between 23'-7" and 29'-1". All two story prototypes for medium houses read as a two story front façade; no transition from one story on the front and two or two and a half stories on the back.

For Angela Street the site plan includes eighteen (18) lots and a multifamily structure on the corner of Eisenhower Drive. Among the eighteen lots (18) there are fourteen (14) large lots that can accommodate houses that will have heights fluctuating from 29'-7" to 30'-0". None of the main facades of these houses will be facing Angela Street. From those fourteen lots (14) ten of them will have guest cottages which their back or side façade will be facing Angela Street and

will be setback from the street edge approximately 18'-0". Those ten guest cottages will have a maximum height of 23'-4 1/2". The street elevation depicts three possible facades two with a front gable roof and one with a side gable roof. Also on Angela Street four (4) medium size lots are proposed that can accommodate houses that can fluctuate in height from 29'-4" to 29'-11". None of the front facades for those four houses will face Angela Street.

Towards the east side of Angela Street, at the corner of Angela Street and Eisenhower Drive the plans propose a multifamily complex; three two story structures, one facing Angela Street, the other facing Palm Avenue and one on the corner and flanked in the north intersection with a water tower with a collection of solar panels arrays that are depicted as if they are a cascade. The structure on Angela Street will be across the Moose lodge. The plans included a rendering from the courtyard of the complex but no elevations were submitted for the review.

New changes observed on the revised plans are, among changes in some of the lot sizes facing White and Angela Street:

1. Alternate site plan proposing 22 street parking spaces on the east side of White Street. This proposal has no authorization from the City of Key West, who owns the right-of-way.
2. Vehicular access on Florida and Pearl Streets.
3. 25 proposed street parking spaces on Angela Street on the north side. The provided sections depicts that the parking spaces on Angela Street are outside of Peary Court property. This proposal has no authorization from the City of Key West, who owns the right-of-way.
4. 5 pedestrian connectors on Angela Street, 4 in the block between the Peary Court Cemetery and the Florida Street entrance and 1 on the block between Florida and Pearl Street.
5. Green areas between the proposed lots and the new two entrances on Angela Street.
6. New design of the water tower and revisions on the footprint and interior courtyard elevations of the complex proposed at the end of Angela Street.
7. Metal fence on Angela Street is not included in the site plans, but in one particular page SP-106.

In general the proposed structures will present traditional forms found in the historic district; gable roofs, and all its variations, as well as hipped roofs are predominant roof forms. Metal paneling is depicting for roof finishes. Different front porches configurations are also found in the designs, combination of board and batten and horizontal siding are proposed to be used as exterior wall finishes. The houses are proposed to be elevated on footers and trellis is proposed between them. Different types of railings, columns profiles, windows and doors configurations are also inspired in traditional architecture found in Key West.

The maximum dimensional requirements established for this particular zoning district, HSMDR are as follows;

Front yard- 10 feet
Side yard- 5 feet
Rear yard- 15 feet
Street Side- 7.5 feet
Maximum height- 30 feet

The front yard for this property is White Street.

Consistency with Guidelines

This review is based on the documents that were submitted with the application. Although changes were done from the previous plans it is staff opinion that the proposed street elevations can be improved in order to create a more diverse stock of new buildings that can be more harmonious with the mass, scale, height and proportions found in the surrounding historic traditional fabric. As an example the guest cottages proposed on Angela Street will all have the same mass, height and scale. It is staff opinion that the design should be more specific regarding the final product that will be located on each lot in order for this Commission base a streetscape approval on something real and not on a “worst case scenario”. At this point we have alternatives and possibilities.

It is staff opinion that the proposal of broken the Angela Street north side from one urban block containing 18 lots now into three urban blocks is more appropriate as it know creates traditional urban blocks facing the historic district.

1. The guidelines are specific regarding the height of all new construction; new construction **shall be based upon the height of existing structures within the vicinity. There must be a sympathetic relationship of height between new buildings and adjacent structures of the neighborhood.** The majority of the buildings on White Street are one and one and a half stories. The proposed houses on White Street will have fluctuating heights between 23’-7” and 29’ 11”. The average one and a half story traditional historic house will have a maximum height around 15’ to 24’.
2. The guidelines state that massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No structure shall outsize the majority of structures in the streetscape or historic zone. Staff still opines that the cottages proposed on Angela Street are still too high in comparison with the majority of the historic buildings within the street.

3. The criteria that guides new construction in historic zones insures that new construction shall not interfere with essential form and integrity of the historic properties and their environment. There are many character defining urban elements found in the historic district, one of which is that all buildings have their main facades facing a street. Front porches are among the most important defining elements on a streetscape in the historic district. By proposing back facades in 8 houses parallel to Angela Street the project creates an urban relationship not found in the district. Moreover the proposed 10 cottages will have all the same mass, scale, form and facades.

The introduction of guest cottages in the back of ten of the proposed sites starts to create an urban façade on Angela Street but the effort still short as to a typical streetscape configuration. Historic buildings relate in setbacks from the street; the typical urban residential streetscape in the historic district has four feet tall or less picket fence with a small front yard and a structure with a front porch. Having back yards on 8 sites facing a street is an atypical streetscape design that is foreign to the traditional historic district streetscape.

One of the many significant qualities of our historic district is the diversity of structures found on each urban block; the variety of mass, scale, proportions and heights, setbacks of second floors they all create a sense of variety and uniqueness that makes our historic streetscapes so special. One of many concerns that staff has with the overall concept of the project is that the street elevations presented will not be the final ones; then although there will be 9 prototypes for an owner to choose and the last design of each house will be presented to this Commission; how are we going to make sure that variety in mass, scale and height of that individual structure will be harmonious with the whole urban context? As an example for White Street the proposed stock of structures will fluctuate in height from 23'-7" to 29'-11", suppose that the owners of 6 consecutive lots selects the tallest model and three of them choose the same design and these applications will come in front of this Commission on different periods of time and not any of the houses approved before has been built yet..

**White Street
Building Facts**

| ADDRESS | YEAR BUILT | STORIES |
|-----------------|----------------------------|-----------------------------|
| 400 White St | ca. 1899 | 1.5 |
| 404 White St | ca. 1890 | 1.5 |
| 408 White St | (1970) | Non Historic (1) |
| 412 White St | (2007) | Non Historic (2) |
| 416 White St | ca. 1890 | 1- 2 on back |
| 418 White St | ca. 1899 | 2 |
| 1129 Fleming St | after 1912/ before 1926 | 2 |
| | | |
| 500 White St | 1929 | 1 |
| 516 White St | (2005) | Non Historic (1- 2 on back) |
| 518 White St | ca. 1886 | 1.5 |
| 522 White St | ca. 1886 | 1.5 |
| 524 White St | ca. 1890 | 1.5 |
| 530 White St | ca. 1899 | 2 |
| 536 White St | after 1912/ before 1926 | 2 |
| 538 White St | after 1912/ before 1926 | 1-2 on the back |
| 540 White St | ca. 1920 | 2 |
| | | |
| 600 White St | ca. 1903 | 3- 2 on the back |
| 606 White St | ca. 1890 | 2 |
| 610 White St | ca. 1899 | 2 |
| 612 White St | ca. 1899 | 1.5 |
| 614 White St | ca. 1890 | 1 |
| 616 White St | ca. 1890 | 1 |
| 618 White St | ca. 1890 | 1 |
| 620 White St | 1890 | 1 |
| 624 White St | ca. 1889 | 1.5 |
| 628 White St | after 1912/ before 1926 | 1.5 |

26 Buildings in total
23 Historic Buildings-

7 one story
8 one and a half stories
7 two stories
1 three stories with turrets

**Angela Street
Building Facts**

| ADDRESS | YEAR BUILT | STORIES |
|-----------------------|---------------------------------------|---|
| 1212 Angela St | 1928 | 1 |
| 1216 Angela St | ca. 1890 | 2 |
| 1300 Angela St | (1953) | 1 |
| 1304 Angela St | (1985) | Non Historic (2) |
| 1306 Angela St | (2000) | Non Historic (2) |
| 1314 Angela St | after 1948/ before 1962 | 1 |
| 1318 Angela St | 1928 | 1 |
| 1320 Angela St | 1933 | 1.5 |
| 1321 Angela St | 1928 | 2 |
| 702 Florida St | (1972) | Non Historic (1) |
| 710 Florida St | after 1899/before 1912 but altered | 1 |
| 1410 Angela St | (1948) | 1 |
| 1414 Angela St | After 1912/before 1926 | 1.5 |
| 1418 Angela St | ca. 1912 | 1 |
| 1420 Angela St | ca. 1920 | 1 |
| 700 Pearl | After 1926/before 1948 | 1 |
| 700 Eisenhower Dr. | (1958) | 2 on the front and 1 on the back- the building's one story façade faces Angela Street- counted as 1 story. |

17 Buildings in total
14 Historic Buildings-

10 one story
2 one and a half stories
2 two stories

MEMORANDUM

DATE: April 30, 2014

RE: Peary Court Redevelopment Plan 2014

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



It is my understanding that there is a new group seeking a redevelopment plan from the City of Key West for Peary Court. At this time I would like to provide comments to the Planning file on behalf of the Tree Commission.

At the January 2013 Tree Commission meeting, a conceptual landscape plan was presented to the Tree Commission. One of the complaints by the Tree Commissioners was that it was difficult to understand which existing trees were being removed and which were staying. The Commission told the consultant to continue working with the Urban Forester and that the Tree Commission would like a site visit to better understand the plan. Due to the time that has elapsed, this project will have to start over with its landscape and tree removal evaluation.

At the request of the Tree Commission, procedures have been implemented by the Urban Forester for all minor and major development plans that require a complete inventory of all vegetation on the property. There should be an existing vegetation map showing all existing locations of the trees and shrubs on the property. It is important to note whether a plant is considered a tree or a shrub because some protected species of plants are not necessarily regulated due to their size (ie: silver buttonwood shrubs trimmed to be a hedge that are less than 5 ft. tall are not regulated).

This inventory should also include a detailed list of the trees with species name, condition and diameter measurements (dicot trees) or height measurement (palm trees), and a statement as to whether the tree is regulated or not. A proposed development map that identifies trees being removed from the property, trees being preserved, and trees being transplanted, is also necessary. A certified arborist may need to inspect the trees and provide a report for the file, especially large trees on the property that are to be removed. All of this information must be submitted with the Tree Commission Conceptual Landscape Plan Application for conceptual landscape approval.

A proposed landscape plan that includes potential required tree replacements should be included with the Conceptual Landscape Plan application. All required replacements should be placed on the site. The Urban Forester will verify the information on the existing tree map and inventory and submit a written staff report.

Once conceptual landscape approval has been given and the development plan has been approved by the Planning Board and HARC, the project will be presented to the Tree Commission for Final Landscape Plan Approval. Final Landscape approval will also include approval of tree removal/relocations and replacements. Tree removal permits will not be issued for the project until all approvals have been secured and demolition or building permits for each area have been issued. If there are no major changes to the plan, the tree removal permits can be issued as staff approvals by the Urban Forester.

Application

AK9100458



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

02-21-2014 010361

APPLICATION # _____

OWNER'S NAME: Peary Court Holdings, L.P. DATE: 02.07.2014

OWNER'S ADDRESS: c/o Integra Real Estate LLC 2828 Coral Way Suite 303, Miami PHONE #: 863.607.9496 33145

APPLICANT'S NAME: DONNA Bosold, AICP, Critical Concern Consultants PHONE #: 305.942.1064

APPLICANT'S ADDRESS: 317 Whitehead St Key West, FL 33040

ADDRESS OF CONSTRUCTION: 400 White St. Key West, FL 33040 # OF UNITS 208

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Please see attached description

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 02.07.2014

Applicant's Signature: *[Handwritten Signature]*

Required Submittals

| | |
|---------------|--|
| | TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions) |
| | TREE REMOVAL PERMIT (if applicable) |
| | PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions) |
| | PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions) |
| | ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC |
| Oper: CWALKER | SAMPLES Type: BP Drawer: 1 |
| Date: 2/26/14 | Receipt no: 10036 |

PT 2014 1000361
 * BUILDING PERMITS NEW
 Staff Use Only
 Trans number: 1.00 \$100.00
 CK CHECK Date: 0053 \$100.00
 Trans date: 2/26/14 Time: 14:00:00
 Staff Approval: _____
 Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Peary court houses were built in 1996.

*• Guidelines for new construction (pages 36-38a)
specific mass, scale, proportion and sit*

• Guidelines / page 52 design principles.

• Ordinance for demolitions of non historic / non contributing structures.

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Peary Court Holdings, L.P.

Approval sought: Pursuant to City *Code* Sec. 122-611(d),

Approval of Peary Court typical units and site plan (replacement of 160 non-contributing dwelling units and addition of 48 dwelling units); review of project's mass, scale, size, proportion and screening.

Peary Court Holdings, L.P. Request for HARC Special Meeting

Per suggestion of City Staff made during meetings held on January 30, 2014, Peary Court Holdings, L.P., has requested a special HARC meeting to review the Peary Court site plan and typical unit clusters. Staff's recommendation, with which the applicant concurs, is based on the significance of, and community interest in, the Peary Court Redevelopment Plan.

(see below)

From: Donna Bosold <dbosoldaicp@gmail.com>

Date: January 31, 2014 at 4:03:43 PM EST

To: "bcunning@keywestcity.com" <bcunning@keywestcity.com>

Cc: "etorregr@keywestcity.com" <etorregr@keywestcity.com>, Don Craig <dcraig@keywestcity.com>

Subject: Peary Court HARC Special Meeting Request

Brendon,

The client concurs with Staff recommendation that the Peary Court submittal be the subject of a special meeting to be held in March. Thank you for finding two potential dates (March 3, March 10) for that meeting. The project architect Bernard Zyscovich expressed a preference for March 3. Please consider this our request to HARC for a special meeting to be held March 3.

Our application will be filed next week.

Best Regards,

Donna

Donna M. Bosold, AICP

Dbosoldaicp@gmail.com

305.942.1064

Sanborn Maps

12

22

FLA - 505

Armed Forces



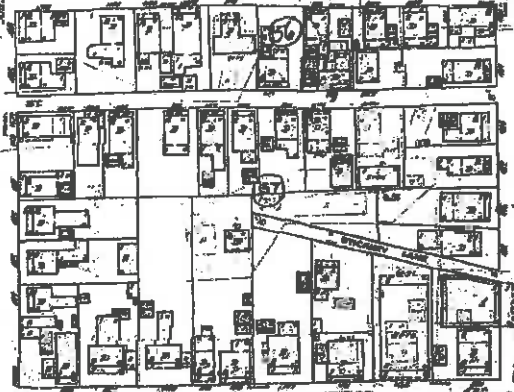
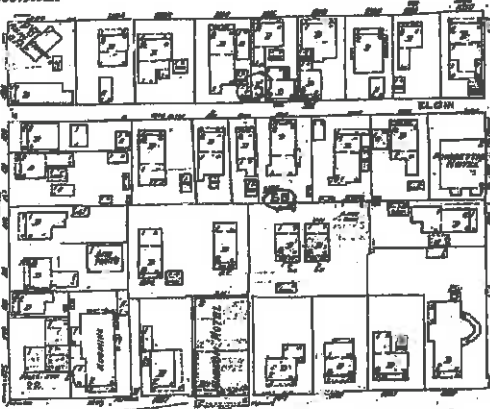
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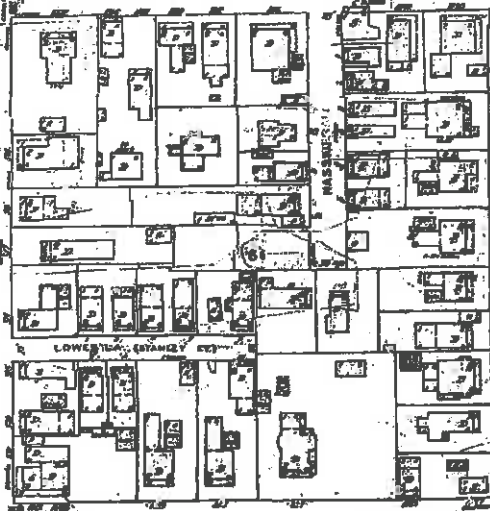
Pub. 1925
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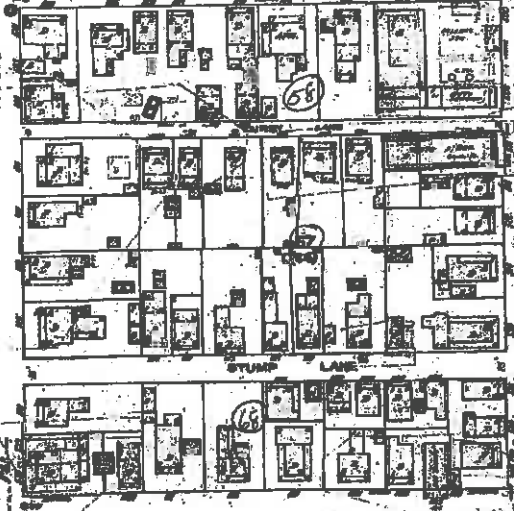
EATON



FLEMING



FRANCIS



WHITE

GRINNELL

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10

LOWELL

STUMP LANE

SOUTHARD



U.S. GEOLOGICAL SURVEY



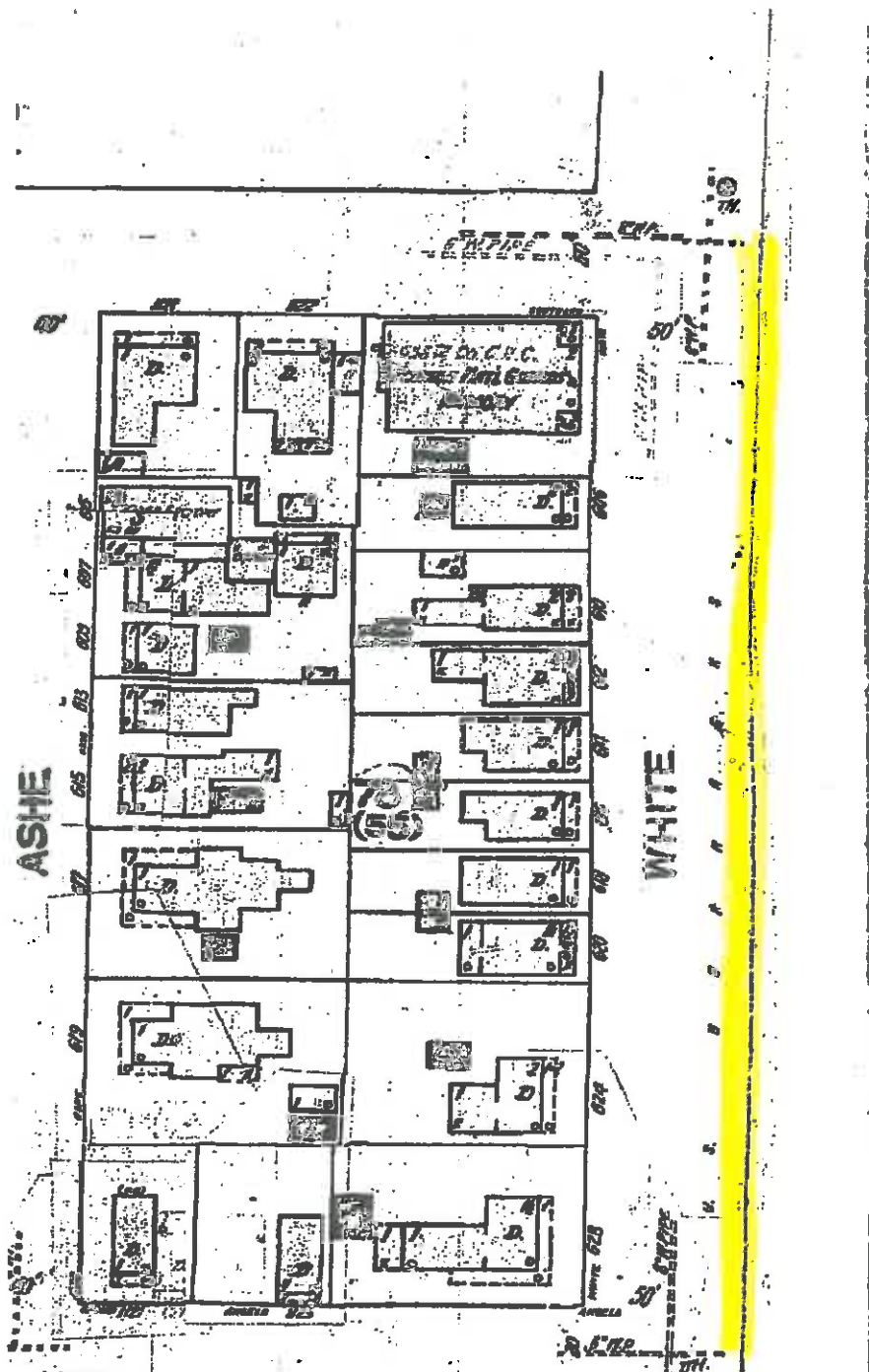
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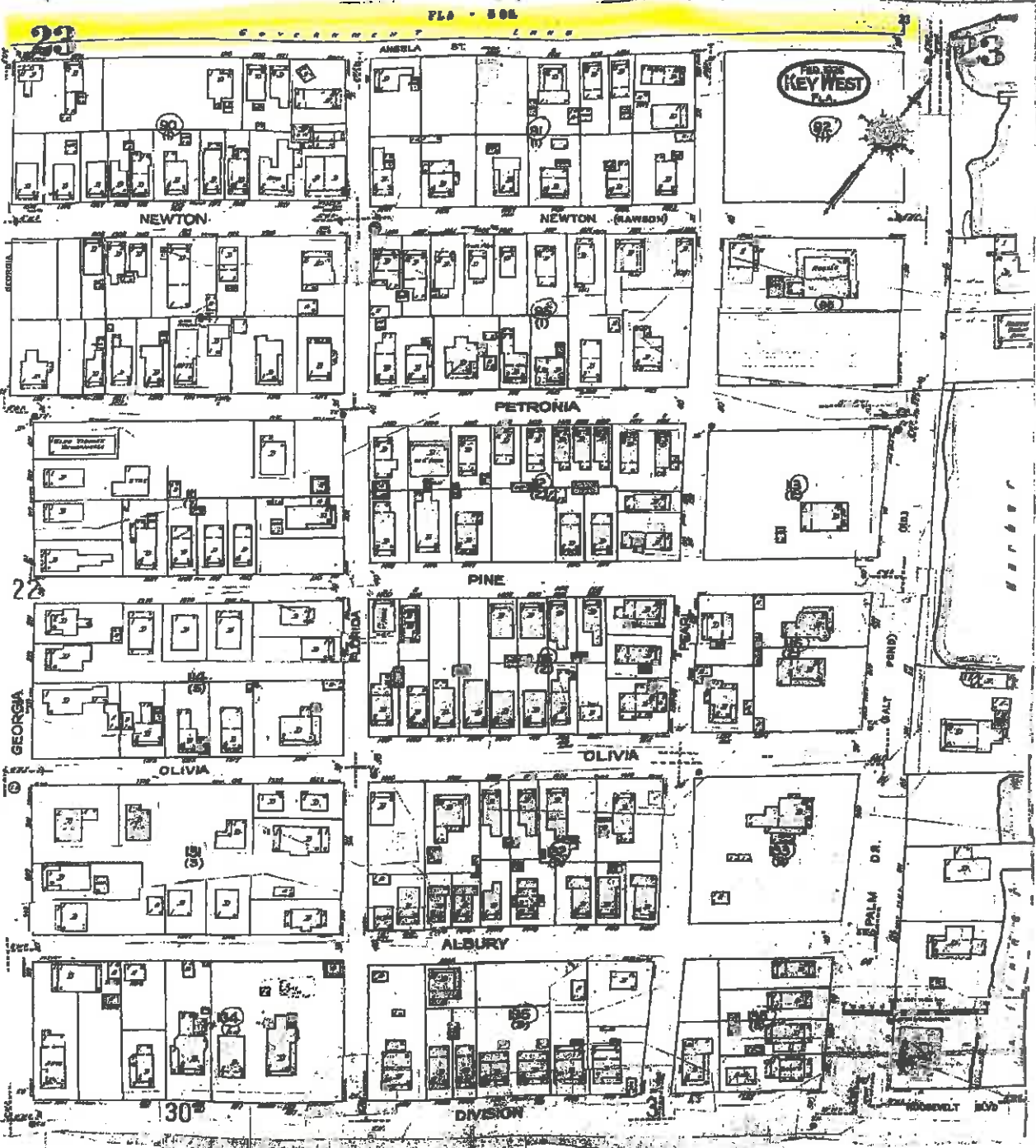
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1748



1848 Sanborn map



1948



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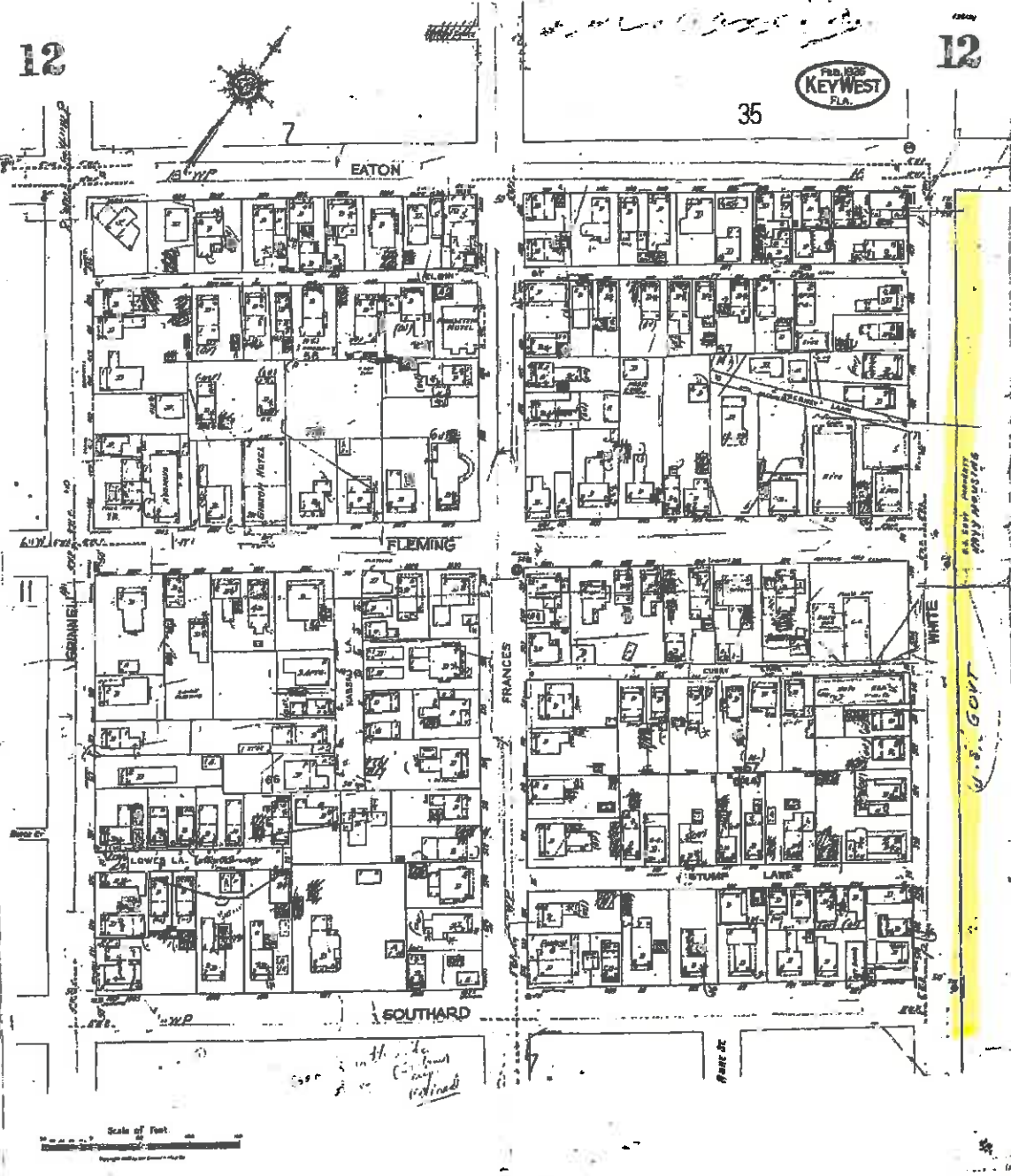
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FED. BLDG. KEYWEST FLA.

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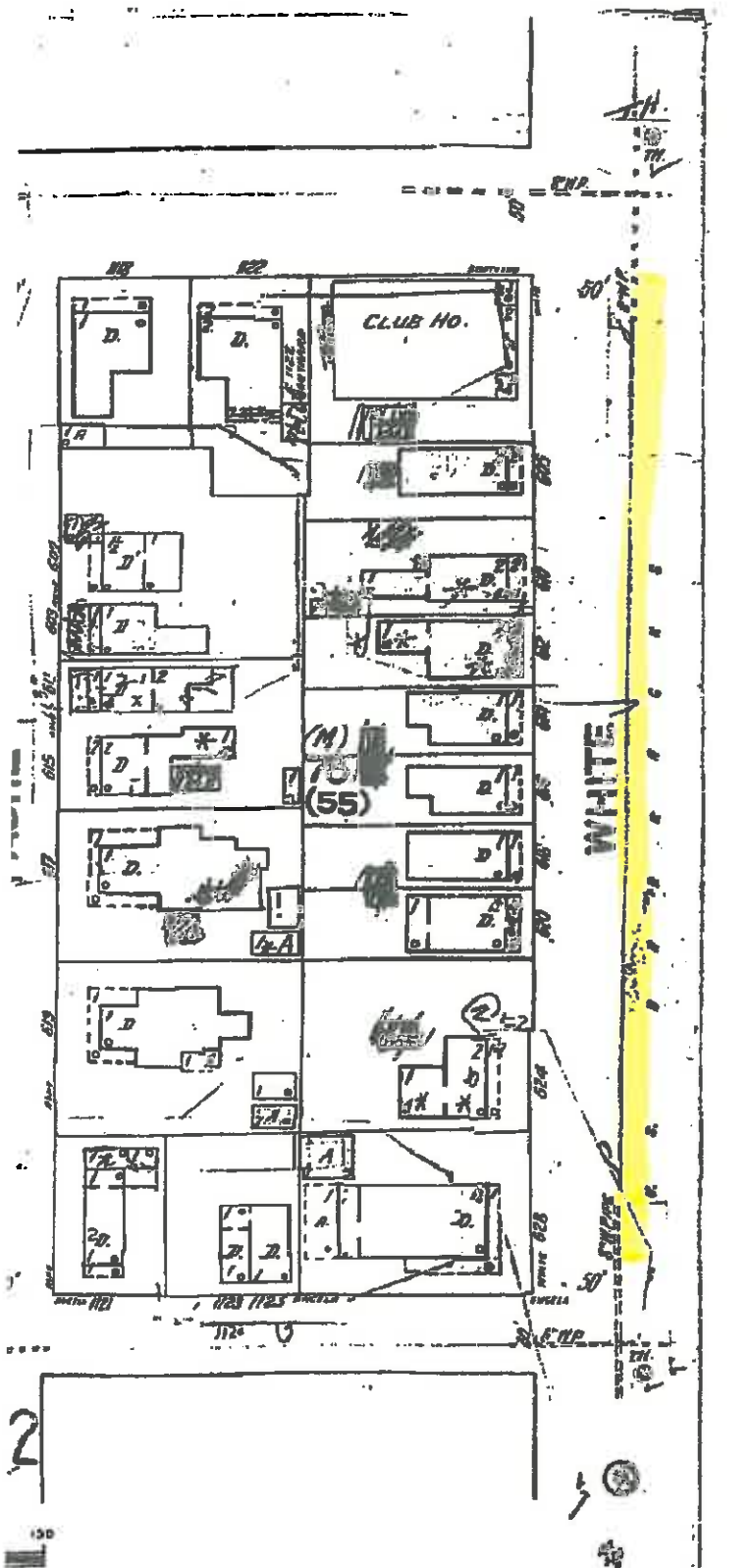


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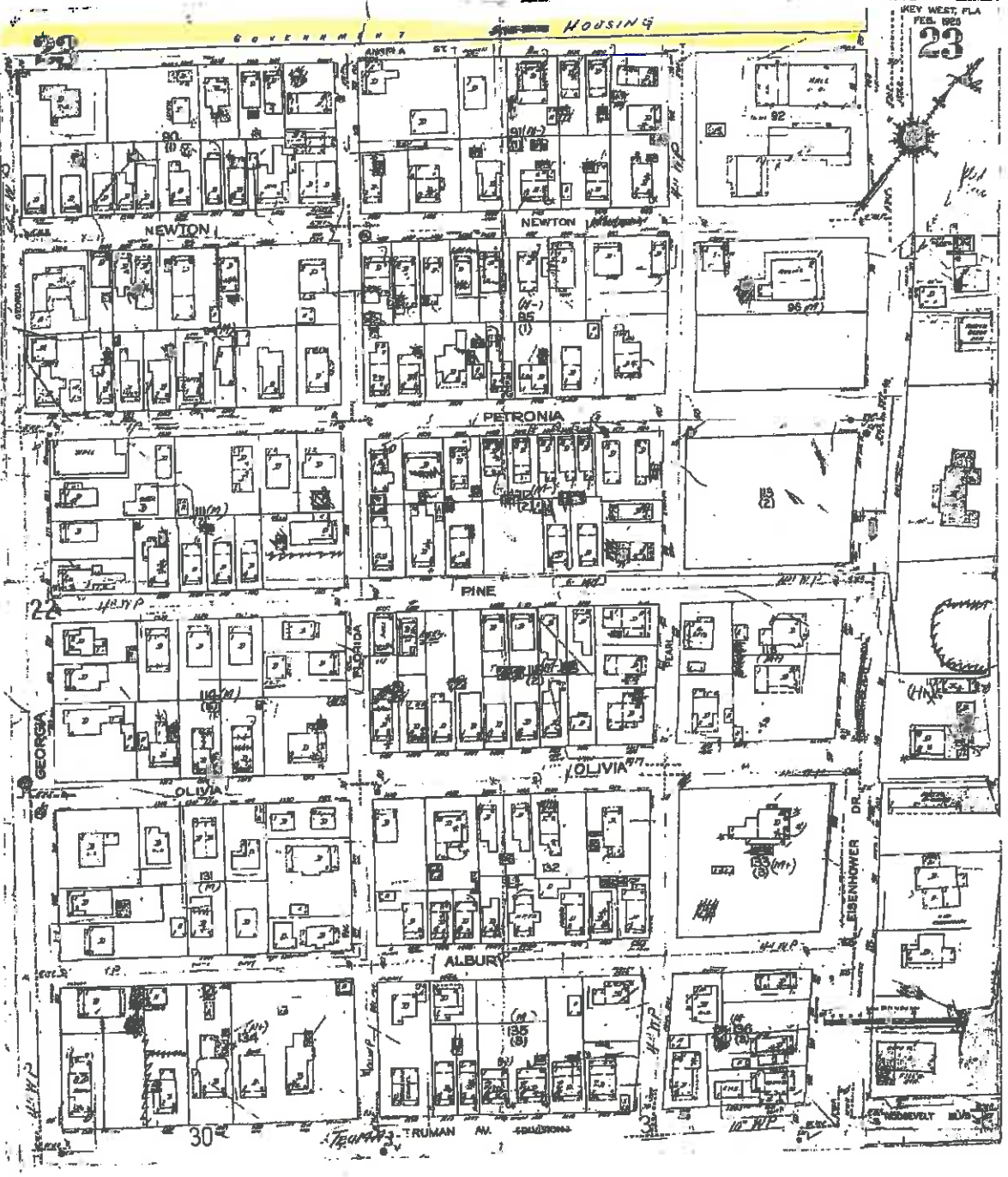
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1962



1962 Sanborn map



KEY WEST, FLA
FEB. 1902
23

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1902



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Project Photos



Google earth

feet 10
meters 3



corner of white street and Eaton
facing south



Google earth

feet 20
meters 6



White street facing south



Google earth



White street facing north



Google earth



white street facing north



Google earth



Angela street facing East



Google earth



Angela Street facing east



Google earth

feet
meters



Angela Street facing East



Google earth



Corner of Angela and Eisenhower
facing west



WEST END OF
ANGELA STREET.
ANGELA + THOMAS
STREETS.





ANGELA STREET
BETWEEN SIMON
& ELIZABETH STREETS



ANGELA STREET
ACROSS THE
CEMETERY



PEACOCK LANE
STREETSCAPES



GALVESTON LANE
STROOPS CAPES



JAMES STREET
STREETSCAPES



JAMES STREET
STREETSCAPES

Survey

Public Comments



Enid Torregrosa <etorregr@keywestcity.com>

Peary Court: to be read at the March 10th HARC meeting

1 message

shmfel@aol.com <shmfel@aol.com>

Fri, Mar 7, 2014 at 12:02 PM

To: etorregr@keywestcity.com, sgibson@keywestcity.com, wm@keywestcity.com, "beabella99 <'beabella99"@gmail.com, "ccates <'ccates"@keywestcity.com, "jweekley <'jweekley"@keywestcity.com, "mrossi <'mrossi"@keywestcity.com, "bwardlow <'bwardlow"@keywestcity.com, "tjohnston <'tjohnston"@keywestcity.com, "clopez <'clopez"@keywestcity.com, "rklitenick <'rklitenick"@keywestcity.com, "mbrowning <'mbrowning"@keywestcity.com, "jgilleran <'jgilleran"@keywestcity.com, "shollandjr <'shollandjr"@keywestcity.com, "ppike <'ppike"@keywestcity.com, "cspottswood <'cspottswood"@keywestcity.com, "ltennyson <'ltennyson"@keywestcity.com, "gfilosa <'gfilosa"@keysnews.com, "tyaniz <'tyaniz"@keywestcity.com

Please enter this into the record at the March 10th HARC meeting
from: Donna Feldman - 1420 Angela St.

After viewing the newest set of plans for the Peary Court Development I am very concerned. As one crosses the Garrison Bight bridge into Old Town, the first thing seen are 3 massive buildings and a water tower. Aside from being totally out of scale with the neighborhood they are eerily reminiscent of concentration camp photos. I am not sure that is the way we want our city introduced to visitors. I know that is an image I never want to see.

By far, the densest portion of this development is along Angela St. The homes are very close together and many have a small cottage in the back. They are backed up as close to the fence as allowed. At present we have houses that are set back from the fence with plenty of green space between them. The new look will be very claustrophobic and change the entire character of our street. In addition, there are the 2 multistory buildings at the Eisenhower end of the street. The developers seem very proud of their green space; however to achieve that they crammed a lot of units along Angela and took away ours.

The plans before you show 2 openings in the fence along Angela that grant access to Peary Court - one at Pearl and one at Florida. Because of the density of homes on this side of the development there will be a parking shortage. I understand there is parking provided, but realistically speaking a 2 or 3 bedroom home with a cottage in the back will very possibly have 3 cars. What would be easier than to park on Angela behind your house and walk in. What would be easier than driving your scooter through the pedestrian only openings. The multi-story buildings have a parking lot with less than one space allotted per unit. That lot is much farther away than simply parking on Angela and walking in. There is also a pool planned at this end. Easy access into Peary Court might make this pool a liability nightmare.

Our street is simply too small and narrow to accommodate any additional cars or traffic. To illustrate this point, I have provided a picture of a Waste Management truck a few feet from one of these proposed openings. Keeping the fence intact along the length of our street would discourage parking on Angela rather than making it a convenience.

I would strongly suggest keeping the Palm Ave entrance open to vehicular traffic. It makes no sense to me to have an entrance already there with a light and not use it. Better to get the residents of Peary Court into the complex before they get backed up at the White St light.

Finally, the density, scale and proportion of this project are out of whack. The densest and largest portions are along Angela St and the carefully thought out green areas are invisible until you are inside the development. After seeing how many homes are planned for our street I have come to the conclusion that there must be NO openings in the fence along Angela St. Had some of the areas incorporated in the center of the development been on our street my opinion might have been different. But as it stands, the impact will be too great. Please consider the opinion of the neighbors. Thank you.

1 Attached Images



Miscellaneous Information

Key West, Florida, Code of Ordinances >> Subpart B - LAND DEVELOPMENT REGULATIONS >>
Chapter 122 - ZONING >> ARTICLE IV. - DISTRICTS >> DIVISION 6. - HISTORIC PRESERVATION
DISTRICTS >> Subdivision III. Historic Special Medium Density Residential District >>

Subdivision III. Historic Special Medium Density Residential District

Sec. 122-611. Intent.

Sec. 122-612. Permitted uses.

Sec. 122-613. Conditional uses.

Sec. 122-614. Prohibited uses.

Sec. 122-615. Dimensional requirements.

Sec. 122-616. Affordable housing requirements.

Secs. 122-617—122-625. Reserved.

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.

(Ord. No. 12-33, § 2, 9-18-2012)

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.

(Ord. No. 12-33, § 2, 9-18-2012)

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.

(Ord. No. 12-33, § 2, 9-18-2012)

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.

(Ord. No. 12-33, § 2, 9-18-2012)

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.

(Ord. No. 12-33, § 2, 9-18-2012)

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 percent 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 percent of the units existent on site at the time of application.

(Ord. No. 12-33, § 2, 9-18-2012)

Secs. 122-617—122-625. Reserved.

Public Notice

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 10, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN. INITIAL APPROVAL OF PEARY COURT TYPICAL UNITS (SUBSEQUENT DETAILED APPROVAL TO FOLLOW). APPROVAL OF SITE PLAN FOR REPLACEMENT OF 160 NON-CONTRIBUTING DWELLING UNITS AND THE ADDITION OF 48 AFFORDABLE DWELING UNITS. APPROVAL OF PROJECT'S MASS, SCALE, SIZE, PROPORTION AND LANDSCAPE CONCEPTS.

FOR: 400 WHITE STREET

Applicant – Critical Concerns Consultants

Application # H14-01-0361

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

**Property Appraiser
Information**



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

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

Property Record Card -
Maps are now launching the new map application version.

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

Alternate Key: 9100458 Parcel ID: 00006730-000200

Ownership Details

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

Property Details

PC Code: 03 - MULTI FAMILY (10 UNITS OR MORE)
Millage Group: 10KW
Affordable Housing: Yes
Section-Township-Range: 32-67-25
Property Location: 400 WHITE ST KEY WEST
Legal Description: SQRS 30 AND 43 PER WM WHITEHEAD MAP OF 1829 AND PARCEL IDENTIFIED AS UNITED STATE CANTONMENT (24.1835 AC) (A/K/A PEARY COURT) B47-183-396 G6-277/278 A4-446 RR-94 OR432-317/318 OR2334-531/618(LEASE W/CONVEYANCE) OR2648-126/133(PARTIAL TERMINATION OF LEASE) OR2648-134/154Q/C OR2648-155/181 OR2648-182/189(REST) OR2657-648/650(AMD REST)

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|-----------|
| 100D - COMMERCIAL DRY | | | 24.18 AC |

Building Summary

Number of Buildings: 8
Number of Commercial Buildings: 0
Total Living Area: 33007
Year Built: 1996

Building 1 Details

Building Type R3
Effective Age 17
Year Built 1996
Functional Obs 0

Condition A
Perimeter 428
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 22
Grnd Floor Area 3,853

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type
Heat 1
Heat Src 1

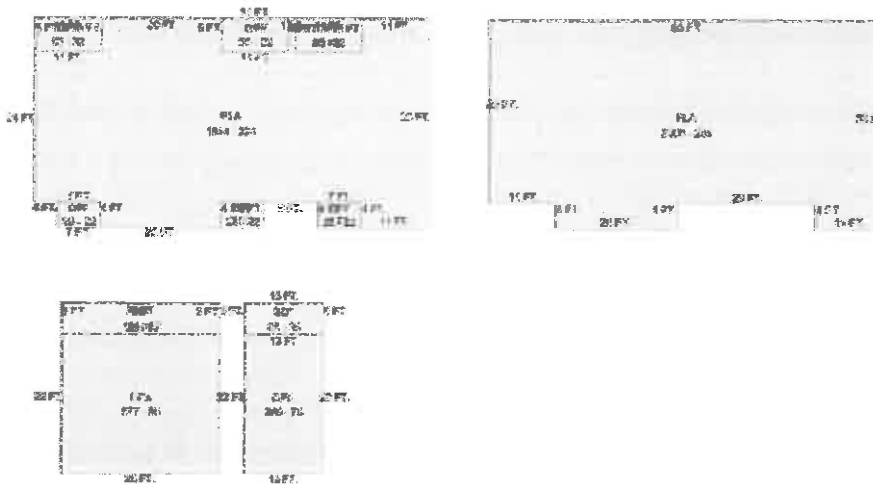
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-----------|------------|---------------------|------|
| 0 | OPF | | 1 | 1996 | | | | 55 |
| 0 | OPF | | 1 | 1996 | | | | 28 |
| 0 | OPF | | 1 | 1996 | | | | 28 |
| 0 | OPF | | 1 | 1996 | | | | 55 |
| 0 | OPF | | 1 | 1996 | | | | 55 |
| 0 | OPF | | 1 | 1996 | | | | 28 |
| 0 | SBF | | 1 | 1996 | | | | 131 |
| 0 | CPX | | 1 | 1996 | | | | 577 |

| | | | | | | |
|---|-----|-----------------|---|------|-----|-------|
| 0 | SBF | | 1 | 1996 | | 65 |
| 0 | CPX | | 1 | 1996 | | 286 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N Y | 1,844 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N Y | 2,009 |

Building 2 Details

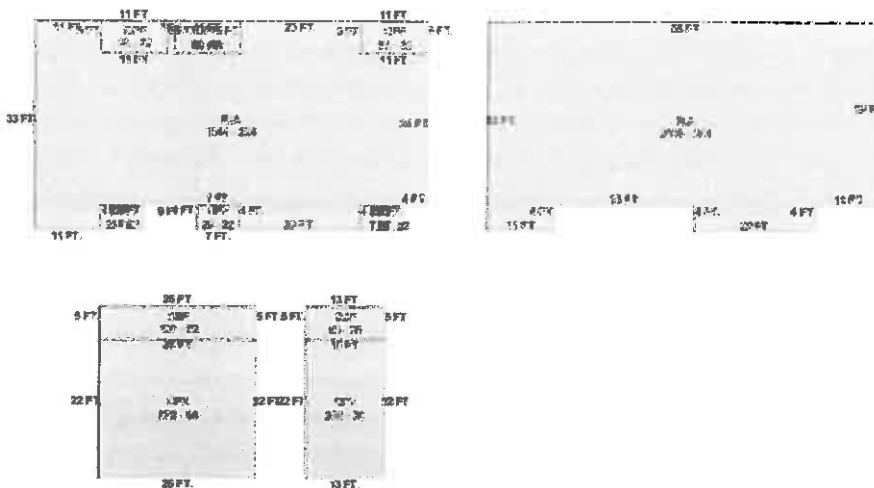
| | | |
|------------------|----------------|-----------------------|
| Building Type R3 | Condition A | Quality Grade 550 |
| Effective Age 17 | Perimeter 428 | Depreciation % 22 |
| Year Built 1996 | Special Arch 0 | Grnd Floor Area 3,853 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

| | | |
|------------|------------|------------|
| Roof Type | Roof Cover | Foundation |
| Heat 1 | Heat 2 | Bedrooms 0 |
| Heat Src 1 | Heat Src 2 | |

Extra Features:

| | |
|--------------|--------------------|
| 2 Fix Bath 0 | Vacuum 0 |
| 3 Fix Bath 0 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0 |
| 5 Fix Bath 0 | Security 0 |
| 6 Fix Bath 0 | Intercom 0 |
| 7 Fix Bath 0 | Fireplaces 0 |
| Extra Fix 0 | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-----------|------------|---------------------|------|
| 0 | SBF | | 1 | 1996 | | | | 130 |
| 0 | CPX | | 1 | 1996 | | | | 572 |

| | | | | | | | |
|---|-----|-----------------|---|------|---|---|-------|
| 0 | SBF | | 1 | 1996 | | | 65 |
| 0 | CPX | | 1 | 1996 | | | 286 |
| 0 | OPF | | 1 | 1996 | | | 55 |
| 0 | OPF | | 1 | 1996 | | | 28 |
| 0 | OPF | | 1 | 1996 | | | 55 |
| 0 | OPF | | 1 | 1996 | | | 55 |
| 0 | OPF | | 1 | 1996 | | | 28 |
| 0 | OPF | | 1 | 1996 | | | 28 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | 1,844 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | 2,009 |

Building 3 Details

Building Type R2
 Effective Age 17
 Year Built 1996
 Functional Obs 0

Condition A
 Perimeter 304
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 22
 Grnd Floor Area 2,552

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type
 Heat 1
 Heat Src 1

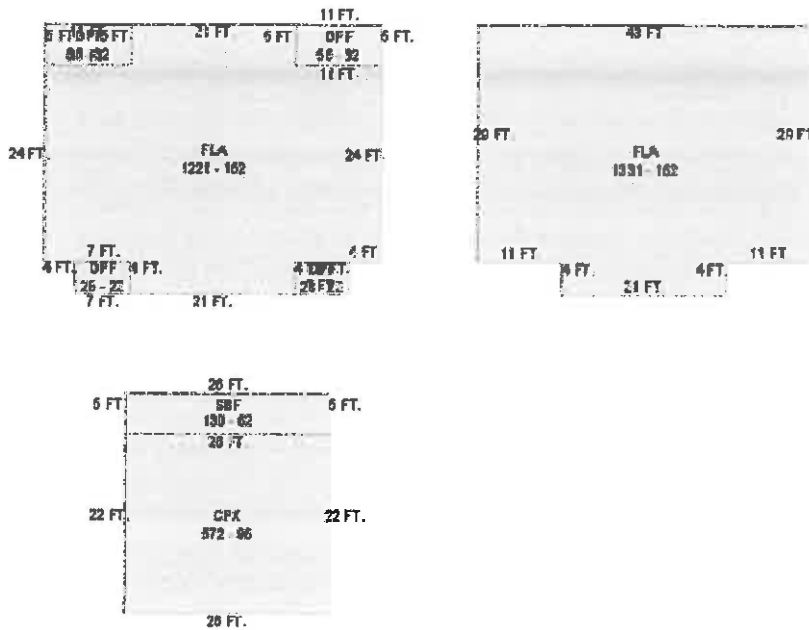
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|-----------------|-----------|------------|-------|-----|------------|---------------------|-------|
| 0 | OPF | | 1 | 1996 | | | | | 55 |
| 0 | OPF | | 1 | 1996 | | | | | 55 |
| 0 | OPF | | 1 | 1996 | | | | | 28 |
| 0 | OPF | | 1 | 1996 | | | | | 28 |
| 0 | SBF | | 1 | 1996 | | | | | 130 |
| 0 | CPX | | 1 | 1996 | | | | | 572 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | | | 1,221 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | | | 1,331 |

Building 4 Details

Building Type R4
 Effective Age 17
 Year Built 1996
 Functional Obs 0

Condition A
 Perimeter 516
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 22
 Grnd Floor Area 5,162

Inclusions: R4 Includes 4 3-fixture baths and 4 kitchens.

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

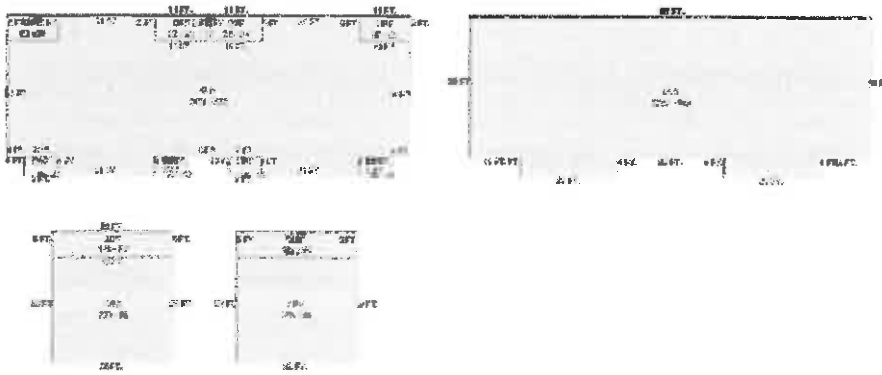
Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0

6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|-----------------|-----------|------------|-----------|------------|---------------------|-------|
| 0 | OPF | | 1 | 1996 | | | | 55 |
| 0 | OPF | | 1 | 1996 | | | | 55 |
| 0 | OPF | | 1 | 1996 | | | | 55 |
| 0 | OPF | | 1 | 1996 | | | | 55 |
| 0 | OPF | | 1 | 1996 | | | | 28 |
| 0 | OPF | | 1 | 1996 | | | | 28 |
| 0 | OPF | | 1 | 1996 | | | | 28 |
| 0 | OPF | | 1 | 1996 | | | | 28 |
| 0 | SBF | | 1 | 1996 | | | | 130 |
| 0 | CPX | | 1 | 1996 | | | | 572 |
| 0 | SBF | | 1 | 1996 | | | | 131 |
| 0 | CPX | | 1 | 1996 | | | | 575 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | | 2,471 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | | 2,691 |

Building 5 Details

Building Type R4
 Effective Age 17
 Year Built 1996

Condition A
 Perimeter 526
 Special Arch 0

Quality Grade 550
 Depreciation % 22
 Grnd Floor Area 5,155

Functional Obs 0

Economic Obs 0

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type
Heat 1
Heat Src 1

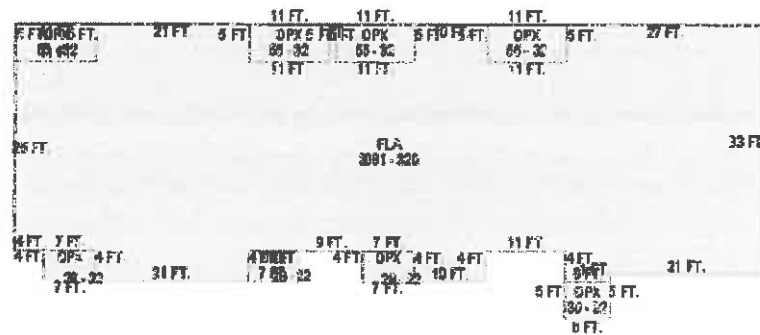
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|-----------------|-----------|------------|-------|-----|------------|---------------------|-------|
| 0 | OPX | | 1 | 1996 | | | | | 55 |
| 0 | OPX | | 1 | 1996 | | | | | 55 |
| 0 | OPX | | 1 | 1996 | | | | | 55 |
| 0 | OPX | | 1 | 1996 | | | | | 55 |
| 0 | OPX | | 1 | 1996 | | | | | 30 |
| 0 | OPX | | 1 | 1996 | | | | | 28 |
| 0 | OPX | | 1 | 1996 | | | | | 28 |
| 0 | OPX | | 1 | 1996 | | | | | 28 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | | | 3,081 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | | | 2,074 |

Building 6 Details

Building Type R4
 Effective Age 17
 Year Built 1996
 Functional Obs 0

Condition A
 Perimeter 526
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 22
 Grnd Floor Area 5,156

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type
 Heat 1
 Heat Src 1

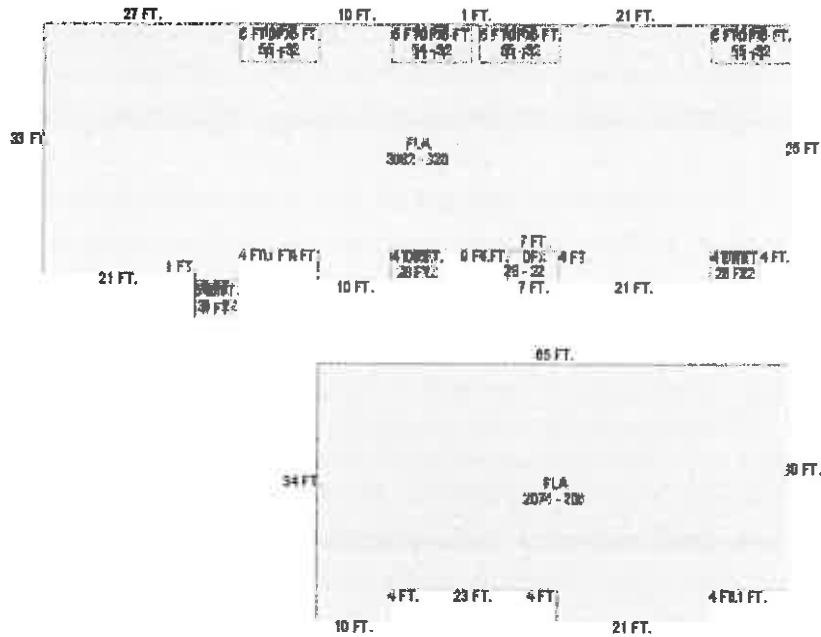
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-----------|------------|---------------------|------|
| 0 | OPX | | 1 | 1996 | | | | 30 |
| 0 | OPX | | 1 | 1996 | | | | 28 |
| 0 | OPX | | 1 | 1996 | | | | 28 |
| 0 | OPX | | 1 | 1996 | | | | 28 |
| 0 | OPX | | 1 | 1996 | | | | 55 |
| 0 | OPX | | 1 | 1996 | | | | 55 |
| 0 | OPX | | 1 | 1996 | | | | 54 |
| 0 | OPX | | 1 | 1996 | | | | 55 |

| | | | | | | | |
|---|-----|-----------------|---|------|---|---|-------|
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | 3,082 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | 2,074 |

Building 7 Details

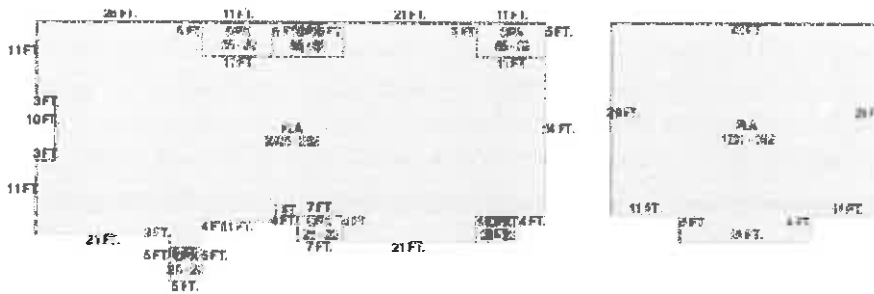
| | | |
|------------------|----------------|-----------------------|
| Building Type R3 | Condition A | Quality Grade 550 |
| Effective Age 17 | Perimeter 404 | Depreciation % 22 |
| Year Built 1996 | Special Arch 0 | Grnd Floor Area 3,639 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

| | | |
|------------|------------|------------|
| Roof Type | Roof Cover | Foundation |
| Heat 1 | Heat 2 | Bedrooms 0 |
| Heat Src 1 | Heat Src 2 | |

Extra Features:

| | | | |
|------------|---|------------------|---|
| 2 Fix Bath | 0 | Vacuum | 0 |
| 3 Fix Bath | 0 | Garbage Disposal | 0 |
| 4 Fix Bath | 0 | Compactor | 0 |
| 5 Fix Bath | 0 | Security | 0 |
| 6 Fix Bath | 0 | Intercom | 0 |
| 7 Fix Bath | 0 | Fireplaces | 0 |
| Extra Fix | 0 | Dishwasher | 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-----------|------------|---------------------|------|
| 0 | OPX | | 1 | 1996 | | | | 25 |
| 0 | OPX | | 1 | 1996 | | | | 28 |
| 0 | OPX | | 1 | 1996 | | | | 28 |
| 0 | OPX | | 1 | 1996 | | | | 55 |

| | | | | | | | |
|---|-----|-----------------|---|------|---|---|-------|
| 0 | OPX | | 1 | 1996 | | | 55 |
| 0 | OPX | | 1 | 1996 | | | 55 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | 2,308 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | 1,331 |

Building 8 Details

| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type R3 | Condition A | Quality Grade 550 |
| Effective Age 17 | Perimeter 404 | Depreciation % 22 |
| Year Built 1996 | Special Arch 0 | Grnd Floor Area 3,637 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

| | | |
|-------------------|-------------------|-------------------|
| Roof Type | Roof Cover | Foundation |
| Heat 1 | Heat 2 | Bedrooms 0 |
| Heat Src 1 | Heat Src 2 | |

Extra Features:

| | |
|--------------|--------------------|
| 2 Fix Bath 0 | Vacuum 0 |
| 3 Fix Bath 0 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0 |
| 5 Fix Bath 0 | Security 0 |
| 6 Fix Bath 0 | Intercom 0 |
| 7 Fix Bath 0 | Fireplaces 0 |
| Extra Fix 0 | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-----------|------------|---------------------|------|
| 0 | OPX | | 1 | 1996 | | | | 55 |
| 0 | OPX | | 1 | 1996 | | | | 55 |

| | | | | | | | |
|---|-----|-----------------|---|------|---|---|-------|
| 0 | OPX | | 1 | 1996 | | | 55 |
| 0 | OPX | | 1 | 1996 | | | 25 |
| 0 | OPX | | 1 | 1996 | | | 28 |
| 0 | OPX | | 1 | 1996 | | | 28 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | 2,307 |
| 0 | FLA | 11:VINYL SIDING | 1 | 1996 | N | Y | 1,330 |

Appraiser Notes

AFFORDABLE HOUSING RESTRICTIONS RECORDED IN OR2648-182/189. APPLIES TO 48 OF THE 157 RENTAL UNITS FOR A PERIOD OF 50 YEARS FROM EFFECTIVE DATE OF DECLARATION AND THE CITY OF KEY WEST MAY ACT BY RESOLUTION TO RENEW DECLARATION FOR ADDITIONAL 50 YEAR TERM. THE DEVELOPER WILL IDENTIFY THE 48 UNITS WITHIN 30 DAYS OF THE DATE OF THIS DECLARATION.

PER THE SECRETARY OF STATE OF THE STATE OF DELAWARE A COPY OF THE NAME CHANGE FROM GMH MILITARY HOUSING-NAVY SOUTHEAST LLC TO THE CURRENT NAME OF BBC MILITARY HOUSING-NAVY SOUTHEAST LLC HAS BEEN SCANNED INTO LASERFICHE FOR REVIEW.

FOR THE 2014 TAX ROLL THIS PARCEL NOW INCLUDES ALL LANDS WHICH WERE PREVIOUSLY ASSESSED UNDER RE 00006730-000000 AK 1006963.

CONVEYANCE OF RESIDENTIAL UNITS PER OR2334-531/618 WHICH INCLUDES A 50 YEAR GROUND LEASE WITH USA, DEPARTMENT OF NAVY.

PARTIAL TERMINATION OF REAL ESTATE GROUND LEASE RECORDED IN OR2648-126/133, RELEASING PEARY COURT PARCEL.

PROPERTY RECORD CARD IS REFLECTING 8 BUILDING SKETCHES. THIS PARCEL HAS A TOTAL OF 49 BUILDINGS, THE 8 SKETCHES REPRESENT THE VARIOUS SHAPES AND SIZES OF THE BUILDINGS ON THIS PROPERTY. THERE ARE 17 BUILDINGS THAT ARE EXACTLY THE SAME AS BLDG NO 5258 WITH A FINISHED LIVING AREA OF 3,853 SQ FT. THERE ARE 11 BUILDINGS THAT ARE EXACTLY THE SAME AS BLDG NO 5259 WITH A FINISHED LIVING AREA OF 3,853 SQ FT. THERE ARE 3 BUILDINGS THAT ARE EXACTLY THE SAME AS BLDG NO 5260 WITH A FINISHED LIVING AREA OF 2,552 SQ FT. THERE ARE 10 BUILDINGS THAT ARE EXACTLY THE SAME AS BLDG NO 5261 WITH A FINISHED LIVING AREA OF 5,162 SQ FT. THERE ARE 2 BUILDINGS THAT ARE EXACTLY THE SAME AS BLDG NO 5262 WITH A FINISHED LIVING AREA OF 5,155 SQ FT. THERE IS ONE BUILDING FOR SKETCHES THAT REPRESENT BLDG NO'S 5263 AND 5264. THERE ARE 4 BUILDINGS THAT ARE EXACTLY THE SAME AS BLDG NO 5265 WITH A FINISHED LIVING AREA OF 3,637 SQ FT.

PER AMENDMENT TO AFFORDABLE HOUSING DEED RESTRICTIONS FILED IN OR2657-648/650, THE FOLLOWING 48 UNITS HAVE BEEN IDENTIFIED AND CLASSIFIED AS AFFORDABLE HOUSING (MODERATE INCOME) RESTRICTED: UNITS A-B IN BLDG 107 UNITS A-B-C IN BLDG 108 UNITS A-B-C IN BLDG 110 UNITS A-B-C IN BLDG 111 UNITS A-B-C-D IN BLDG 112 UNITS A-B-C IN BLDG 113 UNITS A-B-C-D IN BLDG 114 UNITS A-B IN BLDG 115 UNITS A-B-C IN BLDG 116 UNITS A-B-C IN BLDG 117 UNITS A-B-C IN BLDG 144 UNITS A-B-C IN BLDG 145 UNITS A-B-C IN BLDG 146 UNITS A-B-C IN BLDG 147 UNITS A-B-C IN BLDG 148 UNITS A-B-C IN BLDG 149

2014-03-04 FIELD CHECK CONFIRMED ALL ASPHALT PARKING LOT AND COMMERCIAL BANK BUILDING HAS BEEN DEMOLISHED AND REMOVED. DKRAUSE

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2013 | 3,661,022 | 0 | 0 | 22,565,521 | 22,565,521 | 0 | 22,565,521 |
| 2012 | 3,750,314 | 0 | 0 | 23,115,897 | 23,115,897 | 0 | 23,115,897 |
| 2011 | 3,750,314 | 0 | 0 | 23,115,897 | 23,115,897 | 0 | 23,115,897 |
| 2010 | 3,839,607 | 0 | 0 | 23,666,266 | 23,666,266 | 0 | 23,666,266 |
| 2009 | 3,884,255 | 0 | 0 | 23,941,473 | 23,941,473 | 0 | 23,941,473 |
| 2008 | 3,928,900 | 0 | 0 | 24,216,644 | 24,216,644 | 0 | 24,216,644 |

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|-----------|----------------------------|------------|------------|---------------|
| 8/30/2013 | 2648 / 155 | 35,000,000 | WD | 01 |

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Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176