

Historic Architectural Review Commission

Staff Report Item 1b

Meeting Date:	May 7, 2014
Applicant:	Critical Concerns Consultants Donna Bosold AICP, Planner
Application Number:	H14-01-361
Address:	#400 White Street
Description of Work:	Major Development Plan- Demolition of existing units.
Site Facts:	<p>The parcel of approximately 24.18 is zoned as Historic Special Medium Density Residential district (HSMDR). The site is located next to one of the main entrances to the historic district, on the north east side of White Street. The lot abuts three historic district boundaries; on the west White Street, on the south Angela Street and on the east Eisenhower Drive. The parcel has a total of 49 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.</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> <p>A certificate of Appropriateness for the demolition of the Credit Union buildings was approved by the Commission on November 26, 2013.</p>
Guidelines and Ordinance Cited in Review:	Ordinance for demolition; Land Development Regulations Sec. 102-217, (2) for non-historic/ non-contributing structures.

Staff Analysis

The Certificate of Appropriateness for review proposes the demolition of forty nine dwelling structures. The existing structures were built between 1995 and 1996 by the Navy and served as military housing. The applicant has submitted plans for a new development that will change the entire site.

Consistency with the Ordinance for Demolition

The proposed demolitions of the non-historic and non-contributing houses may be considered by the Commission since the structures will not be deemed as contributing resources to the historic district in a near future.

It is staff's opinion that the proposed demolition is consistent with the ordinance for demolition for non-historic and non-contributing structures. The proposed structures to be demolished are less than 50 years old. If the request is approved this will be the only reading for the proposed demolition.

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

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 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:

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 Type: BP Drawer: 1
Date: 2/26/14 Receipt no: 100361

PT 2014 100361
* BUILDING PERMITS NEW

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

Aerial View

12

P.O. BOX
KEY WEST
FLA.

35

EATON

FLEMING

FRANCIS

WHITE

SOUTHWARD

Scale of Feet.

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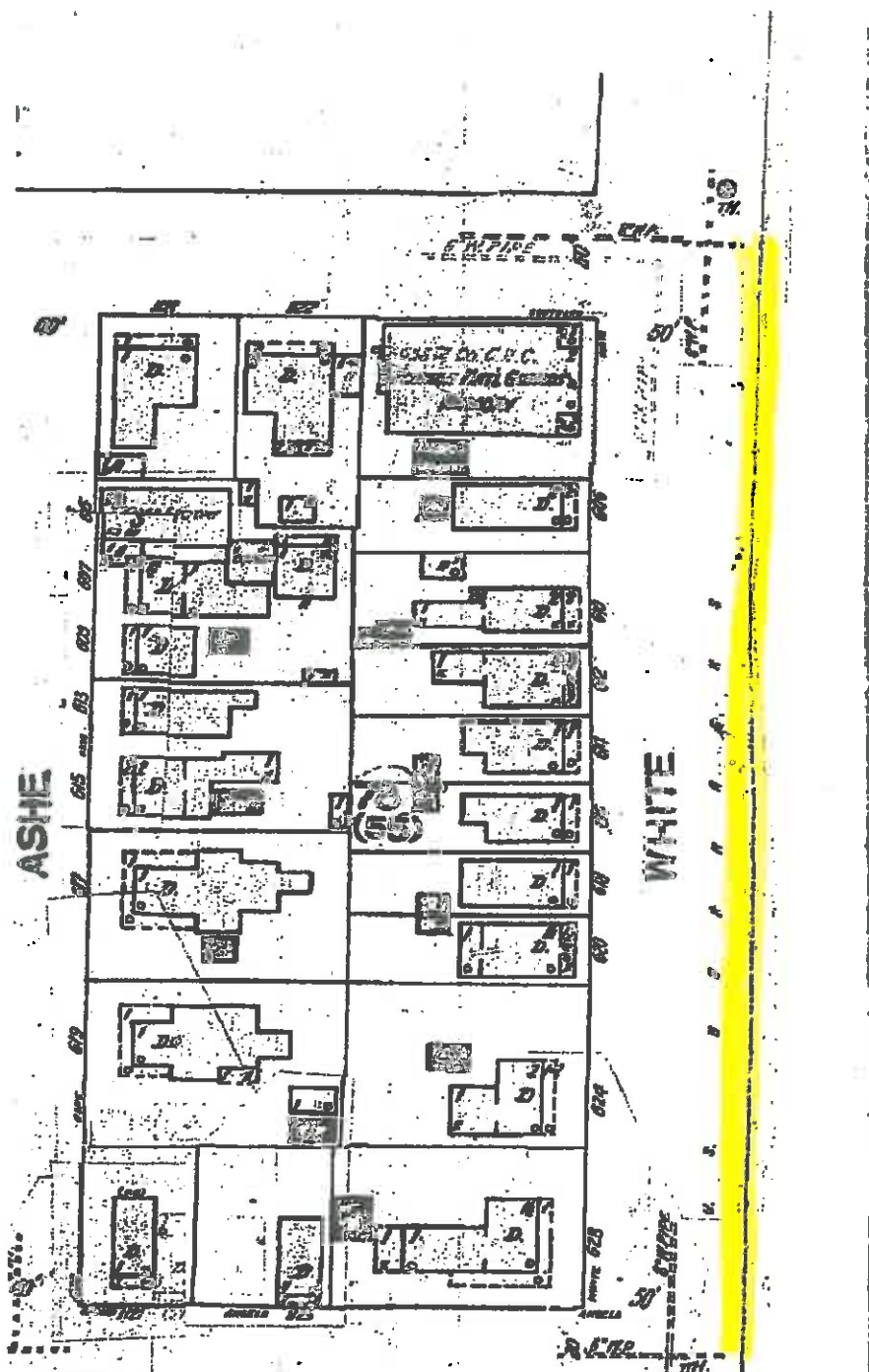


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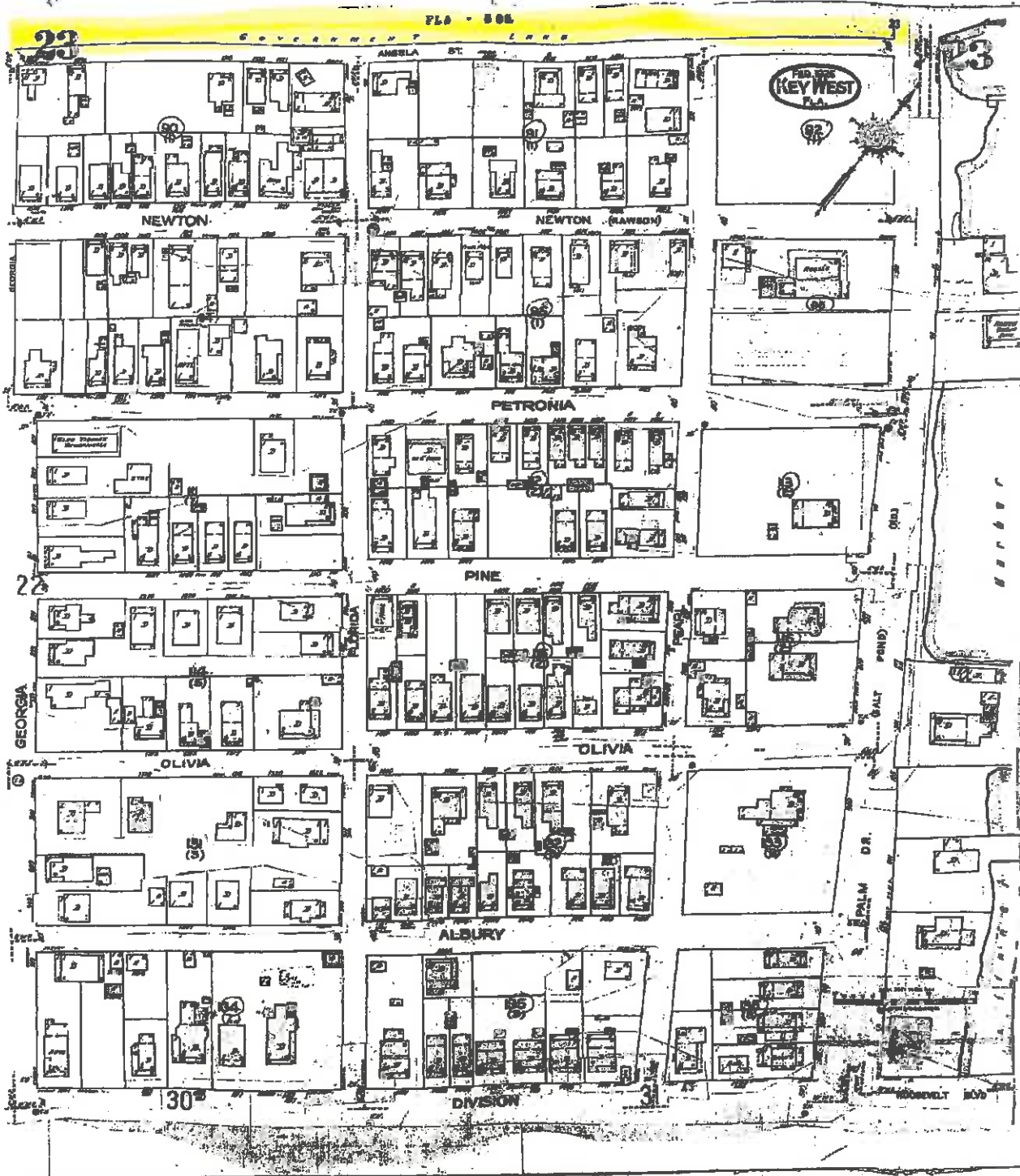
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N.Y.C. and N.J.

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1248



1848 Sanborn map



The Sanborn Library, LLC

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1948 Division of Historic Sites, Buildings, and Monuments, U.S. Department of the Interior

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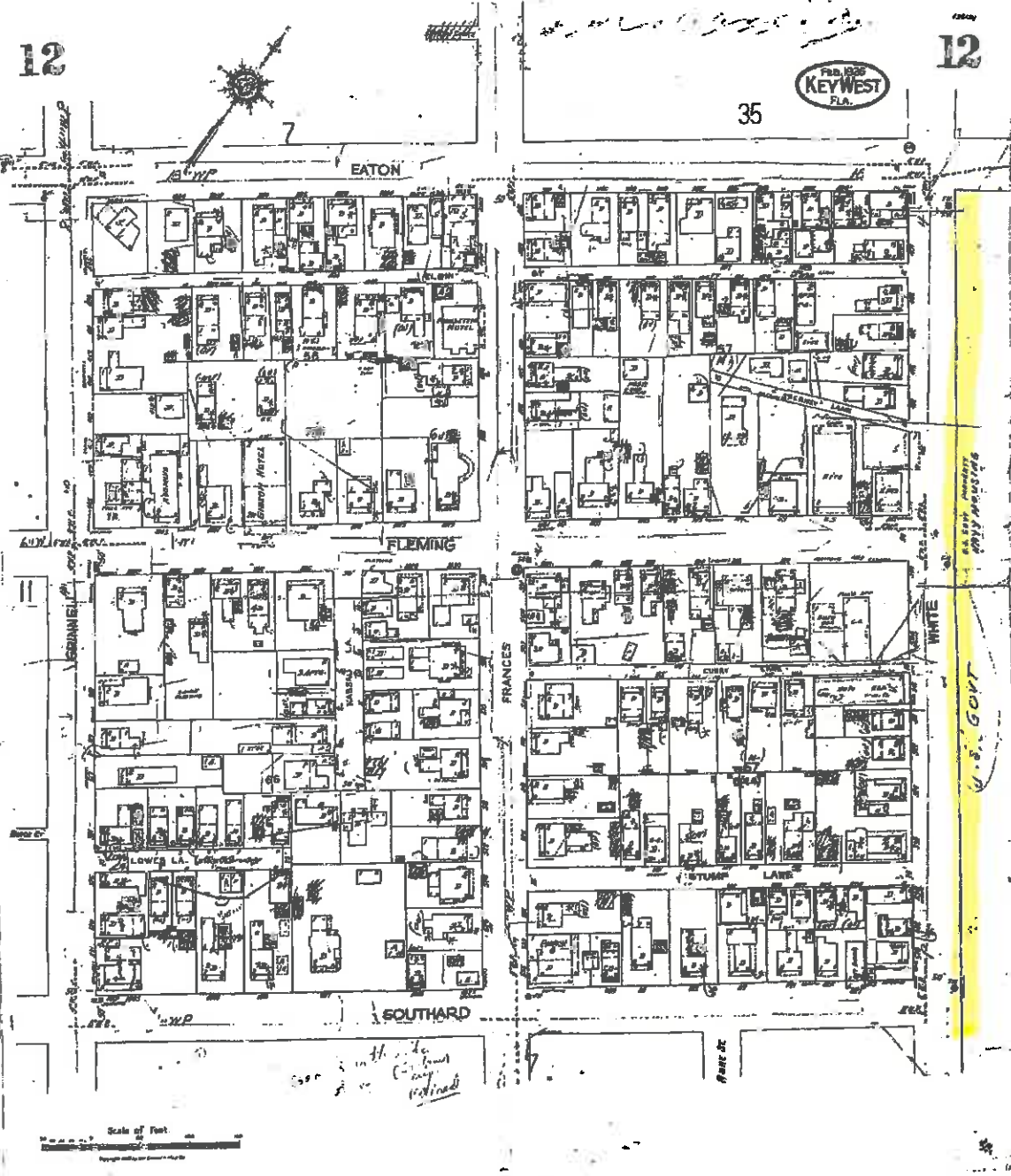
1948

12

12

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FED. BLDG.
KEYWEST
FLA.

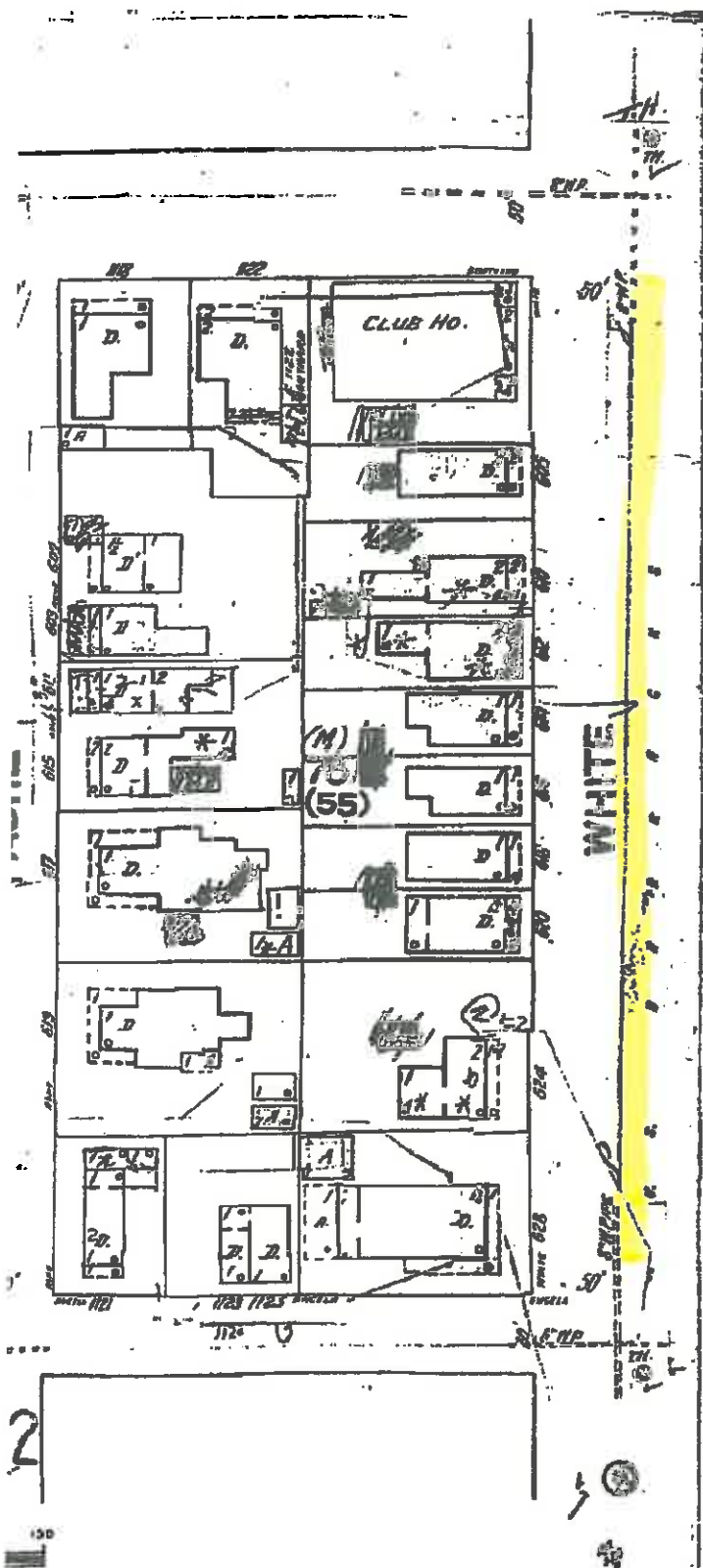


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1962



1962 Sanborn map

22

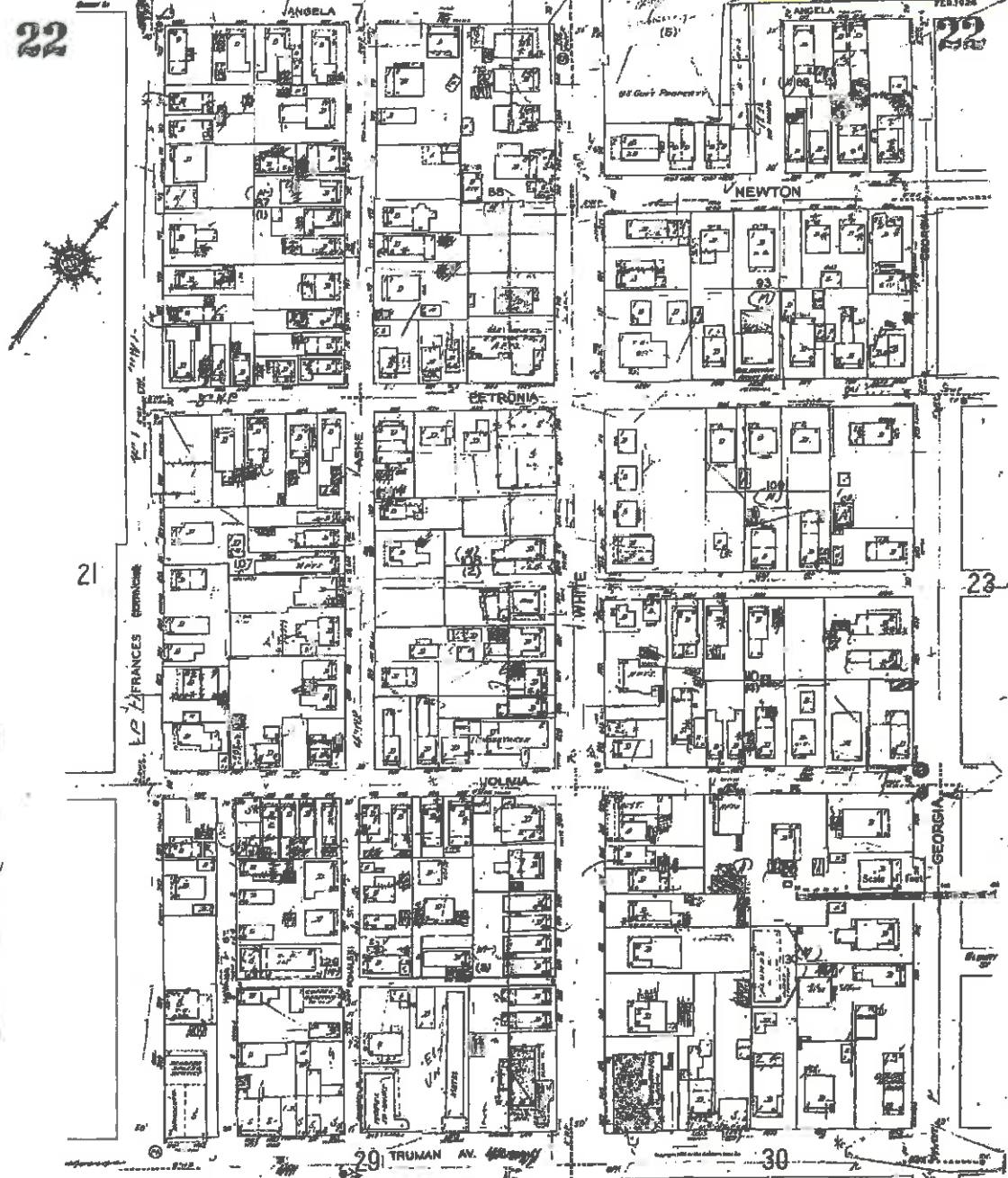
22

21

23

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30



1962



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 Sanborn Map Company, Inc. 100 North 10th Street, Philadelphia, PA 19107

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

feet
meters



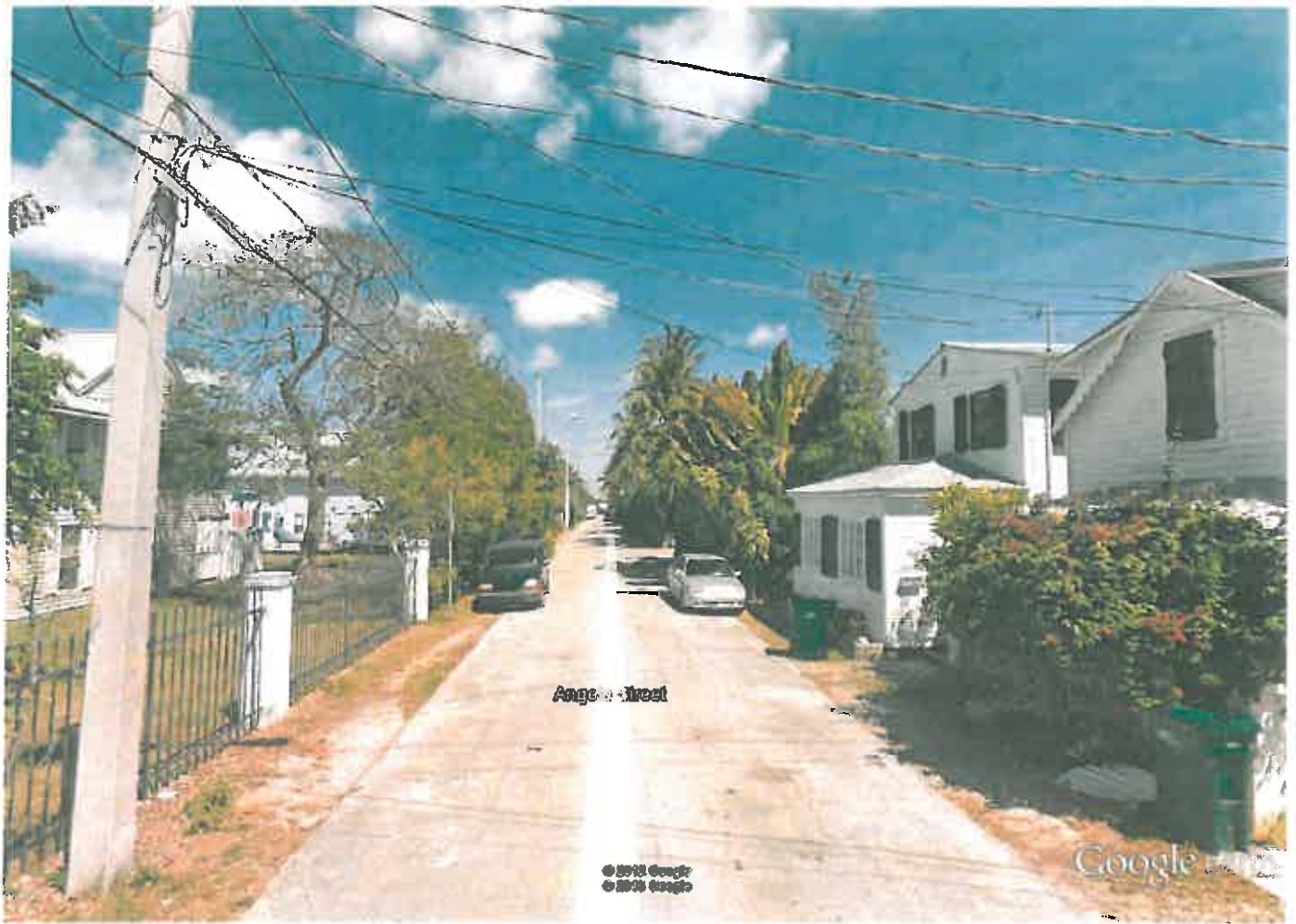
white street facing north



Google earth

feet 8
meters 2

Angela street facing East



Google earth

feet 10
meters 4

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



ANGEL STREET
ACROSS THE
CENETERY



PEACOCK LANE
STREETSCAPES



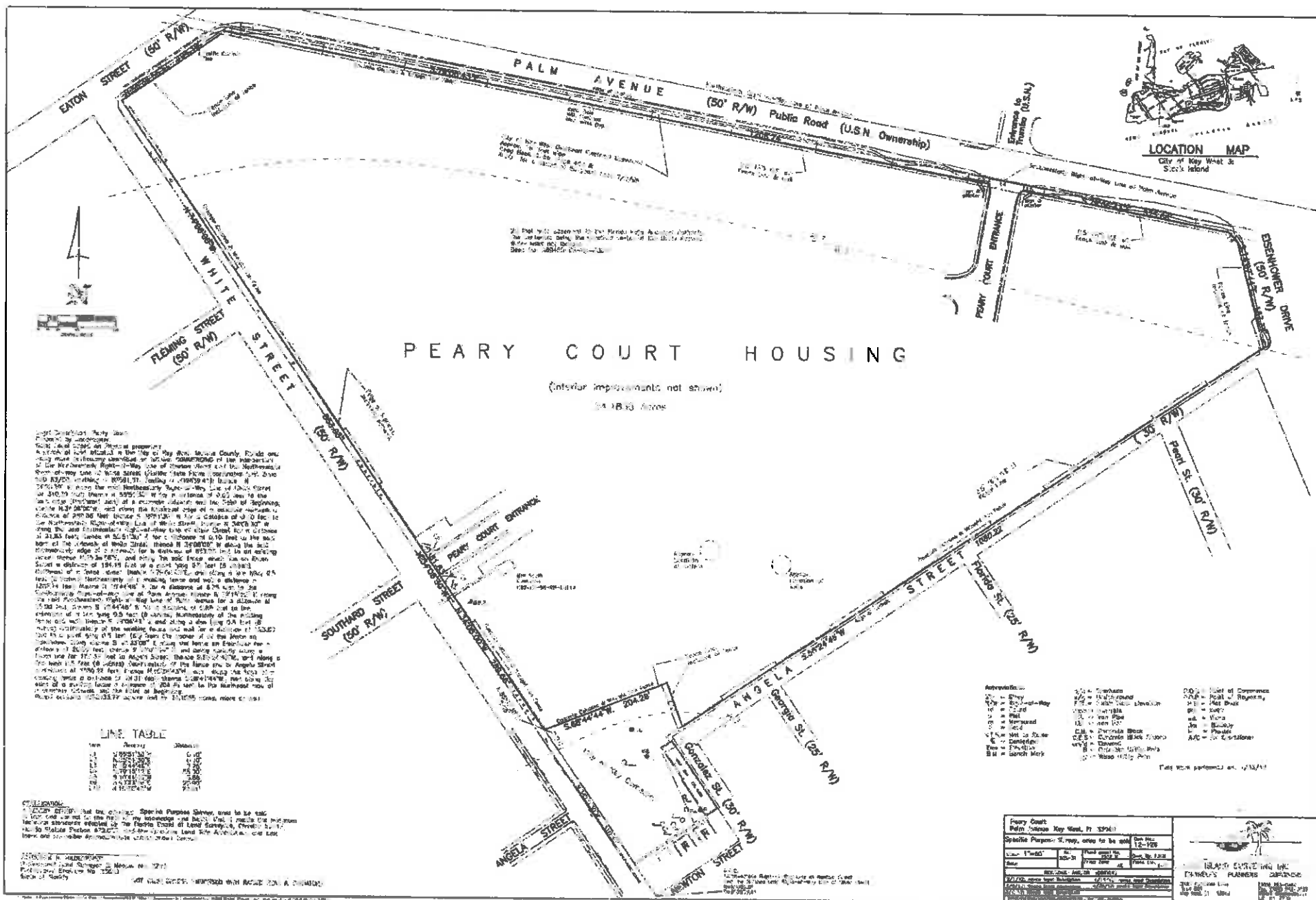


JAMES STREET
STREETSCAPES



JAMES STREET
STREETSCAPES

Survey

[illegible]

Public Comments



Enid Torregrosa <etorregr@keywestcity.com>

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

1 message

shmofoel@aol.com <shmofoel@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.



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	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

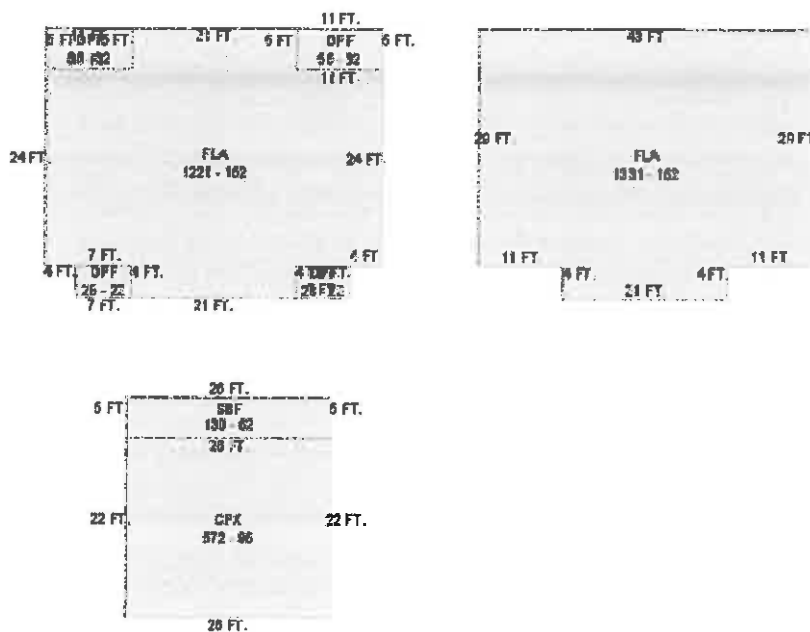
Roof Cover
Heat 2
Heat Src 2

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

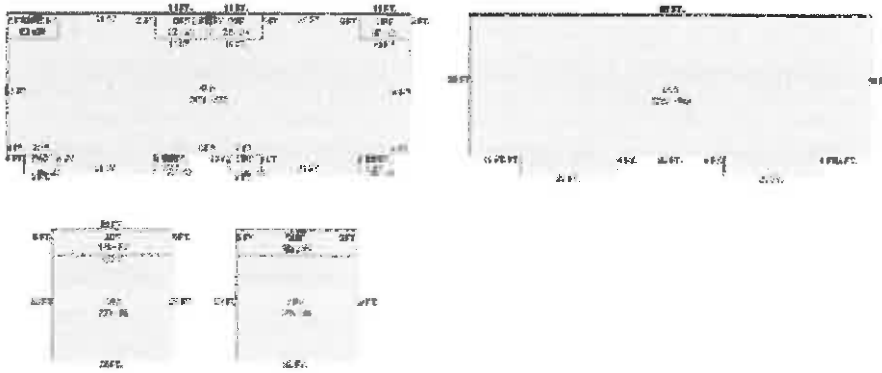
Extra Features:

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

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

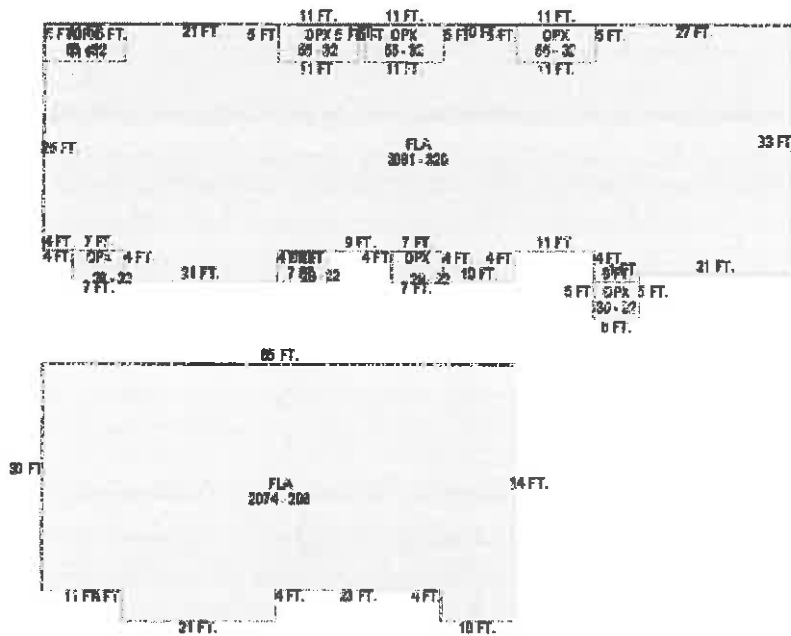
Intercom 0

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					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

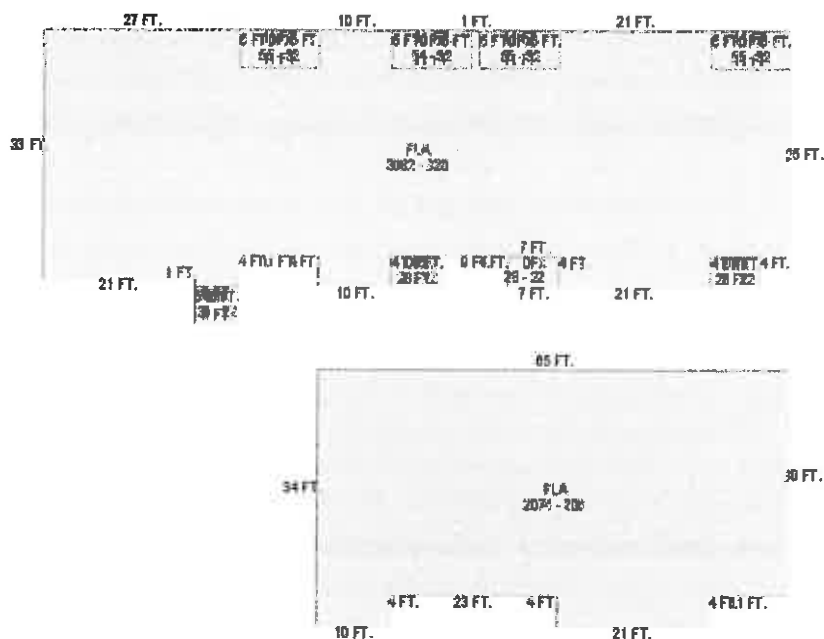
Roof Cover
Heat 2
Heat Src 2

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	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