

Public Comments

400 White Street -
Peary Court Major Development

To HARC

I am sorry that I am unable to attend the HARC meeting scheduled for February 12, but would like for you to consider my thoughts with regard to the proposed Perry Court Project. There are numerous issues I could expound upon, but will try to be brief.

1. The Fence on Angela St.

I do understand the Planning Department's current interest and guidelines in trying to insure the proposed development fits into the surrounding historically designated neighborhood.

And, I would agree that the fencing could be changed, and we could welcome our new neighbors –

IF the proposed plan was architecturally interesting, imaginative, and reflected the mix of the Meadows neighborhood.

Our understanding at this time is that the proposed houses are nothing more than modular homes with gingerbread fret work, front porches stuck to the facades, and surrounded by little white picket fences therefore giving the appearance of something historic and reflective of the surrounding neighborhood. The appearance of the preliminary plan looks very much like a gated community with cul-de-sacs and homogeneous structures, along with isolation of the affordable housing component.

It appears that the Developers of this last great residential piece of property in Key West have decided to proceed to make the most amount of return on the least amount of investment.- not only in the quality of their product, but in the interest of being a real part of Key West in the future.

Given my current perception of the project - I am opposed to taking down the fence and allowing any foot, bike, or automobile traffic on to Angela Street. I can see no advantages for those of us who live in the Meadows.

2. Project design

As a Realtor in Key West for the past thirty years, it is my observation that good architecture always sells, and at higher prices per square foot no matter the size of the structure. I would hope that the Developers might reconsider their current direction, and under HARC's guidance create a project which we can all be proud of. Please do not let this become just another lost opportunity.

Sincerely,



Mitzi Krabill

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Representation 400 White Street

Bryan Green <greenusa@icloud.com>

Tue, Feb 12, 2013 at 11:46 AM

To: Enid Torregrosa <etorregr@keywestcity.com>

Cc: Jo Bennett <jbennett@keywestcity.com>, Rudy Molinet & Harry <rudy@rudymolinet.com>

I would be grateful if the following could be read into the minutes at tonight's meeting

REPRESENTATION - HARC - February 12th 2013

400 WHITE STREET

The City Commission made the decision when they adopted Ordinance 12-33 and within Chapter 122 to include this site within the HMDR district and therefore within HARC guidance

It seems reasonable to assume that the City did so knowingly and with the clear intention that any development coming forward should compliment and enhance the historic district by being compatible with typology, mass and form of the area

On almost every level this application fails

1. At it's most basic it fails because by it's street form and lack of permeability through the site to Palm Avenue and Angela Street the scheme is a VIRTUAL enclave - i.e. there is no reason for anyone to enter or pass through the site other than those living there. Except for Truman Annexe there is no other area in Old Town like this
2. The very road layout is alien to the grid pattern on which Key West Old Town was created - had they continued on the street pattern of Angela, Southard, Stump, Fleming etc this proposal would have immediately created a natural extension to the adding historic area
3. The typology of Old town is detached homes of varying sizes with very few semi detached or terraced dwellings
4. It is difficult to assess from these very outline design drawings but the majority of the dwellings exceed lot coverage standards and have a crude almost chocolate box style which attempts to crudely mimic the Old Town vernacular by compressing a simplistic and crude copy of historic buildings into factory made modular units and produces a wholly alien almost Stepford Wives result.
5. The density, adjacency and frankly lack of decent living standards of the affordable housing is deplorable as is the separation from the rest of the development proposals

I urge the Commission to avoid the temptation to defer this application pending receipt of all the information that is missing and identified by staff at page 5 and instead swiftly move to DENY this application on the basis that the basic concept is misguided and that no amount of dimensional drawings will remedy

I respectfully suggest this application be denied by reference to DESIGN GUIDELINES page 38a paras 4, 5 and 6

Bryan Green
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From: Bryan Green

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HARC Members,

I am respectfully asking you to please save my neighborhood.

I live on a unique street in Key West; one which the taxi drivers have to ask directions to find. It is a short narrow street that goes nowhere. It is quiet and special. Every dog owner in the Meadows (well maybe not every) walks their dog down this street. It is edged with grass, not concrete. Every person knows their neighbors. We have something very special. Please take a minute and drive down our street so you will can see for yourself.

I am begging you to leave the wrought iron fence intact on our street. I understand the concept of integrating the Peary Court project into the neighborhood, but that is not what will happen. You will destroy this quiet little street (14 homes) with the addition of 30 new homes and at least 30 additional cars. The street is too small to handle that traffic. Emergency vehicles have a hard enough time as it is. Waste management barely fits. You will not have integrated anything, just destroyed an old neighborhood and created a new one to the detriment of both.

I have lived here for 22 years. When it was Peary Court I often found drunks sleeping on my front porch. Since the Navy took over the property and put in the fence this is probably the safest neighborhood in Key West.

From the Comprehensive Plan:
Upon plan adoption, the Historic Preservation Planner shall have the discretion to review redevelopment and new development impacts for mass, scale, size, proportion, and screening to ensure *compatibility with the existing community fabric*.

Please don't rend our fabric.

Thank you,

Donna Feldman

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approx area of ~~planning~~ parking lot



approx area of planned parking entrance





