**Historic Architectural Review Commission**
**Staff Report for Item 9**

| | |
|---|---|
| **To:** | Chairman Bryan Green and Historic Architectural Review Commission Members |
| **From:** | Enid Torregrosa, MSHP<br>Historic Preservation Planner |
| **Meeting Date:** | November 16, 2015 |
| **Applicant:** | Critical Concerns Consultants, Donna Bosold / Jim Hendrick |
| **Application Number:** | H15-01-1678 |
| **Address:** | #541 White Street |

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**Description of Work:**

Major Development Plan- Construction of 48 units of new affordable housing at Peary Court.

**Site Facts:**

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 northeast 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 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. The majority of the new proposed buildings will be built in the now vacant lot.

**Guidelines Cited in Review:**

- New construction (pages 36-38a)

**Staff Analysis**

The Certificate of Appropriateness in review proposes the construction of twelve buildings that will provide 48 units. The site where the structures are planned to be constructed is close

to the center of the lot and towards Palm Avenue. None of the proposed buildings will be facing Angela or White Street; furthermore, the closest building to a historic structure will be located approximately 250 feet from the edge of the property line. The proposed plans do not include any demolition of a structure.

The proposed complex has similar architectural vocabulary than is found at Peary Court. The proposed structures will be clusters, or townhouses having each 3 to 6 units. As proposed staff opines that only three structures, which are at least 250 feet setback from property line, may be visible from White Street. These units will be located across an existing street and behind existing structures that have the same height than the proposed buildings.

The buildings will have a maximum height of 30 feet. The structures will have hardi board for siding and trims, impact resistant vinyl windows and doors, and standing seam panels as the roofing material. The window configurations will vary between 2 over 2, 4 over 4 and 6 over 6 and all windows will have decorative shutters.

**Consistency with Cited Guidelines**

It is staff's opinion that the proposed design will not have any adverse effect to the historic district. Although Peary Court sits on the edge of one of the boundaries of the historic district, none of the proposed structures will face the surrounding historic streets. The proposed design is in keeping with the existing architecture found inside of Peary Court. Interesting the proposed structures has more architectural details than the existing housing built by the military. In conclusion, staff opines that the project complies with the guidelines for new construction, the proposal does not relates, by proximity, to historic buildings located on Angela and White Streets, and has been designed with an appropriate scale, mass, and proportions to the existing Navy houses.

# APPLICATION

Bldg

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

$50.00 APPLICATION FEE NON-REFUNDABLE


City of Key West
3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040
Phone: 305.809.3956
www.cityofkeywest-fl.gov


| HARC PERMIT NUMBER | BUILDING PERMIT NUMBER | INITIAL & DATE |
|---|---|---|
| 15-01-1678 | 15-4458 | 10/2/15 |

| FLOODPLAIN PERMIT | REVISION # |
|---|---|
| | |

| FLOOD ZONE | PANEL # | ELEV. L. FL. | SUBSTANTIAL IMPROVEMENT |
|---|---|---|---|
| | | | ___ YES ___ NO ___% |

| | | |
|---|---|---|
| ADDRESS OF PROPOSED PROJECT: | 541 White Street | # OF UNITS 48 |
| RE # OR ALTERNATE KEY: | 00006730-000200; 9100458 | |
| NAME ON DEED: | Peary Court Holdings LP | PHONE NUMBER |
| OWNER'S MAILING ADDRESS: | | EMAIL |
| | | |
| Authorized Rep/Agent ~~CONTRACTOR COMPANY NAME~~ | Critical Concern Consultants | PHONE NUMBER 305-942-1064; 305-304-7374 |
| ~~CONTRACTOR'S CONTACT PERSON~~ | Donna Bosold, Jim Hendrick | EMAIL ccckw@hotmail.com |
| ARCHITECT / ~~ENGINEER'S NAME~~ | Dillon Alderman | PHONE NUMBER 813-833-5161 |
| ARCHITECT / ENGINEER'S ADDRESS: | P.O. Box 55755 St. Petersburg FL 33732 | EMAIL ccckw@hotmail.com |

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: X YES ___ NO (SEE PART C FOR HARC APPLICATION)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ___ ONE OR TWO FAMILY X MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE ___
___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Add 48 units of New Affordable Housing to existing multifamily site.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

| | |
|---|---|
| Agent ~~OWNER~~ PRINT NAME: Donna M. Bosold | QUALIFIER PRINT NAME: |
| OWNER SIGNATURE: | QUALIFIER SIGNATURE: |
| Notary Signature as to owner:<br>STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ___ DAY OF ___, 20___.<br>Personally known or produced ___ as identification. | Notary Signature as to qualifier:<br>STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ___ DAY OF ___, 20___.<br>Personally known or produced ___ as identification. |

40871 / no Os a Co...

No fee

## PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ___ MAIN STRUCTURE ___ ACCESSORY STRUCTURE X SITE

ACCESSORY STRUCTURES: ___ GARAGE / CARPORT ___ DECK ___ FENCE ___ OUTBUILDING / SHED

FENCE STRUCTURES: ___ 4 FT. ___ 6 FT. SOLID ___ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ___ INGROUND ___ ABOVE GROUND ___ SPA / HOT TUB ___ PRIVATE ___ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ___ NEW ___ ROOF-OVER ___ TEAR-OFF ___ REPAIR ___ AWNING

___ 5 V METAL ___ ASPLT. SHGLS. ___ METAL SHGLS. ___ BLT. UP ___ TPO ___ OTHER

FLORIDA ACCESSIBILITY CODE: ___ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ___ # OF SINGLE FACE ___ # OF DOUBLE FACE ___ REPLACE SKIN ONLY ___ BOULEVARD ZONE

___ POLE ___ WALL ___ PROJECTING ___ AWNING ___ HANGING ___ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

___ MECHANICAL: ___ DUCTWORK ___ COMMERCIAL EXH. HOOD ___ INTAKE / EXH. FANS ___ LPG TANKS

A / C: ___ COMPLETE SYSTEM ___ AIR HANDLER ___ CONDENSER ___ MINI-SPLIT

___ ELECTRICAL: ___ LIGHTING ___ RECEPTACLES ___ HOOK-UP EQUIPMENT ___ LOW VOLTAGE

SERVICE: ___ OVERHEAD ___ UNDERGROUND ___ 1 PHASE ___ 3 PHASE _____ AMPS

___ PLUMBING: ___ ONE SEWER LATERAL PER BLDG. ___ INGROUND GREASE INTCPTRS. ___ LPG TANKS

RESTROOMS: ___ MEN'S ___ WOMEN'S ___ UNISEX ___ ACCESSIBLE

## PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: $10 STAFF APPROVAL: $50 COMMISSION REVIEW $100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: X GENERAL ___ DEMOLITION ___ SIGN ___ PAINTING ___ OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

| ARCHITECTURAL FEATURES TO BE ALTERED: | ORIGINAL MATERIAL: | PROPOSED MATERIAL: |
|---|---|---|
| Add 48 Units of new | | |
| Affordable Housing (multifamily structures) | | |
| to existing, non-contributing housing | development | |
| located on 24.1 acres | (see attached description) | |

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ___ BUSINESS SIGN ___ BRAND SIGN ___ OTHER: _____

BUSINESS LICENSE # IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Oper: KEYWBLD Type: BP Drawer: 1
Date: 10/28/15 50 Receipt no: 2351
2015 1001678
PT * BUILDING PERMITS-NEW
1.00 $100.00
Trans number: 3071462
CK CHECK 741 $100.00

Trans date: 10/28/15 Time: 7:45:43

| SIGN SPECIFICATIONS | | |
|---|---|---|
| SIGN COPY: | PROPOSED MATERIALS: | SIGNS WITH ILLUMINATION: |
| | | TYPE OF LTG.: |
| | | LTG. LINEAL FTG.: |
| MAX. HGT. OF FONTS: | | COLOR AND TOTAL LUMENS: |
| IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: | INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS. | |

| OFFICIAL USE ONLY: | HARC STAFF OR COMMISSION REVIEW | |
|---|---|---|
| ____ APPROVED ____ NOT APPROVED | ____DEFERRED FOR FUTURE CONSIDERATION | ____ TABLED FOR ADD'L. INFO. |
| HARC MEETING DATE: | HARC MEETING DATE: | HARC MEETING DATE: |
| REASONS OR CONDITIONS: | | |
| | | |
| | | |
| STAFF REVIEW COMMENTS: Non historic structures. Guidelines for new construction. | | |
| | | |
| | | |
| HARC PLANNER SIGNATURE AND DATE: | HARC CHAIRPERSON SIGNATURE AND DATE: | |

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.
IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

| OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL: | | | | CBO OR PL. EXAM. APPROVAL: |
|---|---|---|---|---|
| HARC FEES: | BLDG. FEES: | FIRE MARSHAL FEE: | IMPACT FEES: | DATE: |

# City of Key West
## Planning Department

## Authorization Form
*(Where Owner is a Business Entity)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Arthur Amron, as Vice Pres. and Ass't Secretary of Peary Court Advisors LLC, the as
*Please Print Name of person with authority to execute documents on behalf of entity*

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

authorize Critical Concern Consultants (James Hendrick, Donna Bosold)
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 27th day of July 2015
*Date*

by Arthur Amron.
*Name of person with authority to execute documents on behalf on entity owner*

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

Jacquelyn M Werner
*Notary's Signature and Seal*

JACQUELYN M. WERNER
Notary Public, State of Connecticut
My Commission Expires June 30, 2020
*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*

## PEARY COURT HOLDINGS LP

The undersigned, Peary Court Advisors LLC, in its capacity as the general partner (the "***General Partner***") of Peary Court Holdings LP (the ***"Partnership"***), a Delaware limited partnership, does hereby adopt the following preambles and resolutions, all in accordance with the Delaware Revised Uniform Limited Partnership Act:

**WHEREAS,** pursuant to Section 4.3(a) the General Partner may delegate authority and duties to particular individuals as it deems appropriate; and

**WHEREAS,** the General Partner believes it would be in the best interest of the Partnership to appoint James Hendrick and Donna Bosold of Critical Concern Consultants as authorized person to execute and file development applications and/or planning applications with the City of Key West, Florida by the General Partner for and on behalf of the Partnership ("***Limited Authority***"); and

**WHEREAS,** the Authorized Person's authority shall not exceed the Limited Authority.

**NOW THEREFORE BE IT**

**RESOLVED,** effective as of July 27, 2015 and pursuant to Section 4.3(a), the General Partner does hereby appoints James Hendrick and Donna Bosold of Critical Concern Consultants as authorized person ("***Authorized Persons***") to execute and file development applications and/or planning applications with the City of Key West, Florida by the General Partner for and on behalf of the Partnership ("***Limited Authority***");

**RESOLVED,** that the Authorized Persons or any officer of the General Partner be, and each hereby is, authorized to take such action from time to time on behalf of the Partnership or on behalf of the General Partner as he/she may deem necessary, advisable or proper in order to carry out and perform the obligations of the Partnership, and executed and delivered any documents or certificate within the scope of their Limited Authority by the General Partner for and on behalf of the Partnership; and it is further

**RESOLVED,** that any and all action taken by the Authorized Person or any officer of the General Partner prior to the date hereof on behalf of the Partnership and in furtherance of the transactions contemplated by the foregoing resolutions are in all respects ratified, confirmed, and approved by the General Partner as the acts and deeds of the Partnership, and shall be conclusively deemed

to be such acts and deeds for all purposes.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this written consent as of the 24th day of June 2013.

**GENERAL PARTNER**

**PEARY COURT ADVISORS LLC**
**a Delaware limited liability company**

By: _____
Name: Arthur Amron
Titles: Vice President and Assistant Secretary

Prepared by : J. Werner
Reviewed by: Phil Braunstein

Document Number: 308755 Version: 1

# City of Key West
## Planning Department

## Verification Form
*(Where Authorized Representative is an entity)*

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

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

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

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

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

*Signature of Authorized Representative*

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

JAMES T. HENDRICK
*Name of Authorized Representative*

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

Mary Henkel
*Notary's Signature and Seal*

MARY HENKEL
MY COMMISSION # FF223904
EXPIRES April 23, 2019
(407) 398-0153 FloridaNotaryService.com

*Name of acknowledger typed, printed or stamped*

*Commission Number, if any*

**Peary Court (Southard Park) HARC Application Addendum 10.27.15**

Peary Court Holdings, LP, is seeking HARC approval for the placement of 48 new units of affordable housing as a part of the Major Development Approval process outlined by the City of Key West Land Development Code. A Development Agreement application is being processed concurrently with all requisite applications.

The subject property is comprised of 24.1 acres. The existing 157 multifamily units completed in 1993 are considered historically non-contributing. The proposed units are proposed to be contained in 11 multifamily structures and range in size from 400 square feet, to 605 square feet, to 918 square feet, respectively. The majority of the proposed structures will be located on the portion of the property vacated by the demolition of the 10,000 square foot Keys Federal building and parking lot, nearest Palm Avenue.
New internal road and parking (car and bicycle) infrastructure will be added to accommodate the additional units. The preliminary landscaping plan proposed for the project has been approved by the Tree Commission, and the Major Development and Development Agreement applications have been approved by the Planning Board.

HARC Staff determined that 3 of the proposed multifamily structures had the potential to contribute to visual impact along the White Street frontage of the property proximate to Southard, and just past Stump Lane. Photographs depicting the approximate areas of visual impact have been included with the application.

Of the 3 structures to be considered, the closest is located 250' from the edge of the property line on White Street. Each of the proposed structures will be partially (or completely) obscured either by existing multifamily structures and carports, playground equipment, or landscape materials.

# PROJECT PHOTOS

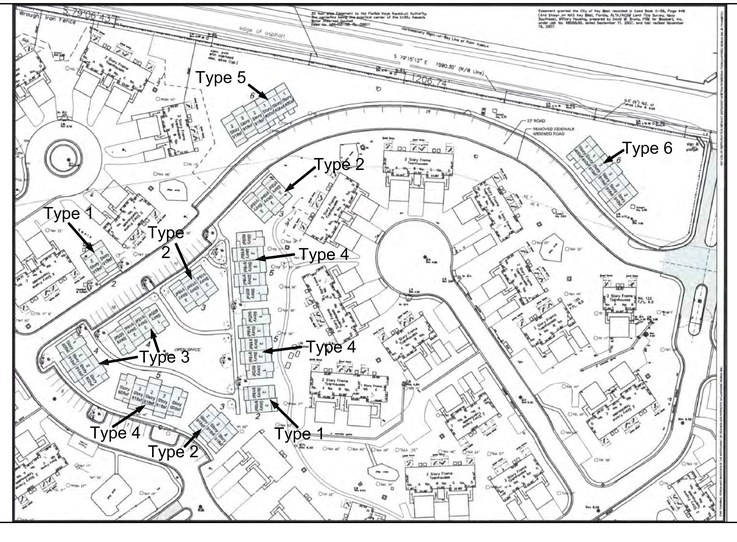
Old Town Living

# PROPOSED DESIGN

# Southard Park

## Location Map

## Building Type Location Key




## Plan Sheets

| SHEET | DESCRIPTION | SHEET | DESCRIPTION |
|---|---|---|---|
| PLAN SHEETS | | | |
| A.0.0 | COVER SHEET | | |
| A.1.1 | BUILDING TYPE 1 FLOOR PLAN | | |
| A.1.2 | BUILDING TYPE 1 ELEVATIONS | | |
| A.1.3 | BUILDING TYPE 1 ELEVATIONS | | |
| A.2.1 | BUILDING TYPE 2 FLOOR PLAN | | |
| A.2.2 | BUILDING TYPE 2 ELEVATIONS | | |
| A.2.3 | BUILDING TYPE 2 ELEVATIONS | | |
| A.3.1 | BUILDING TYPE 3 FLOOR PLAN | | |
| A.3.2 | BUILDING TYPE 3 ELEVATIONS | | |
| A.3.3 | BUILDING TYPE 3 ELEVATIONS | | |
| A.4.1 | BUILDING TYPE 4 FLOOR PLAN | | |
| A.4.2 | BUILDING TYPE 4 ELEVATIONS | | |
| A.4.3 | BUILDING TYPE 4 ELEVATIONS | | |
| A.5.1 | BUILDING TYPE 5 FLOOR PLAN | | |
| A.5.2 | BUILDING TYPE 5 ELEVATIONS | | |
| A.5.3 | BUILDING TYPE 5 ELEVATIONS | | |
| A.6.1 | BUILDING TYPE 6 FLOOR PLAN | | |
| A.6.2 | BUILDING TYPE 6 ELEVATIONS | | |
| A.6.3 | BUILDING TYPE 6 ELEVATIONS | | |

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

0' 1' 2' 4' 8' 16'

**Southard Park**

Affordable Units

Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Cover Sheet**

ALDERMAN Planning COMPANY

Phone: 813.833.5161

PO Box 55755 St. Petersburg FL, 33732

Sheet

**A.0.0**

FEMA FLOOD ELEVATION
AE6 CONDITION

FEMA FLOOD ELEVATION
AE7 CONDITION

FEMA FLOOD ELEVATION
AE6 CONDITION

FEMA FLOOD ELEVATION
AE7 CONDITION

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

0' 1' 2' 4' 8' 16'

# Southard Park

Affordable Units
Key Weest, Florida

Date Issued: 10-27-15

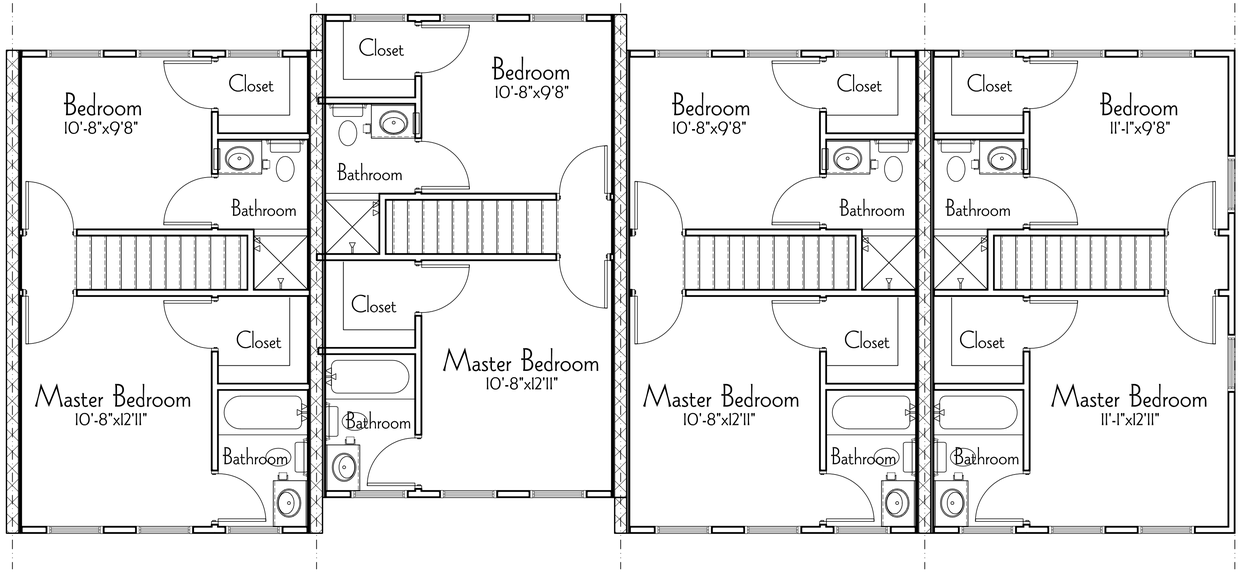
| No.: | Date: | Revision: |
|---|---|---|
| | | |

## Building Type 6 Elevations

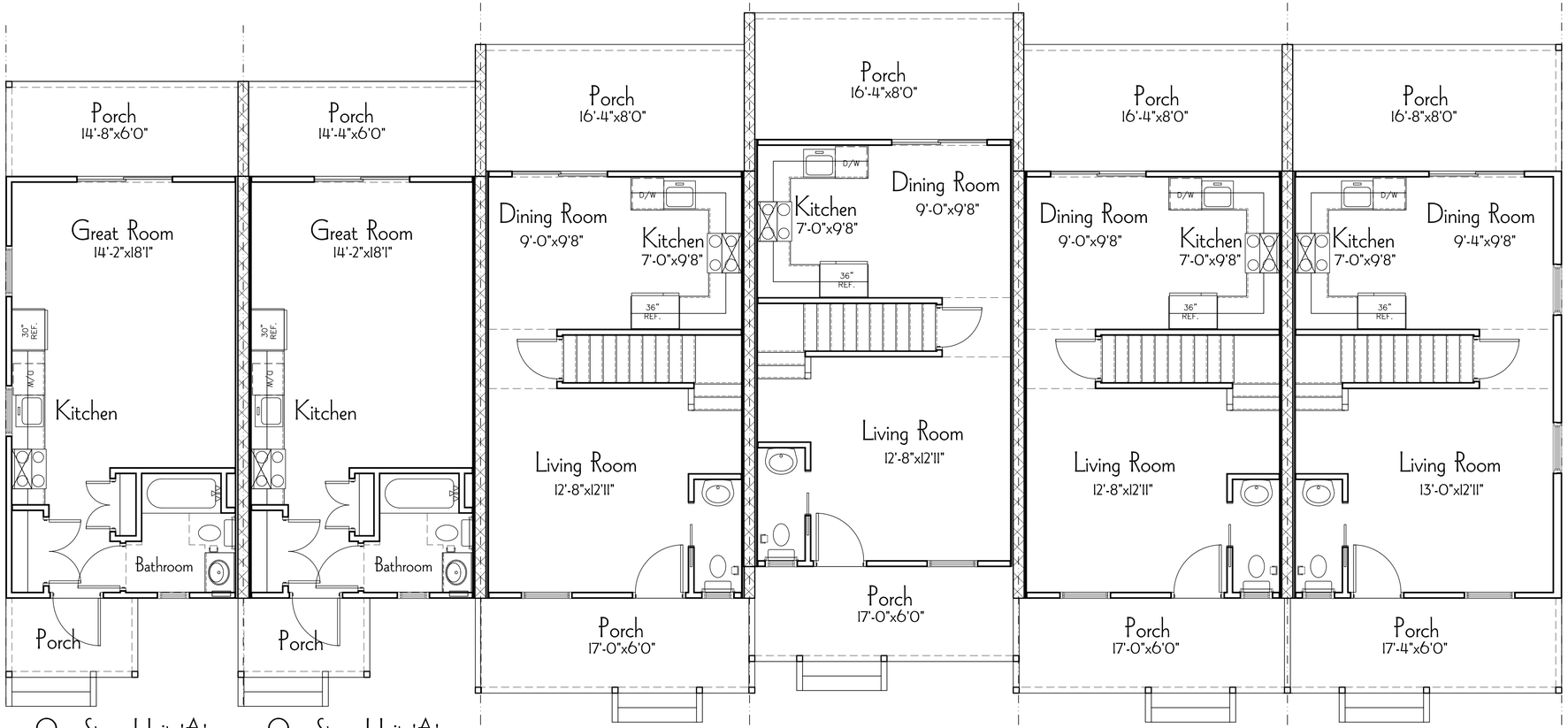
ALDERMAN Planning COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet

A.6.2




Second Floor




First Floor

One Story Unit 'A'
400 SF Living Area

One Story Unit 'A'
400 SF Living Area

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

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

0" 1" 2" 4" 8" 16"

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

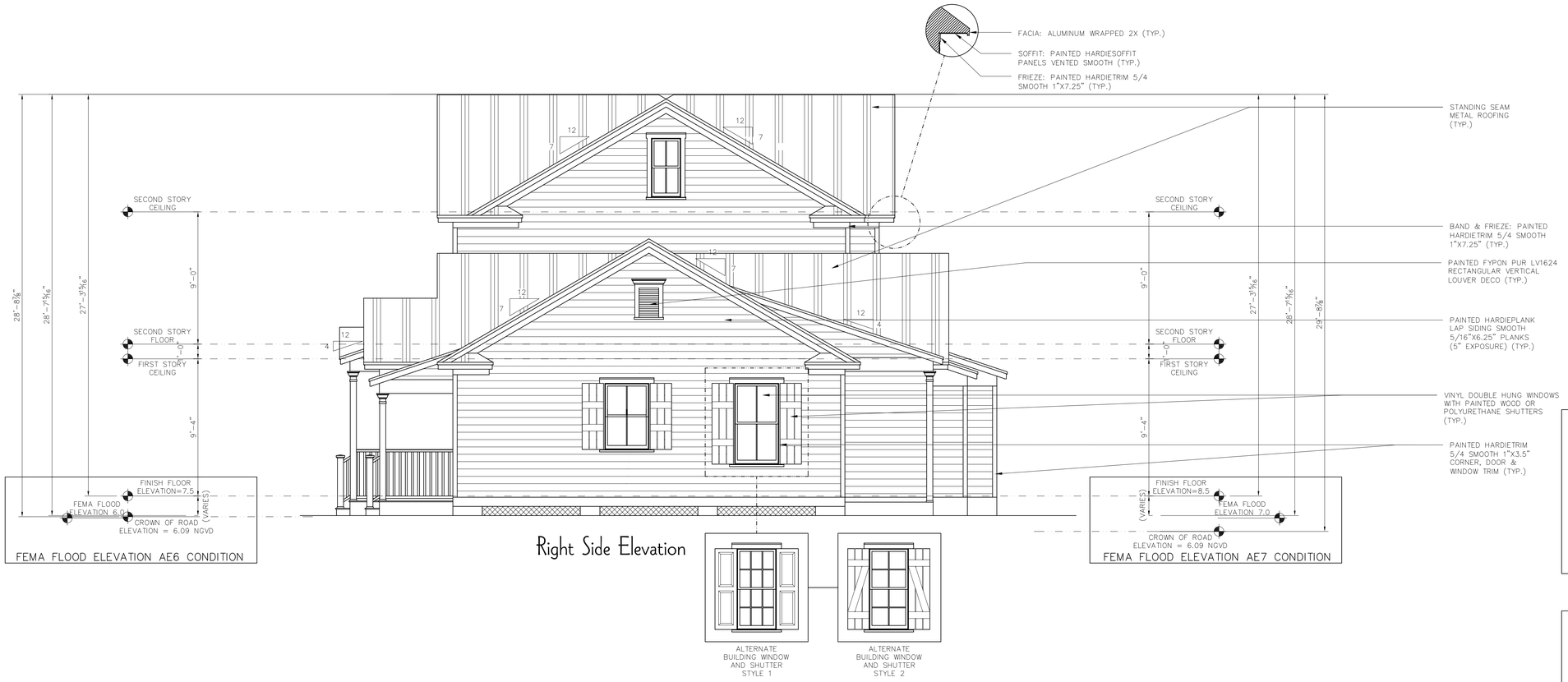
Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 6 Floor Plan**

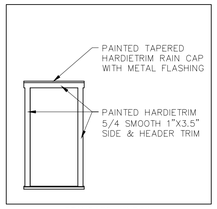
ALDERMAN Planning
COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet
**A.6.1**

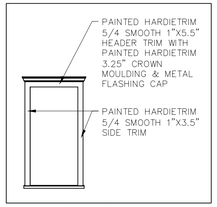



Right Side Elevation

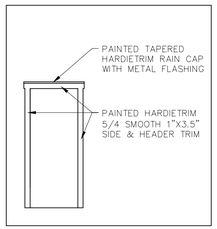
Left Side Elevation



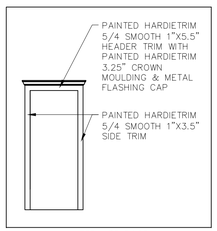

STANDARD WINDOW TRIM DETAIL




ALTERNATE WINDOW TRIM DETAIL 1




STANDARD DOOR TRIM DETAIL




ALTERNATE DOOR TRIM DETAIL 1

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

0' 1' 2' 4' 8' 16'

# Southard Park

Affordable Units
Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

## Building Type 5 Elevations

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

Sheet

A.5.3

Front Elevation

Rear Elevation

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

0' 1' 2' 4' 8' 16'

**Southard Park**

Affordable Units

Key Weest, Florida

Date Issued: 10-27-15

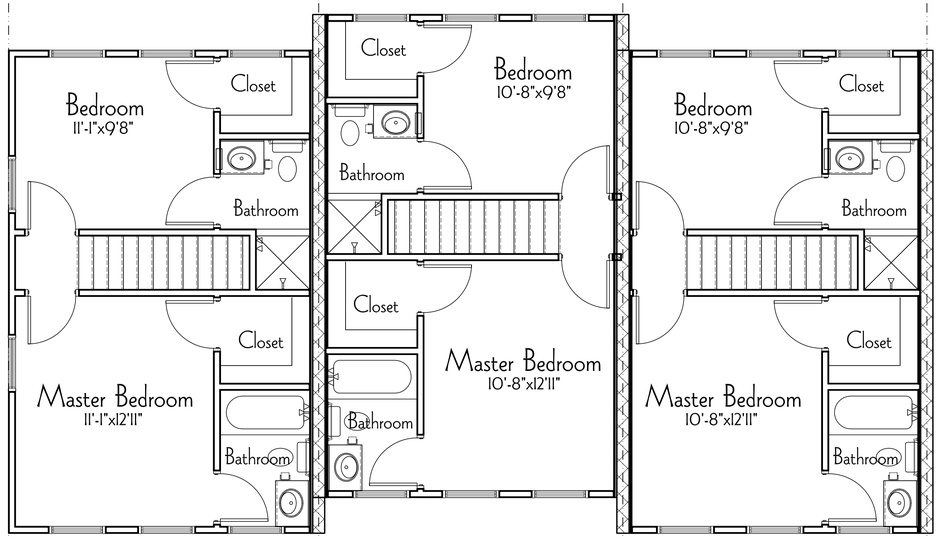
| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 5 Elevations**

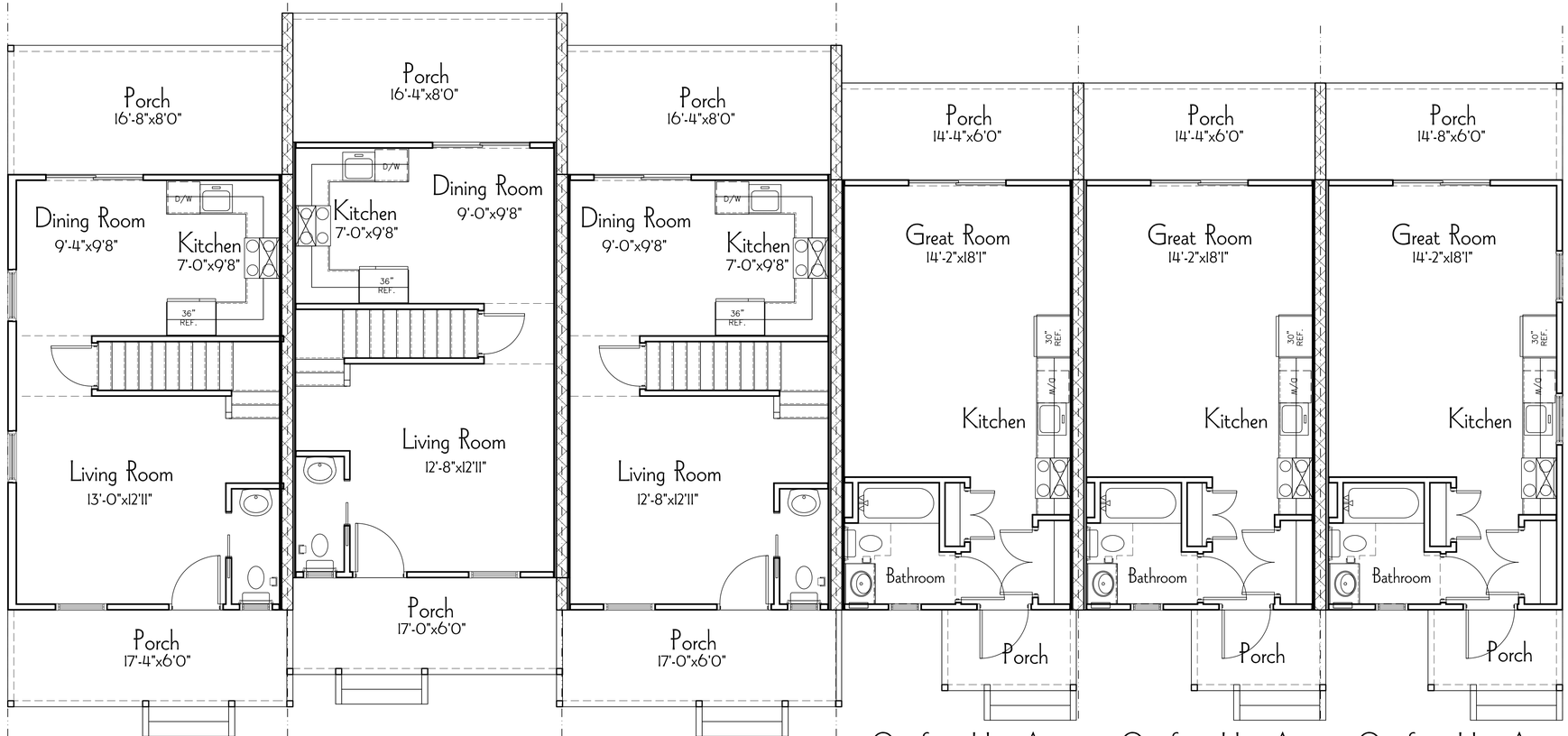
ALDERMAN Planning COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet

**A.5.2**




Second Floor




First Floor

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

One Story Unit 'A'
400 SF Living Area

One Story Unit 'A'
400 SF Living Area

One Story Unit 'A'
400 SF Living Area

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

0' 1' 2' 4' 8' 16'

**Southard Park**

Affordable Units
Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

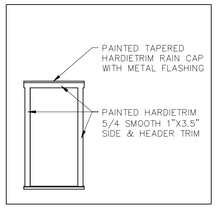
**Building Type 5 Floor Plan**

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

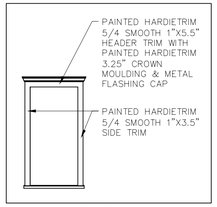
Sheet
**A.5.1**

Right Side Elevation

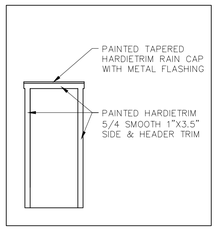
Left Side Elevation



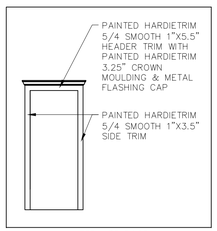

STANDARD WINDOW TRIM DETAIL




ALTERNATE WINDOW TRIM DETAIL 1




STANDARD DOOR TRIM DETAIL




ALTERNATE DOOR TRIM DETAIL 1

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

0' 1' 2' 4' 8' 16'

# Southard Park

Affordable Units

Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

## Building Type 4 Elevations

ALDERMAN Planning COMPANY
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Sheet

A.4.3

Front Elevation

Rear Elevation

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

0' 1' 2' 4' 8' 16'

**Southard Park**

Affordable Units

Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 4 Elevations**

ALDERMAN Planning COMPANY

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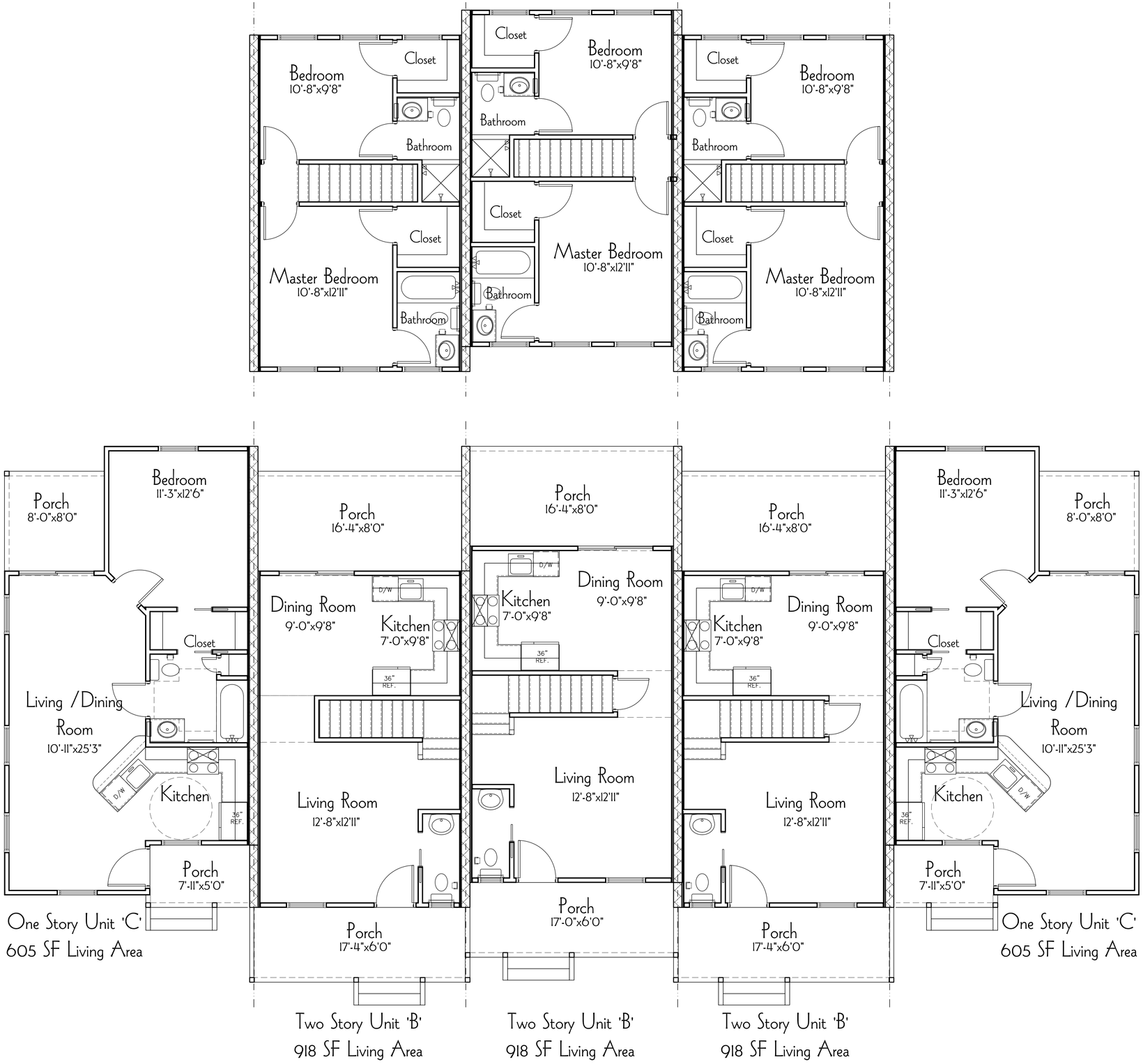
Sheet

**A.4.2**




Second Floor

First Floor

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

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

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 4 Floor Plan**

ALDERMAN Planning
COMPANY
Phone: 813.833.5161
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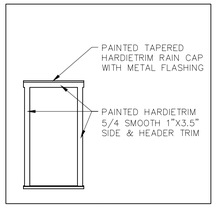
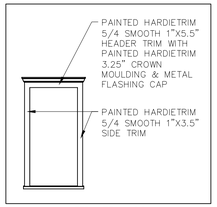
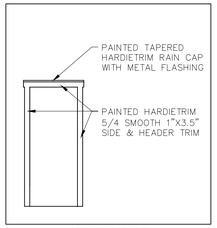
Sheet
**A.4.1**



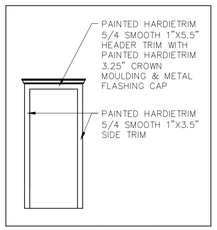

STANDARD WINDOW TRIM DETAIL




ALTERNATE WINDOW TRIM DETAIL 1




STANDARD DOOR TRIM DETAIL




ALTERNATE DOOR TRIM DETAIL 1

Right Side Elevation

Left Side Elevation

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

0' 1' 2' 4' 8' 16'

# Southard Park

Affordable Units
Key Weest, Florida

Date Issued: 10-27-15

| No: | Date: | Revision: |
|---|---|---|
| | | |

## Building Type 3 Elevations

ALDERMAN Planning COMPANY
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Sheet

A.3.3

Front Elevation

Rear Elevation

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

0' 1' 2' 4' 8' 16'

# Southard Park

Affordable Units
Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

## Building Type 3 Elevations

ALDERMAN Planning COMPANY
Phone: 813.833.5161
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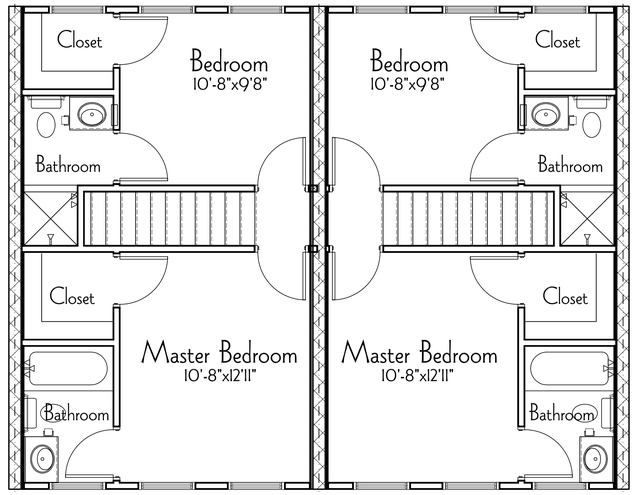
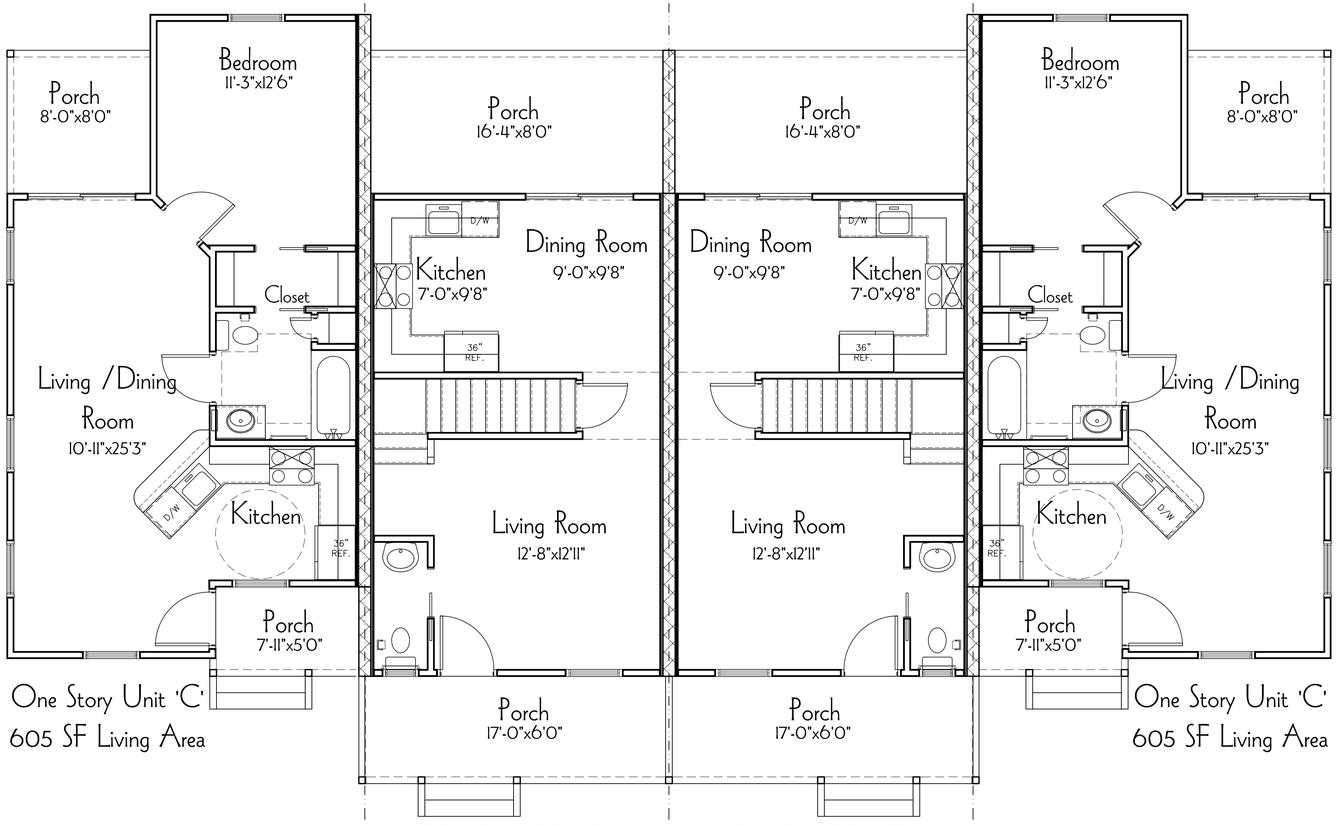
Sheet

A.3.2




Second Floor




One Story Unit 'C'
605 SF Living Area

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

One Story Unit 'C'
605 SF Living Area

First Floor

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

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

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 3 Floor Plan**

ALDERMAN Planning COMPANY
Phone: 813.833.5161
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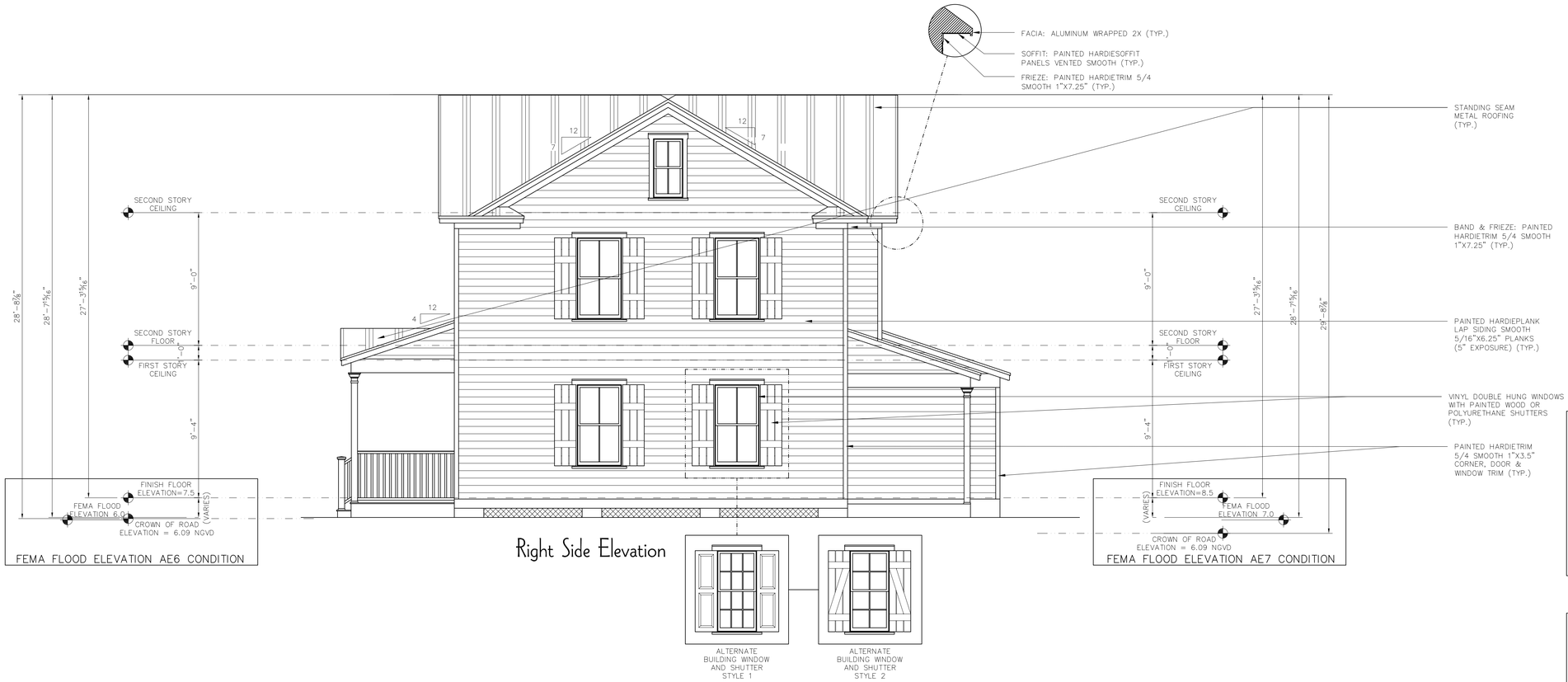
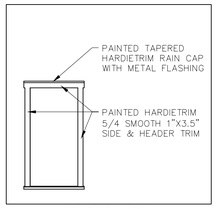
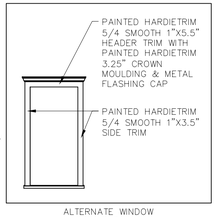
Sheet
**A.3.1**

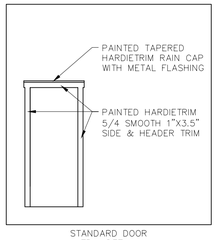


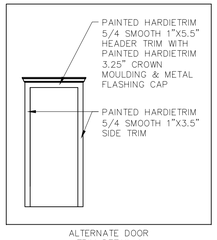

STANDARD WINDOW TRIM DETAIL




ALTERNATE WINDOW TRIM DETAIL 1




STANDARD DOOR TRIM DETAIL




ALTERNATE DOOR TRIM DETAIL 1

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

0' 1' 2' 4' 8' 16'

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

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 2 Elevations**

ALDERMAN Planning COMPANY
Phone: 813.833.5161
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Sheet
**A.2.3**

Front Elevation

Rear Elevation

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

0' 1' 2' 4' 8' 16'

**Southard Park**

Affordable Units

Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 2 Elevations**

ALDERMAN Planning COMPANY
Phone: 813.833.5161
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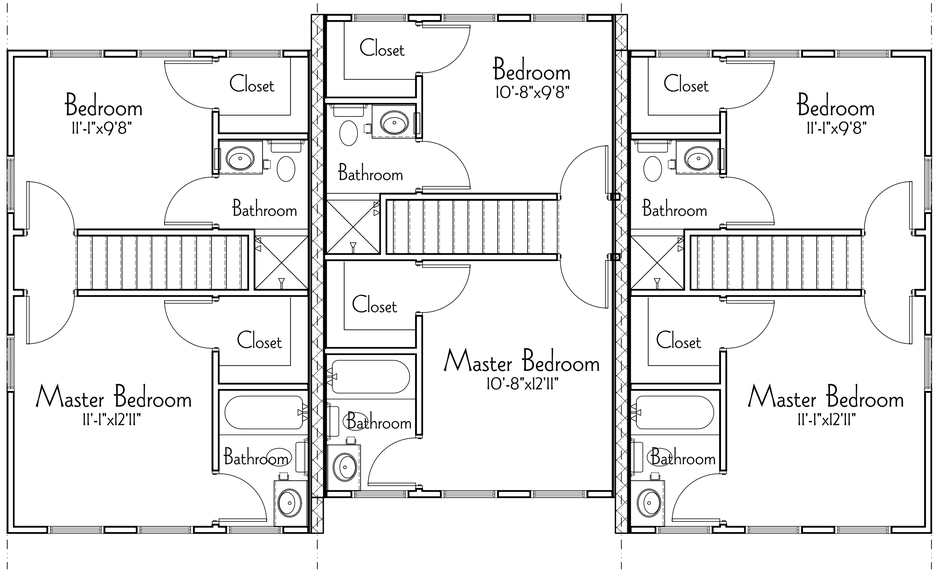
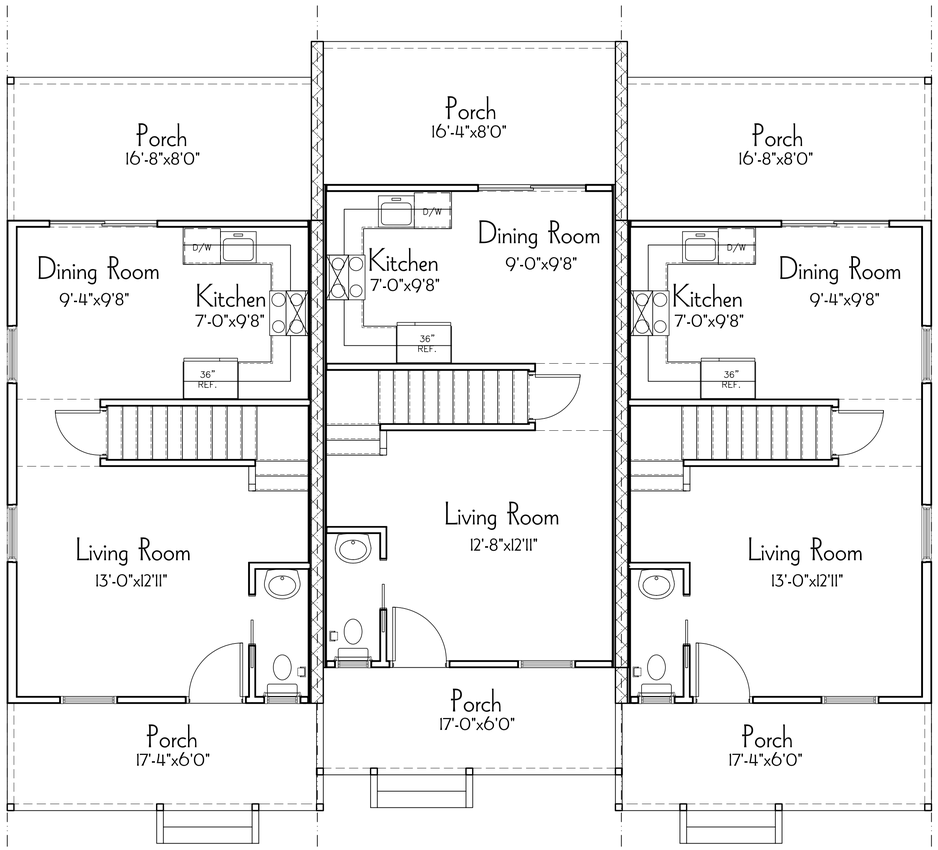
Sheet

**A.2.2**




Second Floor




First Floor

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

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

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

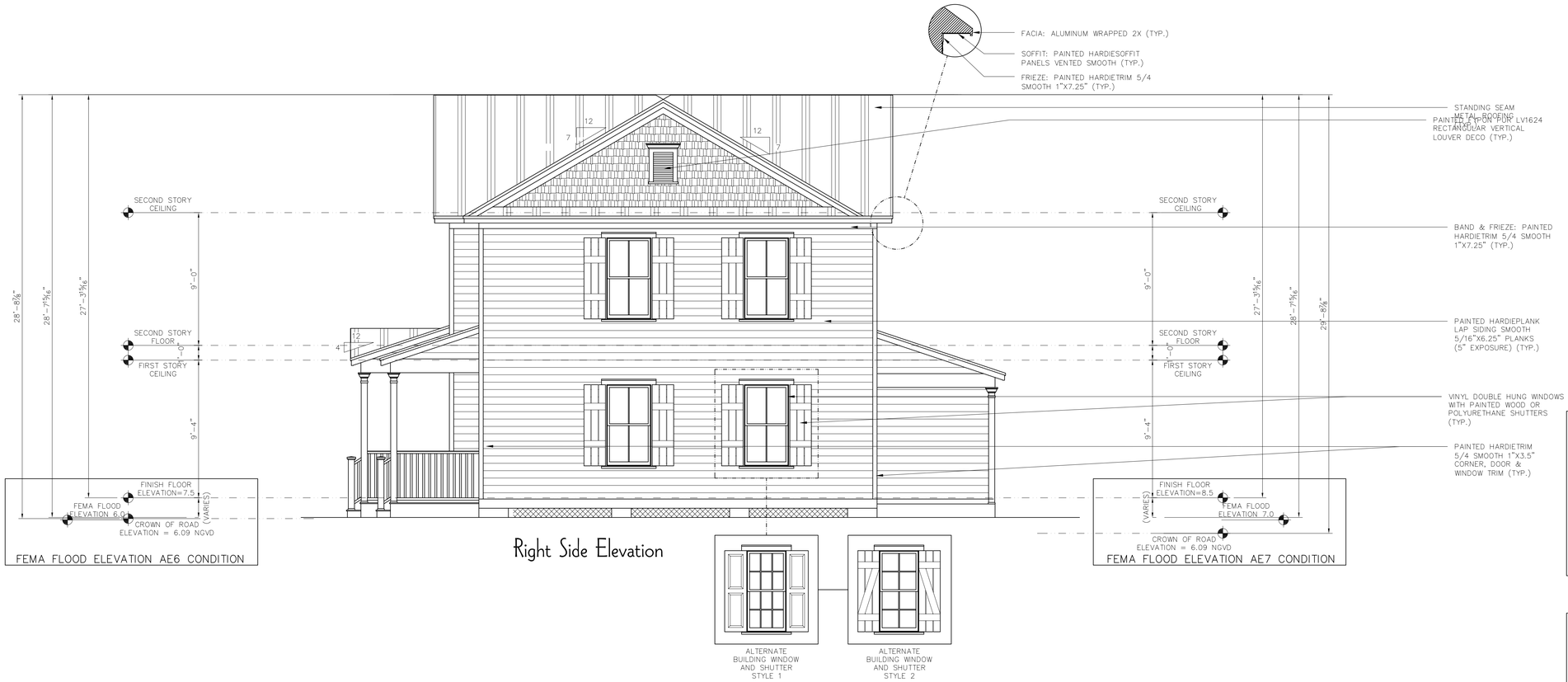
Date Issued: 10-27-15

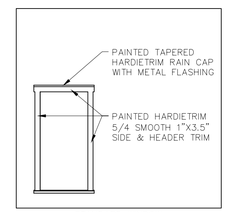
| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 2 Floor Plan**

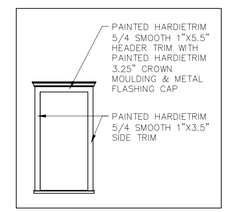
ALDERMAN Planning COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet
**A.2.1**

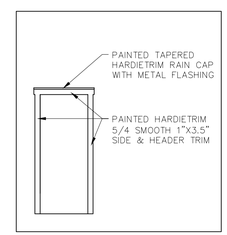




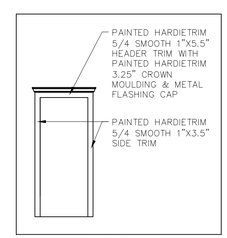

STANDARD WINDOW TRIM DETAIL




ALTERNATE WINDOW TRIM DETAIL 1




STANDARD DOOR TRIM DETAIL




ALTERNATE DOOR TRIM DETAIL 1

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

0' 1' 2' 4' 8' 16'

# Southard Park

Affordable Units
Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

## Building Type 1 Elevations

ALDERMAN Planning COMPANY
Phone: 813.833.5161
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Sheet

# A.1.3

Front Elevation

Rear Elevation

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

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

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 1 Elevations**

ALDERMAN Planning COMPANY
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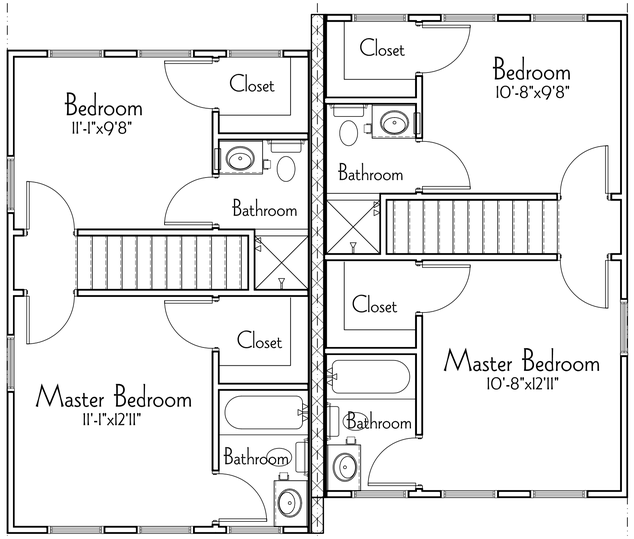
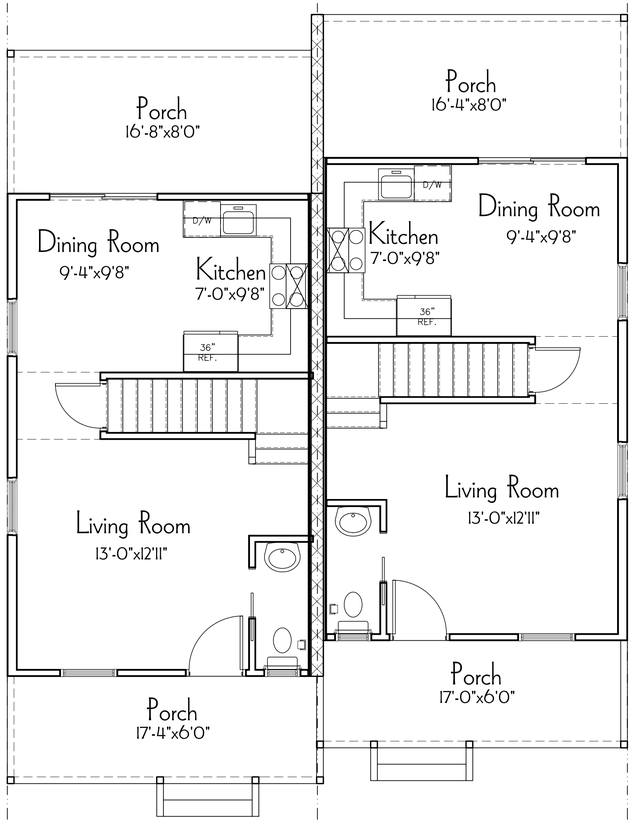
Sheet
**A.1.2**




Second Floor




First Floor

Two Story Unit 'B'
918 SF Living Area

Two Story Unit 'B'
918 SF Living Area

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

0" 1' 2' 4' 8' 16'

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

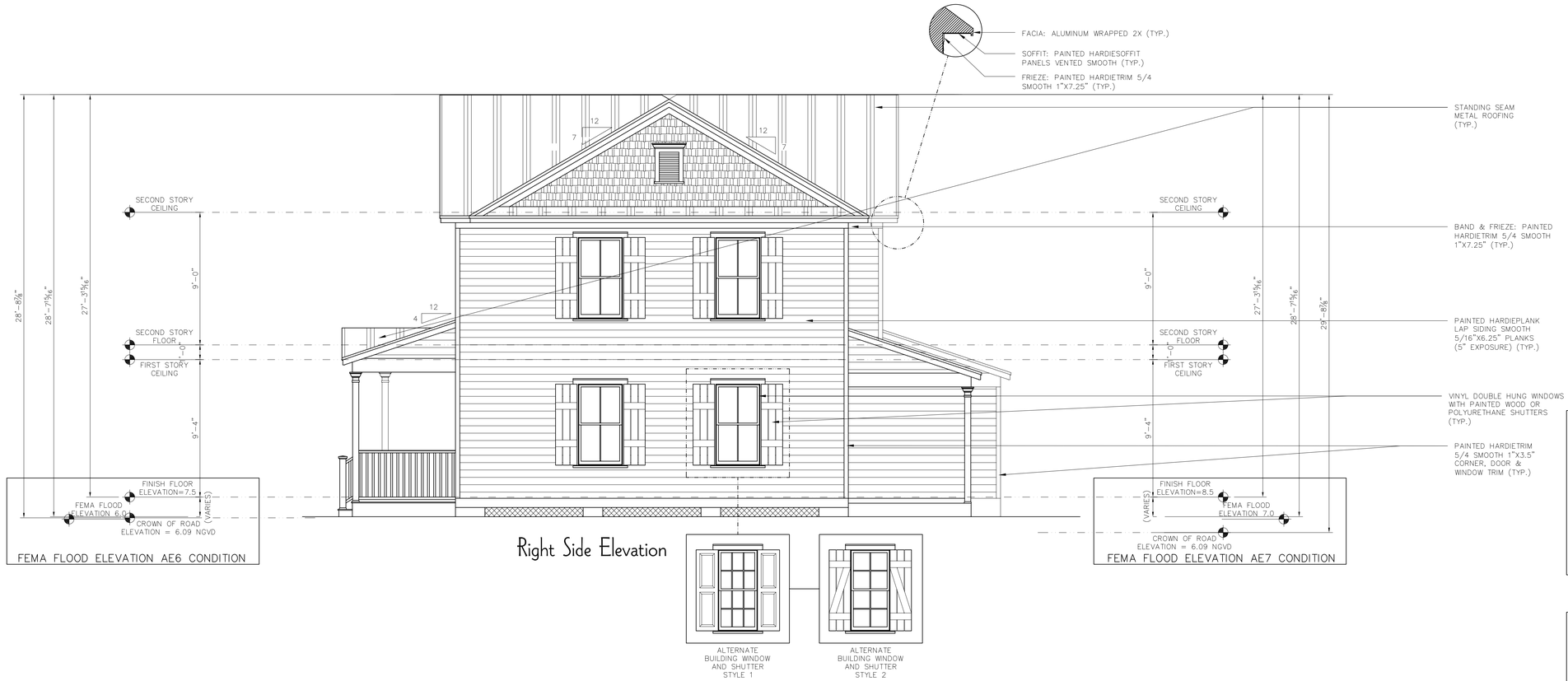
Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 1 Floor Plan**

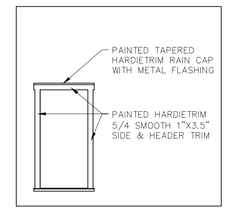
ALDERMAN Planning
COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet
**A.1.1**

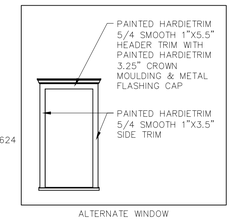



Right Side Elevation

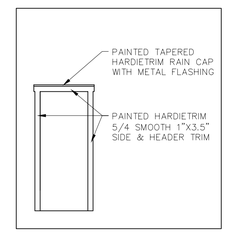
Left Side Elevation



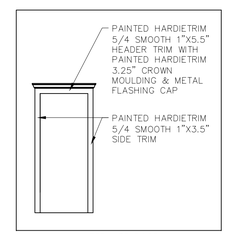

STANDARD WINDOW TRIM DETAIL




ALTERNATE WINDOW TRIM DETAIL 1




STANDARD DOOR TRIM DETAIL




ALTERNATE DOOR TRIM DETAIL 1

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

0' 1' 2' 4' 8' 16'

**Southard Park**

Affordable Units

Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

**Building Type 6 Elevations**

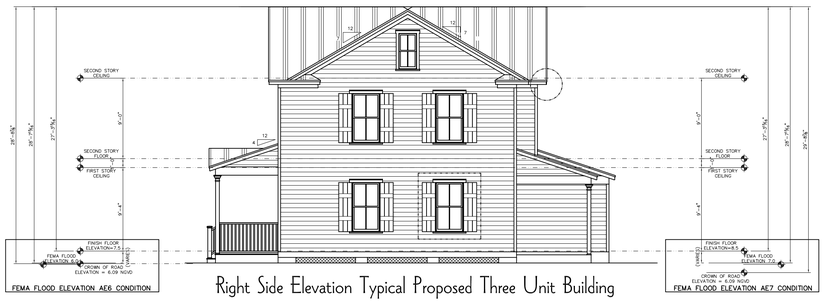

ALDERMAN Planning COMPANY

Phone: 813.833.5161

PO Box 55755 St. Petersburg FL, 33732

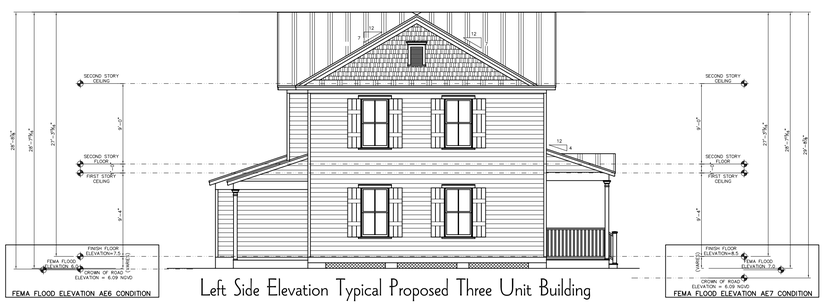

Sheet

**A.6.3**

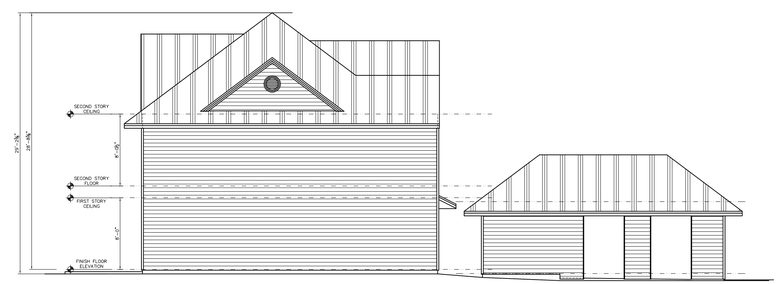



Right Side Elevation Typical Proposed Three Unit Building

Right Side Elevation Typical Existing Three Unit Building




Left Side Elevation Typical Proposed Three Unit Building




Left Side Elevation Typical Existing Three Unit Building

Front Elevation Proposed Three Unit Building (Building Type 2)

Front Elevation Typical Existing Three Unit Building

Project No. APC-1512 - Scale: 1/8"=1'-0"

0' 2' 4' 8' 16' 32'

# Southard Park

Affordable Units

Key Weest, Florida

Date Issued: 10-27-15

| No.: | Date: | Revision: |
|---|---|---|
| | | |

## Massing Comparison

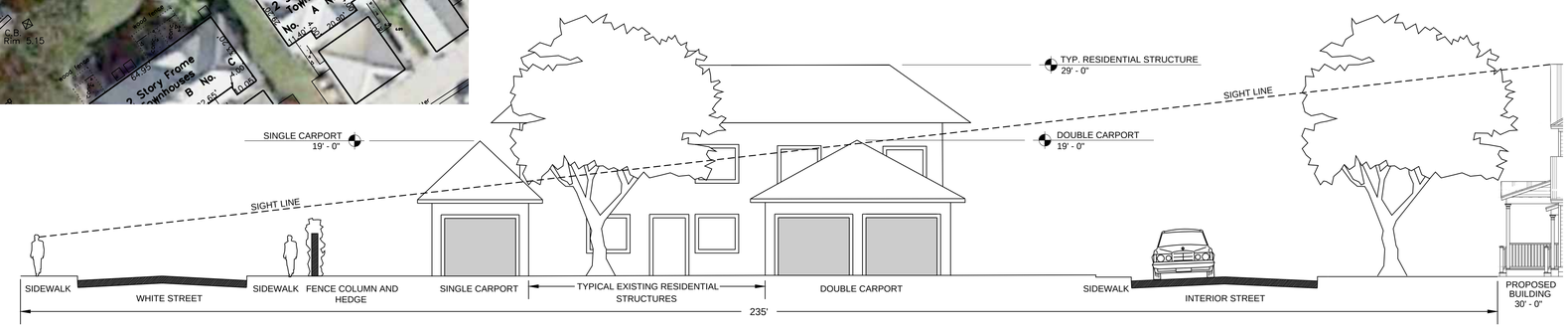
ALDERMAN Planning COMPANY

Phone: 813.833.5161

PO Box 55755 St. Petersburg FL, 33732

Sheet

M.1.1




PERSPECTIVE SECTION

SCALE 1" = 10'

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# PEARY COURT

KEY WEST, FLORIDA

NORTH

SCALE: 1" = 30' - 0"

REGISTERED LANDSCAPE ARCHITECT
LADD S. ROBERTS
LA 6666692
STATE OF FLORIDA

## SIGHT LINE ANALYSIS

DATE: 10.30.15

REVISIONS:

| No. | Date | Notes |
|---|---|---|
| 1. | | |

SIGHT LINE ANALYSIS

SHEET NUMBER:

*SLS-1*

JOB #: 12003 DRAWN BY: LBR

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LANDWISE DESIGN
9822 TAPESTRY PARK CIRCLE, SUITE 201 JACKSONVILLE, FL 32246 904.343.4184

NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., November 16, 2015 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- CONSTRUCTION OF 48 UNITS OF NEW AFFORDABLE HOUSING AT PEARY COURT.

## FOR- #541 WHITE STREET

**Applicant – Critical Concerns Consultants** **Application #H15-01-1678**

**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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.**

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# 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

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

# Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **9100458** Parcel ID: **00006730-000200**

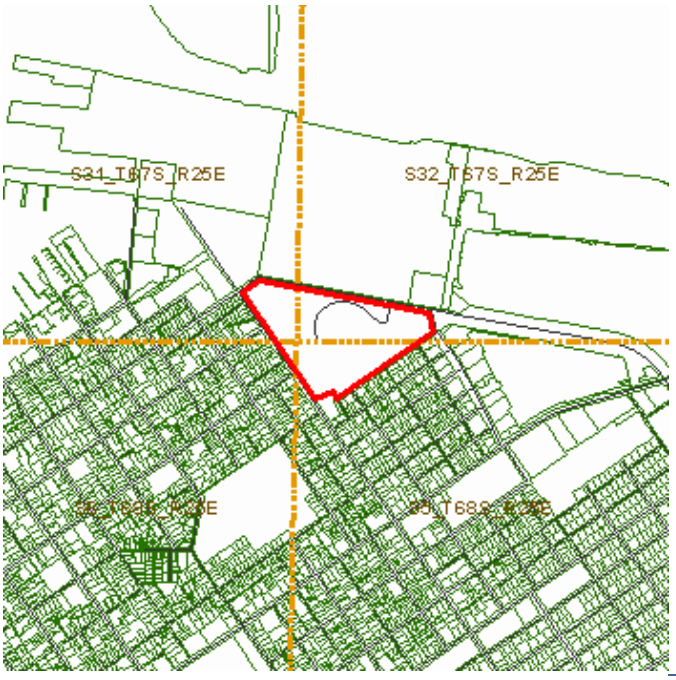
## Ownership Details

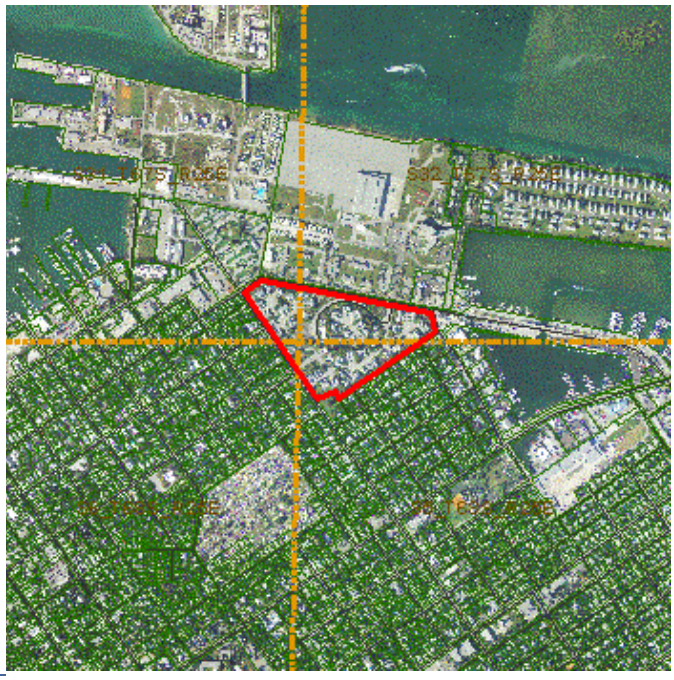
**Mailing Address:**
PEARY COURT HOLDINGS LP
2828 CORAL WAY STE 303
CORAL GABLES, FL 33145-3214

## 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:** 541 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 | **Condition** | A | **Quality Grade** | 550 |
| **Effective Age** | 18 | **Perimeter** | 428 | **Depreciation %** | 24 |
| **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 | 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

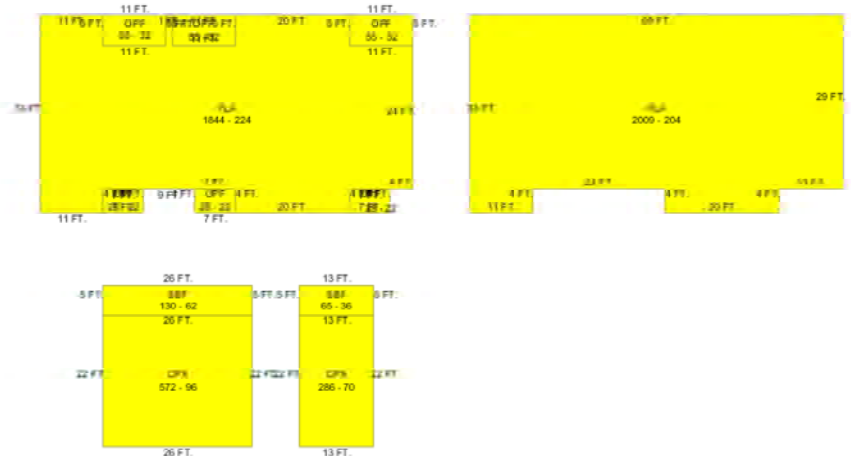
| | | | | | |
|---|---|---|---|---|---|
| **Building Type** | R3 | **Condition** | A | **Quality Grade** | 550 |
| **Effective Age** | 18 | **Perimeter** | 428 | **Depreciation %** | 24 |
| **Year Built** | 1996 | **Special Arch** | 0 | **Grnd Floor Area** | 3,853 |
| **Functional Obs** | 0 | **Economic 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

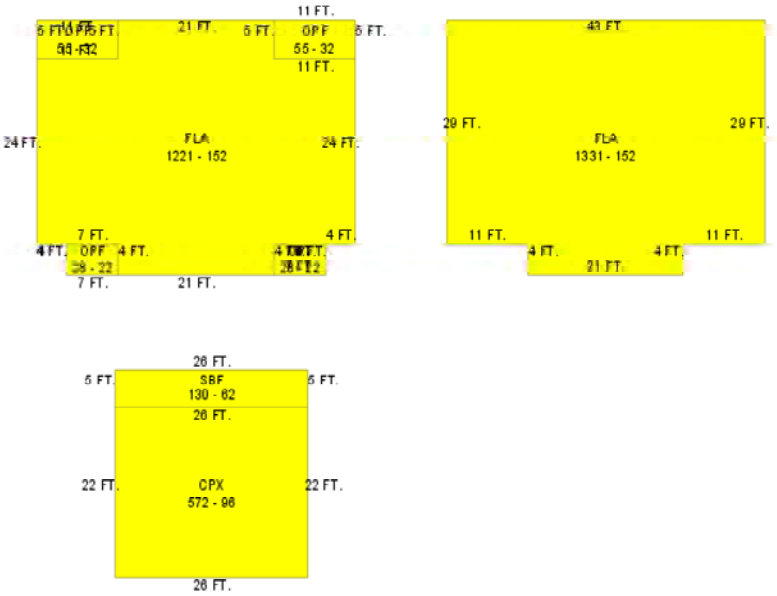
| | | | | | |
|---|---|---|---|---|---|
| **Building Type** | R2 | **Condition** | A | **Quality Grade** | 550 |
| **Effective Age** | 18 | **Perimeter** | 304 | **Depreciation %** | 24 |
| **Year Built** | 1996 | **Special Arch** | 0 | **Grnd Floor Area** | 2,552 |
| **Functional Obs** | 0 | **Economic Obs** | 0 | | |

**Inclusions:** R2 includes 2 3-fixture baths and 2 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 | 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

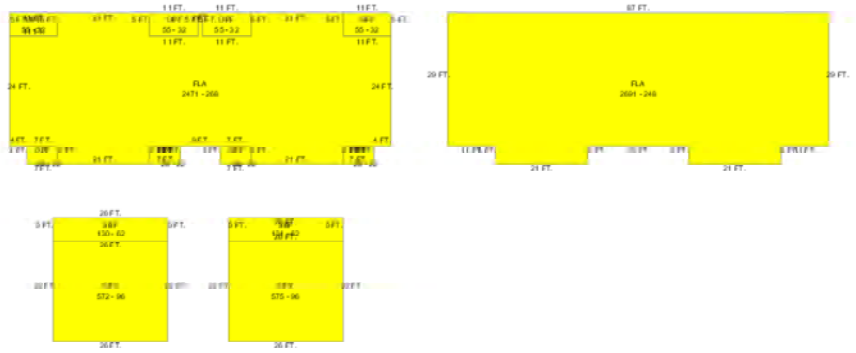
| | | | | | |
|---|---|---|---|---|---|
| **Building Type** | R4 | **Condition** | A | **Quality Grade** | 550 |
| **Effective Age** | 18 | **Perimeter** | 516 | **Depreciation %** | 24 |
| **Year Built** | 1996 | **Special Arch** | 0 | **Grnd Floor Area** | 5,162 |
| **Functional Obs** | 0 | **Economic 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 | 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

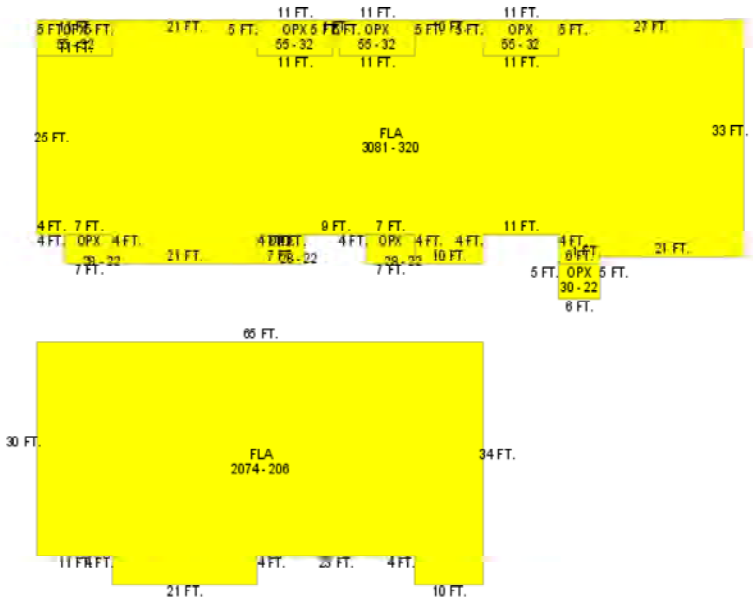
| | | | | | |
|---|---|---|---|---|---|
| **Building Type** | R4 | **Condition** | A | **Quality Grade** | 550 |
| **Effective Age** | 18 | **Perimeter** | 526 | **Depreciation %** | 24 |
| **Year Built** | 1996 | **Special Arch** | 0 | **Grnd Floor Area** | 5,155 |
| **Functional Obs** | 0 | **Economic 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

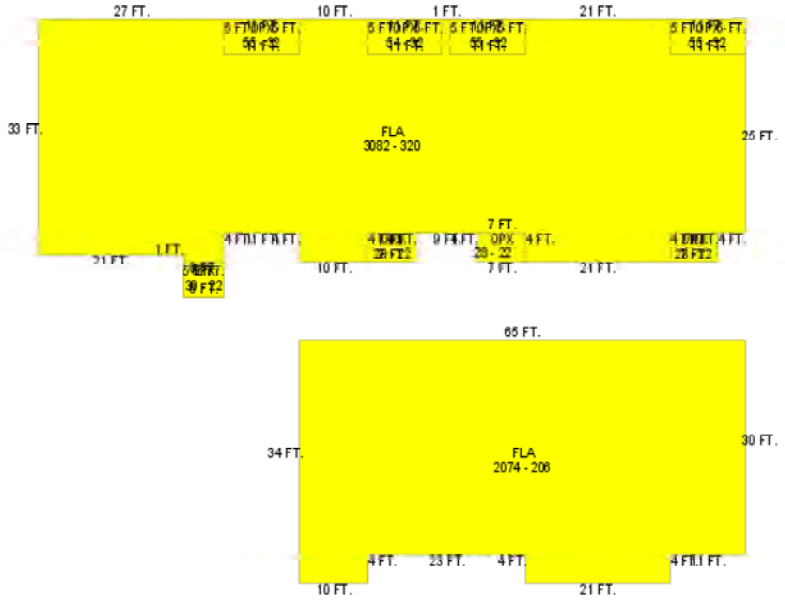
| | | | | | |
|---|---|---|---|---|---|
| **Building Type** | R4 | **Condition** | A | **Quality Grade** | 550 |
| **Effective Age** | 18 | **Perimeter** | 526 | **Depreciation %** | 24 |
| **Year Built** | 1996 | **Special Arch** | 0 | **Grnd Floor Area** | 5,156 |
| **Functional Obs** | 0 | **Economic 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 | | | | | 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

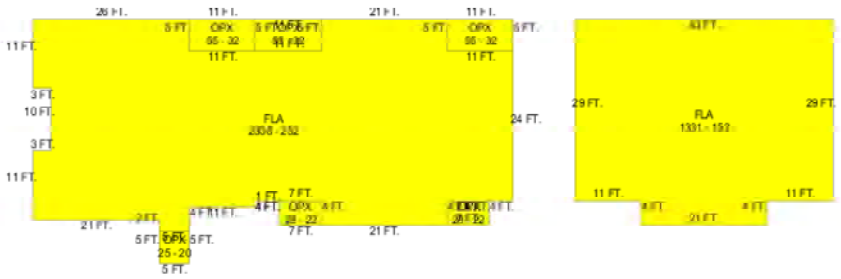
| | | | | | |
|---|---|---|---|---|---|
| **Building Type** | R3 | **Condition** | A | **Quality Grade** | 550 |
| **Effective Age** | 18 | **Perimeter** | 404 | **Depreciation %** | 24 |
| **Year Built** | 1996 | **Special Arch** | 0 | **Grnd Floor Area** | 3,639 |
| **Functional Obs** | 0 | **Economic 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** | 18 | **Perimeter** | 404 | **Depreciation %** | 24 |
| **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

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

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.

## Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|---|---|---|---|---|---|---|
| | 13-4725 | 11/05/2013 | | 2,000 | Commercial | LANDSCAPE SPRINKLERS ON ENTRANCE WAYS, TIMER AND RAINSWITCH- COMMON AREAS. |
| | 13-4726 | 11/05/2013 | | 750 | Commercial | INSTALL PVC BACKFLOWS FOR ENTRANCE WAYS INTO PEARY COURT FOR LANDSCAE SPRINKLERS. |
| | 13-5282-135283 | 12/12/2013 | | 2,500 | Commercial | CHANGE OUT A 2 TON A/C SYSTEM USING EXISTING ELECTRICAL WITH NEW STANDS. |
| | 13-5252 | 12/12/2013 | | 2,500 | Commercial | CHAGE OUT A 2 TON A/C SYSTEM USING EXISTING ELECTRICAL WITH NEW STANDS. |
| | 13-4309-4357 | 10/08/2013 | | 1,700 | Commercial | INSTALL FLOOD VENTS. SEAL AROUND AIR HANDLERS WITH DRYWALL AND FOAM. |
| | 13-4565-4598 | 10/23/2013 | | 4,560 | Commercial | INSTALL FABRIC SHUTTER SYSTEM ON ALL EXTERIOR DOORS AND WINDOWS. |
| | 13-4551-4564 | 10/23/2013 | | 190,000 | Commercial | INSTALL FABRIC SHUTTER SYSTEM ON ALL EXTERIOR DOORS AND WINDOWS. |
| | 13-4467 | 10/23/2013 | | 190,000 | Commercial | INSTALL FABRIC SHUTTER SYSTEM ON ALL EXTERIOR DOORS AND WINDOWS. |
| | 13-4006-4055 | 09/27/2013 | | 200 | Commercial | INSTALLATION OF NEW GROUNDING ELECTRODES ND NEW GROUNDING ELECTRODE CONDUCTOR WITH ASSOCIATED CONDUIT, FITTINGS AND SUPPORT. |
| | 13-5253-5276 | 12/12/2013 | | 200 | Commercial | ELEVATE CONDENSOR PER DRAWING. |
| | 13-3823-3871 | 02/14/2014 | | 0 | Commercial | BUILDING CONVERSION FROM MILITARY TO RESIDENTIAL HOUSING. |
| | 13-5150 | 01/02/2014 | | 0 | | |

DEMOLITION OF FORMER BANK, ADJACENT RAILER BLDG., CONCRETE CURBS, ASPHALT AND FENCE, GRADE ENTIRE AREA AND PLANT GRASS.

## 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 |
|---|---|---|---|---|---|---|---|
| **2014** | 3,482,435 | 0 | 27,850,142 | 29,250,000 | 29,250,000 | 0 | 29,250,000 |
| **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 Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176