

4 November 2104

To: HARC

Re: Peary Court

For the record for the Special Hearing Nov. 6, 2014

We have been owners of 1215 Newton Street for 20 years.

We write to urge HARC to approve the developer's most recent plan to retain the fence on Angela Street intact and without roads or paths intersecting. This is the only way to protect and define our historic district. Every member of the City Commission agrees. Furthermore, according to the city attorney, HARC doesn't have authority to alter the Angela fence absent a request from the developer.

Please don't attempt to deviate from this approach. Keep the fence just as it is.
Thank you.

Respectfully,

Steve MacDonald
Priscilla Derven

Enid Torregrosa

From: shmofel@aol.com
Sent: Wednesday, November 05, 2014 11:59 AM
To: Enid Torregrosa
Subject: Special Harc meeting Nov 6th Peary Court

Enid,

Please enter this into the record and have it read at the meeting. Thank you, donna and Teddy

Donna Feldman & Ted Baier
1418 & 1420 Angela St

Unfortunately, we are out of town and cannot attend this meeting.

We would like to commend the developers on this latest revision of their plans for Peary Court. These plans reflect many hours of compromise.

The developers listened to the neighbors and other concerned citizens of Key West, as well as the entire city commission. They retained the fence, intact, along Angela St. In so doing, they allowed a quiet, unique street to retain its charm and the entire Meadows neighborhood to retain its historical character while bordering a brand new development.

The developers listened to HARC and scaled down the size of the houses juxtaposed to historic homes so the mass and scale is more closely aligned.

The developers paid close attention to the comprehensive plan and took out the entrances and exits that would have greatly increased traffic flow through the Meadows.

Peary Court will never be as historical as its neighbors. It will always be a 21st century development. These latest plans reflect reality. We urge you to move this process along.

Donna Feldman & Ted Baier

Lee and Tharon Dunn
701 Florida Street
Key West, FL 33040

November 5, 2014

RE: Special Peary Court Development HARC Meeting November 6

To: HARC Chair and Members

We are sorry not to be able to attend this meeting.

Regardless of the eventual design and layout of the new Peary Court development, it can never be a genuine expression of the Historic District. A single owner/developer cannot in a few years create what thousands of individuals do in pursuing their own ends on their individual properties over hundreds of years. The HARC Guidebook acknowledges this reality and clearly requires separation, not integration.

The City of Key West Comprehensive Plan Policy 1A-1.2.15 states: "Traffic Flow Considerations: All future traffic studies that involve the Historic District shall have as their prerequisite to prevent the increase or redirection of traffic flow onto 'local residential streets' within historic neighborhoods."

The current proposed plan submitted Sept.15, 2014 satisfies both of the above mandates. By maintaining the existing Angela Street fence, with it's reference to the fence surrounding the cemetery, there can be no street integration and therefore no increase or redirection of traffic in the Meadows. By maintaining a maximum building set back and a vegetative screen along Angela Street, the separation of the authentic is preserved to the greatest extent practical.

Along with the City Commissioners, the developers, and our neighbors, we therefore endorse the current proposed plan, and encourage you do do everything in your power to approve it.

Thank you.

Lee and Tharon Dunn

Enid Torregrosa

From: Mgilb70327 <mgilb70327@aol.com>
Sent: Tuesday, November 04, 2014 8:16 PM
To: etorregr@keywestcity.com
Subject: ANGELA STREET FENCE

Enid,

We are gratified that the City Commissioners and the Developers of Peary Court have listened to our argument and have agreed with us:

We are an authentic historic neighborhood that will never be part of a new development. Our streets should be kept discreet and unique as mandated by the HARC Guidelines to preserve and protect historic Key West. New developments cannot become part of old neighborhoods. The Fence on Angela Street delineates our neighborhood and should continue to do so. Neighbors, Developers of Peary Court, noted historian and former HARC chair Sharon Wells, every one of the city commissioners, all support leaving the fence intact to define and protect our neighborhood. City Attorney Shawn Smith has determined that HARC has no jurisdiction over changes to the fence at Angela Street unless the developers propose any alterations. They do not. These plans represent the fence intact with no roads or paths integrating the Meadows with the major new development at Peary Court. We respectfully urge HARC members to approve the plans as submitted and allow the quiet and historic Meadows neighborhood to remain as it is, separate and historic.

Yours truly,

Jerry Jacobson
1321 Angela St.

Enid Torregrosa

From: Pat Cummings <blollywoodkw@gmail.com>
Sent: Monday, November 03, 2014 4:45 PM
To: Enid Torregrosa
Cc: Teri Johnston; jweekley@keywestcity.com; clopez@keywestcity.com; tyaniz@keywestcity.com; Cheri Smith
Subject: November 6th Peary Court - public comment

To: HARC and the City Commission

Having perused the revised plans, I am appalled that Peary Court as now designed is, blatantly, a private enclave. An unwelcoming fence with openings only on White Street and Palm Avenue sends the message that the rest of Key Westers need to stay out; if you aren't a resident or guest at one of the houses, you have no business being there and can be treated as a trespasser. Have we learned nothing from Truman Annex?

The street grid first mapped in 1829 by William A. Whitehead is the most enduring historic feature of our City. Taking the Peary Court tract from the original private owners for military purposes was a contentious deviation from their entrepreneurial plans. As I suggested in a previous letter, the grid can now be sketched in with pedestrian/bike paths - not through streets - from Eisenhower, Georgia, Florida or Pearl. Then, we can all enjoy that corner of our City while preserving a trace of how military grounds were partitioned from City neighborhoods. Now that the military has left, a defensible perimeter is an offense to "one human family".

Those who believe that they are "protecting" Old Town by allowing the creation of a private enclave are sorely mistaken. With or without a gate, this suburban-style subdivision could restrict who can ride or walk on its streets. Peary Court residents and guests could park cars, walk dogs or do any other legal activity in our neighborhoods, but we could not do the same in theirs. Remember, that fence was never designed to keep Peary Court denizens *in*; it **was** to keep the rest of us **out**.

Pat Cummings
1403 Pine Street

Ralph and Judy Enderby
702 Florida Street
Key West, FL 33040

November 5, 2014

RE: Special Peary Court Development HARC Meeting November 6
To: HARC Chair and Members

We are sorry not to be able to attend this meeting but we wish to make our feeling known.

We like many of our neighbors in the Meadows wish to see the fence along Angela Street remain and we ask you support the developers plan to leave the fence up in that area. That allows the Meadows to retain the unique character that we love so much.

My one concern is the layout of the housing lots at Angela and Florida and Angela and Pearl. They look like they are designed so some time in the future the fence can be taken down and a street extended into Peary Court. See for example the Angela and Florida plan:

Proposed design:



And with a small change the green space between the houses could easily be made into a street...



I would ask you to review that area and suggest that it be redesigned so all the houses face the interior street of Peary Court and the green space be eliminated. Only then can we be assured that no future roadway will be constructed.

Thank you.

Ralph and Judy Enderby

I find it no accident that the proposed design is laid out this way. Only by redesigning these two intersections (with the houses facing the interior Peary Court road) can we be assured that the fence will stay up.