

Planning Board Staff Report and Package

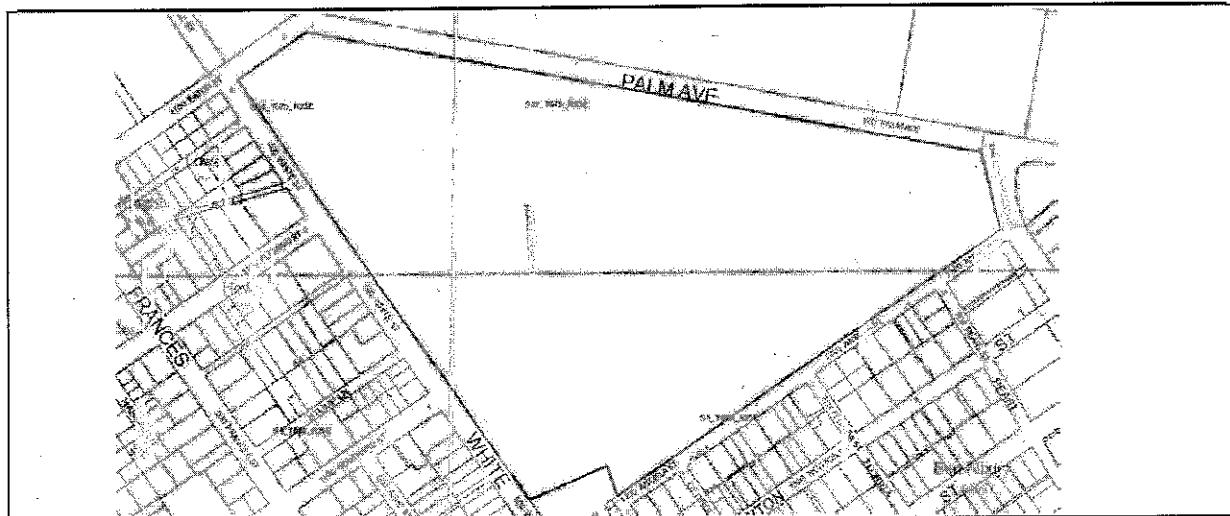


**THE CITY OF KEY WEST
PLANNING BOARD**
Staff Report

To: Chairman and Planning Board Members
From: Nicole Malo, Planner II
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: July 19, 2012

Agenda Item: An Ordinance of the City of Key West amending the Land Development Regulations, and the Official Zoning Map for property known as the Peary Court Housing Complex (RE# 00006730-000000, Alternate Key# 1006963) Amending the Official Zoning Map Legend; Amending Chapter 122, Article IV, to create a new Historic Special Medium Density Residential district (HSMDR), providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article V, providing amendments to the tables of uses and dimensional requirements for Historic Special Medium Density Residential district (HSMDR); providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Location: Peary Court Housing Complex
RE# 00006730-000000, Alternate Key# 1006963





Background

On April 6, 2011, the City was notified that the United States Navy, with its concessionary housing partner, Southeast Housing, LLC, would be pursuing the sale of the property known as the Peary Court Housing Complex (RE# 00006730-000000, Alternate Key# 1006963); and all of the structures on it, to a private entity. The property is located within a Military (M) Future Land Use designation and corresponding zoning district. Because the property is considered for sale to a non-military entity, the Future Land Use Element and Future Land Use Map (FLUM) of the City of Key West Comprehensive Plan must be amended, and the City's Land Development Regulations (LDR's) must be changed in order to include the new zoning district and update the City's Official Zoning Map.

An application for the amendments to the Comprehensive Plan was made by Southeast Housing, LLC., was heard by the Planning Board on April 19, 2012, with a recommendation for approval made to the City Commission. On May 29, 2012 City Commission approved the first reading of the ordinance to amend the Future Land Use policy for the proposed Historic Special Medium Density Residential district with a modification to policy 1-1.6.4(4) that recognizes that a portion of the existing housing stock at Peary Court contributes to the city's affordable housing stock and that a reasonable amount of the existing units be maintained as affordable (attachment 1). Subsequently, the approval was transmitted to the Florida Department of Economic Opportunity (DEO) and the State Coordinated Reviewing Agencies on June 8, 2012. The State has 60 days to respond to the City's proposed amendment.

Although the Comprehensive Plan policy amendments and the Future Land Use Designation of HSMDR have not been fully adopted, the recently enacted Laws of Florida 2012-99, amending Florida Statute Section 163.3184(12) allow municipalities to process Future Land Use Amendments and amendments to the Land Development Regulations concurrently. The rule

requires that the LDR amendment is contingent upon the approval and adoption of the Future Land Use Amendment.

In order to amend the Comprehensive Plan and LDR's for the proposed HSMDR zoning district, a data and analysis report was prepared with the following information:

- Consistency of the proposed land use amendments with the future land use element goals, objectives and policies, and those of other affected elements;
- Impacts on Hurricane Evacuation; Planning and the BPAS;
- Concurrency determination: description of availability of and the demand on sanitary sewer, solid waste, drainage, potable water and water supply, traffic circulation, and recreation, as appropriate;
- Tenant Rental Types and Rental Ranges in Relation to Affordable Housing;
- Construction Code/Federal Emergency Management Agency (FEMA) Flood Elevation Compliance; and
- Review of Archaeologically Sensitive Areas on the Site.

Please see the attached Data, Inventory and Analysis Report and the supporting Comprehensive Plan Objectives and Policies that provide direction for the LDR amendment (attachment 2).

Proposed Amendments and Existing Site Characteristics

The Peary Court Housing Complex consists of approximately 24.26 acres, and began phased construction in late 1993-1994. The total number of residences recognized on the property is 160; however, only 157 units are currently in existence on the property today. At the time of construction, the residences fulfilled military housing needs. However, over time, the tenant eligibility was broadened to include public sector civilians.

The property is located adjacent to the following future land use designations: Military (M) designation at Trumbo Point Annex to the north, the Historic Neighborhood Commercial Future Land Use designation along White Street to the west, the Historic Medium Density Residential (HMDR) designation to the south, the General Commercial Future Land Use designation to the east, and Public Service (PS) Future Land Use designation to the northwest and northeast. Though there are some institutional and commercial zoning districts proximate or adjacent to the property, most significant abutting land use is historic, permanent residential housing.

Based upon the Data and Analysis together with direction provided by the Future Land Use Amendment that was approved by the City Commission for transmittal to the DEO, and suggestions made by the prospective buyer, White Street Partners, LLC., on behalf of the owners, the US Navy and Southeast Housing, LLC, planning staff created the proposed Land Development Regulations that best and fairly protect existing residential development and uses on site, protect surrounding neighborhood districts and allow future redevelopment of the site. The proposed LDR's for the Historic Special Medium Density Residential (HSMDR) provide a hybrid approach that reflects the special circumstances of the existing site development with other somewhat similar, existing zoning regulations that have a history of successful implementation such as the HMDR, MDR, HPRD and PRD zoning district regulations.

Two unique regulations are proposed based on the special circumstances on the property, they include the affordability criteria and the FAR regulations. Within the Data and Analysis report is a finding that the existing housing at the Peary Court Housing Complex meets and provides affordable housing stock for the city and based on this finding the City Commission approved Future Land Use Policy 1-1.6.4 (4). Therefore staff has proposed LDR's that require affordable housing be provided for all existing residential, redeveloped residential and new residential development at a ratio of 30%. In order to further restrict development intensity on the property, and based upon Policy 1-2.3.11, the maximum floor area ratio for all development including residential is proposed not to exceed 1.0.

In addition to creating the new HSMDR zoning district with affordability regulations, permitted uses, conditional uses and dimensional requirements, the proposed amendments include modifications to the official zoning map and FLUM (Exhibit 1) and associated official zoning map legend (Exhibit 2). These changes will appear as follows:

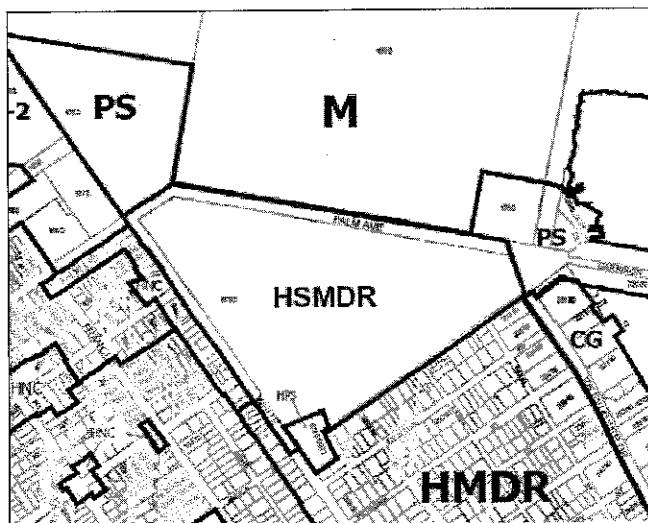


Exhibit 1

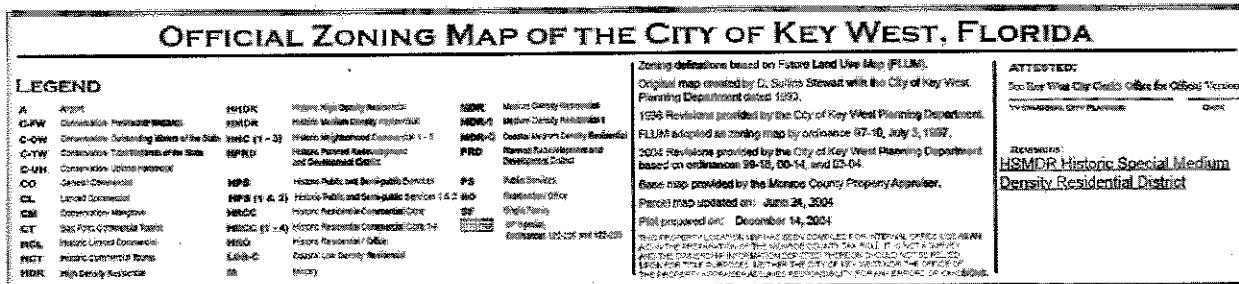


Exhibit 2

Until such time as the new LDR's for HSMDR are adopted and in place, the regulatory scheme of the Zoning in Progress will remain in force (attachment 3). That set of administrative directions to the property owner, whomever that may be, and the city staff is to allow the maintenance and replacement (if destroyed by accident or Act of God) of the existing residential and commercial structures in kind, type, density and intensity, but with no ability to process

applications for development agreements, variances, exception, development plans or conditional uses. The present LDR Amendment process, when complete will be the final step of the rezoning of the property, which will then allow redevelopment of the property in conformance with the LDR's.

Review Criteria

Section 90-522 of the Code outlines key review criteria for any changes to the Land Development Regulations. A review of the proposed ordinance relative to the criteria is provided below.

Sec. 90-522. Planning Board review of proposed changes in land development regulations.
(a) The planning board, regardless of the source of the proposed change in the land development regulations, shall hold a public hearing thereon with due public notice. The planning board shall consider recommendations of the city planner, city attorney, building official and other information submitted at the scheduled public hearing. The planning board shall transmit a written report and recommendation concerning the proposed change of zoning to the city commission for official action. In its deliberations the planning board shall consider the criteria stated in section 90-521.

The City Attorney's Office and City Planner have worked together to research and review the proposed Land Development Regulations for the new zoning district HSMDR. On July 15, 2011 at a publicly held Planning Board Meeting the Planning Director presented a report of the Peary Court Rezoning Process (attachment 4) and a Data and Analysis Report was prepared in support of procedural review criteria in the Code and for Planning Board consideration.

Sec. 90-521. Criteria for approving amendments to official zoning map.

In evaluating proposed changes to the official zoning map, the city shall consider the following criteria:

(1) *Consistency with plan.* Whether the proposal is consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.

The proposed Land Development Regulations for the new HSMDR zoning district and zoning map changes are consistent with related Goals, Objectives and Policies in the Comprehensive Plan. The Peary Court Data and Analysis Report further addresses this question.

Adequate public facilities are available to provide service to the development. The proposed Official Zoning Map Amendment of HSMDR is being considered as a result of the anticipated disposition of the military property, and does not provide for more intense development impacts than the existing site conditions. Please see the attached the Peary Court Data and Analysis Report for additional information.

(2) *Conformance with requirements.* Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.

The proposed ordinances are in conformance with the Code and the procedures for amending the Land Development Regulations. The standards, regulations and procedures proposed for the HSMDR district are consistent with and not in conflict with other parts of the Code of Ordinances.

(3) *Changed conditions.* Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether such changes support or work against the proposed rezoning.

Because the property has been owned by the US Navy there are no existing zoning regulations for the property that affect the new zoning proposed.

(4) *Land use compatibility.* Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved.

The proposed Land Development Regulations permit limited residential uses and associated accessory uses as of right. Other customary land uses found in residential districts such as parks and recreation, parking lots, educational institutions and nurseries, utilities and cultural activities have been determined to be higher impact uses are only allowed conditionally and therefore, must obtain Planning Board approval to determine land use compatibility. Therefore, the proposed LDR's are compatible with surrounding land uses.

(5) *Adequate public facilities.* Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services. Rezoning does not constitute a concurrency determination, and the applicant will be required to obtain a concurrency determination pursuant to chapter 94.

The proposed zoning district regulations are intended to limit the impacts of uses allowed on the site. The proposed amendments will not result in development that creates excessive demands on public facilities and the existing facilities are consistent with concurrency management requirements. The Data and Analysis Report prepared serves as the concurrency determination for existing development; however, all applications for future development will have to comply with concurrency standards.

(6) *Natural environment.* Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetlands protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.

The site proposed for rezoning is not considered environmentally sensitive or currently zoned as conservation land. The proposed zoning regulations have no impact on the natural environment; however, any future development projects will be required to attain necessary environmental permitting and comply with mitigation requirements.

(7) *Economic effects.* Whether, and the extent to which, the proposal would adversely affect the property values in the area or the general welfare.

The proposed LDR's are intended to protect the surrounding property values and general welfare of the city and only permits the types of residential uses that exist on the site today as of right.

(8) *Orderly development.* Whether the proposal would result in an orderly and compatible land use pattern. Any negative effects on such pattern shall be identified.

The proposed LDR's will support an orderly and compatible land use pattern consistent with that which are currently existing. Further the LDR's proposed reflect a hybrid of existing district regulations within the city to account for the special situations encountered at Peary Court.

(9) *Public interest; enabling act.* Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the land development regulations in this subpart B and the enabling legislation.

The proposed dimensional requirements reflect the existing land use patterns in other similar and adjacent residential districts within the city and compels new construction to be compatible with the surrounding Historic District. The proposed permitted and conditional uses are intended to be low impact and or accessory to the residential uses and are not in conflict with surrounding neighborhood residential uses or existing surrounding commercial development. The proposed LDR's are expected to help protect the greater public interest and will further the intent of the Comprehensive Plan and Land Development Regulations.

(10) *Other matters.* Other matters which the Planning Board and the City Commission may deem appropriate.

Other matters have not been identified at this time.

In summary, the zoning regulations contained in the proposed Ordinance are as follows:

Density	8 dwelling units per acre
FAR	1.0
Height	30 feet
Permitted Uses	Single family dwellings; Multifamily dwellings; Accessory Uses and structures; Approved home occupations.
Conditional Uses	Community centers clubs and lodges accessory to residential uses; Cultural and civic activities; Parks and recreation active and passive; Public and private utilities; Parking lots and facilities; Educational institutions and daycare facilities.

Setbacks	Front: Side: Rear: Street Side:
Lot Coverage	Building Coverage: 40% Impervious surface: 60%
Lot Size	5,000 square feet Width: 50 feet Depth: 100 feet
Architectural Review	HARC Staff review for redevelopment and new development to ensure compatibility

Recommendation: Planning Staff recommends the Planning Board forward to the City Commission a recommendation of approval of the ordinance amending the Official Zoning Map Legend; Amending Chapter 122, Article IV, to create a new Historic Special Medium Density Residential district (HSMDR) amending Chapter 122, Article V, providing amendments to the tables of uses and dimensional requirements for Historic Special Medium Density Residential district (HSMDR) of the Land Development Regulations.

Verification / Authorization

Balfour Beatty Communities

Southeast Housing LLC

10 Campus Boulevard ■ Newtown Square, PA 19073 ■ 610.355.8100 ■ bbcgrp.com

April 20, 2012

Donald Craig, Planning Director
City of Key West
City of Key West
P.O. Box 1409
Key West, FL 33040

RE: Peary Court-Key West

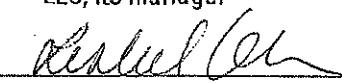
Dear Mr. Craig:

I write to you as Senior Vice President and General Counsel for Balfour Beatty Communities, LLC, which, through its wholly-owned subsidiaries, serves as the managing member of Southeast Housing, LLC, the owner of the privatized military housing units at Peary Court. As you know, the United States of America acting by and through the Department of the Navy, as fee simple owner of the land, has previously designated Southeast Housing, LLC as its agent to work with the City of Key West in connection with the sale of Peary Court. As you have been advised by our local attorney, White Street Partners, LLC (White Street), is under contract to purchase the Peary Court property in Key West. As the contract purchaser, White Street intends to actively participate with the re-zoning of the property, as well as moving forward with a proposed Development Agreement, the draft of which you recently received. We continue to appreciate your cooperation and respectfully request that your courtesies be extended to White Street Partners. This letter should satisfy any concerns you may have with respect to working with White Street as our contract purchaser.

As a party under contract, White Street may pursue a Development Agreement, but until and unless there is a closing, they will not be able to formally bind Southeast Housing, LLC, Balfour Beatty Communities, LLC or the Department of the Navy. The sellers will cooperate and execute verification forms as may be required as the process moves forward.

Please call me with any further questions or concerns.

Sincerely yours,
SOUTHEAST HOUSING, LLC
By: BBC Military Housing-Navy Southeast LLC,
its managing member
By: Balfour Beatty Military Housing Investments
LLC, its manager


LESLIE S. COHN
Senior Vice President and General Counsel

Donald Craig, Planning Director
Friday, April 20, 2012
Page 2

BEFORE ME, personally appeared Leslie S. Cohn, Senior Vice President and General Counsel for Balfour Beatty Communities, LLC, who stated that she had read the foregoing letter to Don Craig dated April 20th, 2012 and that the contents thereof are true and correct to the best of her knowledge and belief.

SWORN TO AND SUBSCRIBED before me this 20th day of April, 2012.



NOTARY PUBLIC – Commonwealth of Pennsylvania

(SEAL)

Cc: City of Key West Mayor
City Commissioners City of Key West
Planning Board Members
White St Partners, LLC
David Paul Horan, Esq.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHARON MARCONE, Notary Public
Newtown Twp., Delaware County
My Commission Expires August 26, 2012

Property Ownership Affidavit

Date: 10/13/11

City of Key West Planning Board
Post Office Box 1409
Key West Florida 33041-1409

Re: Ownership Certification

Greetings:

I certify the United States of America, Department of the Navy, is the owner of the property described in the attached legal descriptions; **Exhibit 1** in connection with filing application(s) for the Peary Court and Ancillary parcels; situated in Township 67, Range 25, Section 31; Township 67, Range 25, Section 32; Township 68, Range 25, Section 06; and Township 68, Range 25, Section 05; City of Key West; submitted to the City of Key West Planning Board.

By: Jana L Hubner

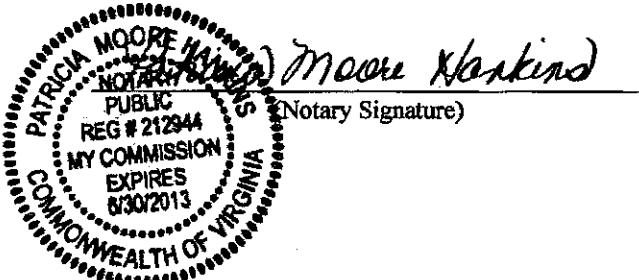
Printed Name: Jana L. Hubner

Title: NAVFAC Atlantic PPO Director

Date: 10/13/11

STATE OF VIRGINIA
CITY OF NORFOLK

The foregoing affidavit was sworn and subscribed before me this 13th day of OCTOBER (month), 2011 (year) by JANA L. HUBNER who is personally known to me or has produced U.S. GOVERNMENT ID as identification.



Agent Authorization

Date: 10/13/11

City of Key West Planning Board
Post Office Box 1409
Key West Florida 33041-1409

Re: Agent Authorization for the following site location:

Peary Court and Ancillary Parcels; situated in Township 67, Range 25, Section 31; Township 67, Range 25, Section 32; Township 68, Range 25, Section 06; and Township 68, Range 25, Section 05; City of Key West

Greetings:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Southeast Housing LLC to act as agent for the United States of America, Department of the Navy, for the above referenced property in connection with such authorization to file application(s), papers, documents, requests and other matters necessary to request land use and zoning classification changes.

By: Jana L Hubner

Printed Name: Jana L. Hubner

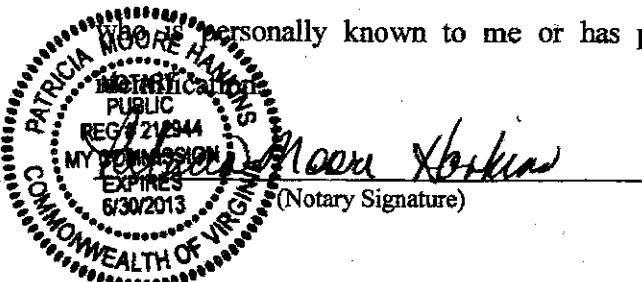
Title: NAVFAC Atlantic PPU Director

Date: 10/13/11

STATE OF VIRGINIA
CITY OF NORFOLK

The foregoing affidavit was sworn and subscribed before me this 13th day of October (month), 2011 (year) by JANA L. HUBNER,

whose personally known to me or has produced U.S. GOVERNMENT ID as



Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record Card

Alternate Key: 1006963 **Parcel ID:** 00006730-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:
UNITED STATES OF AMERICA
ATLANTA, GA 30345

Property Details

PC Code: 80 - VACANT GOVERNMENTAL
Millage Group: 10KW
Affordable Housing: No
Section-Township- 32-67-25
Range:
Property Location: VACANT LAND 400 WHITE ST KEY WEST
Legal Description: KW ALL SQRS 29-30-42-43-53-54 W COR TR 7 ALL TR 8 ARMY BARRACKS B47-183-396 G6-277-278
A4-446 RR-94 OR432-317-318

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
17 - FEDERAL GOV'T	21,911,890.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	1,213,581.60 SF

Appraiser Notes

TPP 9007516 - RYAN SMITH'S CAR AUDIO

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
2011	0	0	29,293,433	29,293,433	19,919,900	29,293,433	0
2010	0	0	18,109,000	18,109,000	18,109,000	18,109,000	0
2009	0	0	21,842,240	21,842,240	21,842,240	21,842,240	0
2008	0	0	21,842,240	21,842,240	21,842,240	21,842,240	0
2007	0	0	21,842,240	21,842,240	21,842,240	21,842,240	0
2006	0	0	48,543,264	27,573,750	27,573,750	27,573,750	0
2005	0	0	48,543,264	27,573,750	27,573,750	27,573,750	0
2004	0	0	48,543,264	27,573,750	27,573,750	27,573,750	0
2003	0	0	22,451,260	27,573,750	27,573,750	27,573,750	0
2002	0	0	21,232,663	27,573,750	27,573,750	27,573,750	0
2001	0	0	21,232,663	27,573,750	27,573,750	27,573,750	0
2000	0	0	21,232,663	27,573,750	27,573,750	27,573,750	0
1999	0	0	21,834,738	27,573,750	27,573,750	27,573,750	0
1998	0	0	21,834,738	27,573,750	27,573,750	27,573,750	0
1997	0	235,000	19,338,750	27,573,750	27,573,750	27,573,750	0
1996	0	235,000	19,338,750	27,573,750	27,573,750	27,573,750	0
1995	0	235,000	19,338,750	19,573,750	19,573,750	19,573,750	0
1994	0	235,000	19,338,750	19,573,750	19,573,750	19,573,750	0
1993	0	235,000	19,338,750	19,573,750	19,573,750	19,573,750	0
1992	0	235,000	19,338,750	19,573,750	19,573,750	19,573,750	0
1991	0	235,000	19,338,750	19,573,750	19,573,750	19,573,750	0
1990	0	235,000	8,595,000	8,830,000	8,830,000	8,830,000	0
1989	0	235,000	8,595,000	8,830,000	8,830,000	8,830,000	0
1988	0	235,000	8,595,000	8,830,000	8,830,000	8,830,000	0
1987	0	235,000	2,251,852	2,486,852	2,486,852	2,486,852	0
1986	0	235,000	2,251,852	2,486,852	2,486,852	2,486,852	0
1985	0	235,000	2,251,852	2,486,852	2,486,852	2,486,852	0
1984	0	235,000	2,251,852	2,486,852	2,486,852	2,486,852	0
1983	0	235,000	2,251,852	2,486,852	2,486,852	2,486,852	0
1982	0	235,000	2,251,852	2,486,852	2,486,852	2,486,852	0

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.

There are no sales to display for this parcel.

This page has been visited 121,014 times.

Monroe County Property Appraiser
Karl D. Borglum

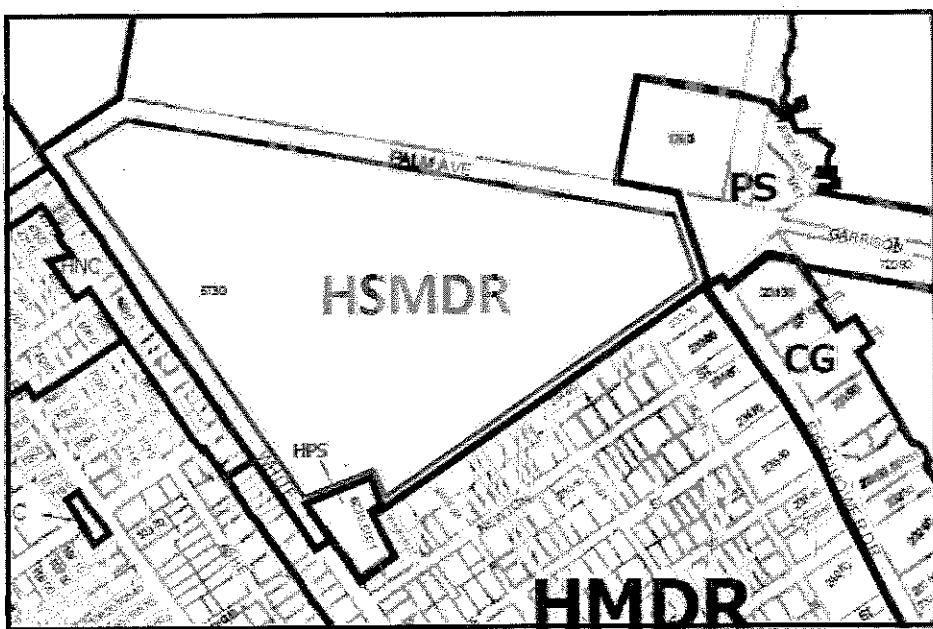
**Public Notices
(radius map & mailing list)**

DISPLAY AD

NOTICE OF PUBLIC HEARING ON PROPOSED ORDINANCE

The Planning Board of the City of Key West, Florida, will consider the following ordinance for recommendation to the City Commission at a meeting and public hearing to be held at 6:00 p.m., or as soon thereafter as the matter may be heard, Thursday, July 19, 2012, in Commission Chambers, Old City Hall, 510 Greene Street, Key West, Florida.

HSMDR ZONING DISTRICT ORDINANCE - AN ORDINANCE OF THE CITY OF KEY WEST AMENDING THE LAND DEVELOPMENT REGULATIONS, AND THE OFFICIAL ZONING MAP FOR PROPERTY KNOWN AS THE PEARY COURT HOUSING COMPLEX (RE# 00006730-000000, ALTERNATE KEY# 1006963) AMENDING THE OFFICIAL ZONING MAP LEGEND; AMENDING CHAPTER 122, ARTICLE IV, TO CREATE A NEW HISTORIC SPECIAL MEDIUM DENSITY RESIDENTIAL DISTRICT (HSMDR), PROVIDING FOR PERMITTED USES, CONDITIONAL USES, PROHIBITED USES AND DIMENSIONAL REQUIREMENTS; AMENDING CHAPTER 122, ARTICLE V, PROVIDING AMENDMENTS TO THE TABLES OF USES AND DIMENSIONAL REQUIREMENTS FOR HISTORIC SPECIAL MEDIUM DENSITY RESIDENTIAL DISTRICT (HSMDR); PROVIDING FOR CONCURRENT AND CONDITIONAL ADOPTION UPON ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.



This proposed ordinance may be read in its entirety at the Planning Department Office in City Hall (3140 Flagler Avenue), Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Any interested parties may appear at the meeting/hearing noted above and be heard by the Planning Board with respect to the proposed ordinance.

Pursuant to F. S. 286.0105, notice is given that if a person decides to appeal any decision made by the Planning Board with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon

which the appeal is to be based.

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 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Leland for Don Craig
Donald Leland Craig, AICP
Planning Director

City of Key West Acct# 000173

Publish: Sunday, July 8, 2012

P.O. #70087

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., July 19, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

HSMDR Zoning District Ordinance - An Ordinance of the City of Key West amending the Land Development Regulations, and the Official Zoning Map for property known as the Peary Court Housing Complex (RE# 00006730-000000, Alternate Key# 1006963) Amending the Official Zoning Map Legend; Amending Chapter 122, Article IV, to create a new Historic Special Medium Density Residential district (HSMDR), providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article V, providing amendments to the tables of uses and dimensional requirements for Historic Special Medium Density Residential district (HSMDR); providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

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 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: **HSMDR Zoning District Ordinance** - An Ordinance of the City of Key West amending the Land Development Regulations, and the Official Zoning Map for property known as the Peary Court Housing Complex (RE# 00006730-000000, Alternate Key# 1006963) Amending the Official Zoning Map Legend; Amending Chapter 122, Article IV, to create a new Historic Special Medium Density Residential district (HSMDR), providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article V, providing amendments to the tables of uses and dimensional requirements for Historic Special Medium Density Residential district (HSMDR); providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Project Location: Peary Court Housing Complex **Date of Hearing:** Thursday, July 19, 2012

Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at cesmith@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

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 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: **HSMDR Zoning District Ordinance** - An Ordinance of the City of Key West amending the Land Development Regulations, and the Official Zoning Map for property known as the Peary Court Housing Complex (RE# 00006730-000000, Alternate Key# 1006963) Amending the Official Zoning Map Legend; Amending Chapter 122, Article IV, to create a new Historic Special Medium Density Residential district (HSMDR), providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article V, providing amendments to the tables of uses and dimensional requirements for Historic Special Medium Density Residential district (HSMDR); providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Project Location: Peary Court Housing Complex **Date of Hearing:** Thursday, July 19, 2012

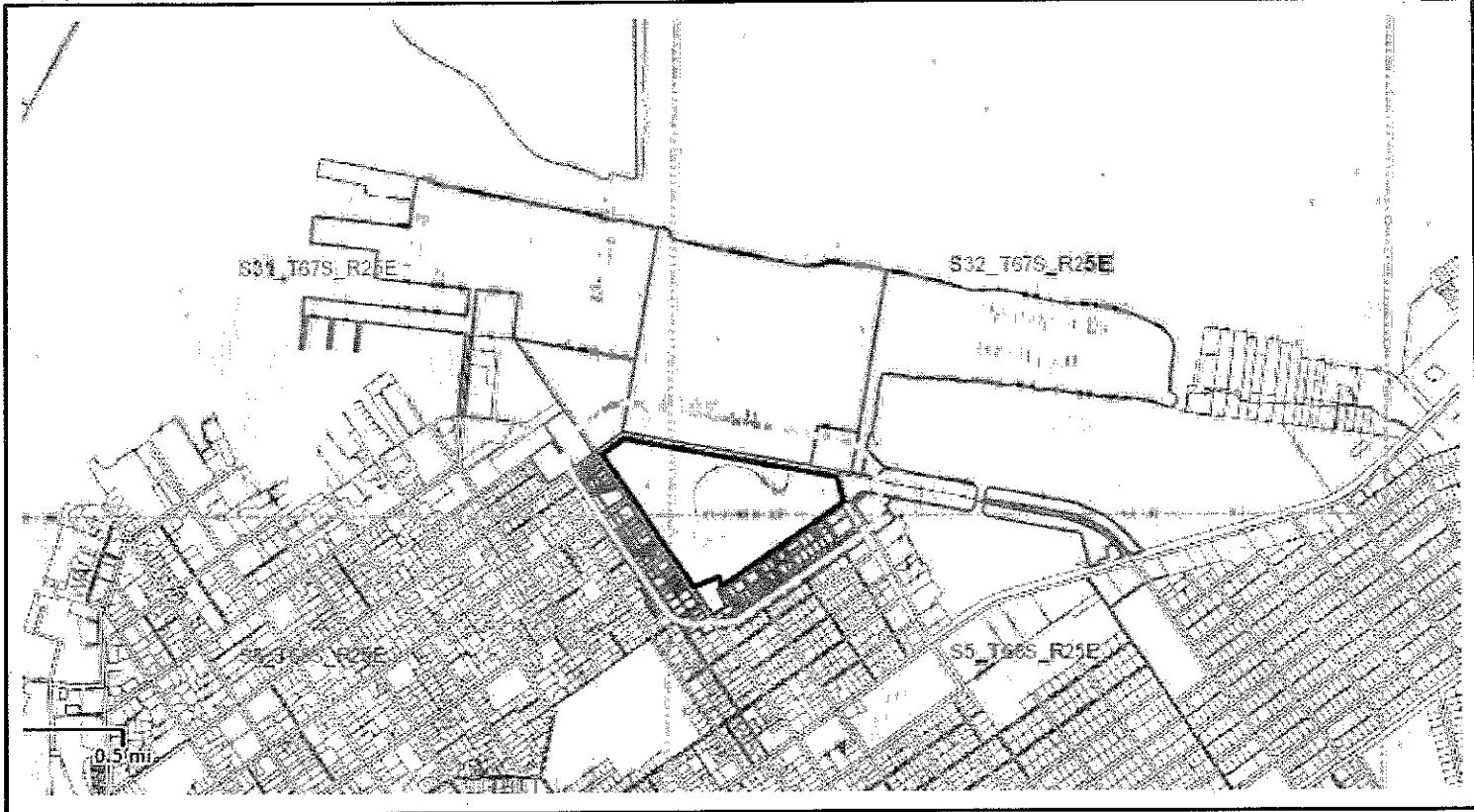
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene, City Commission Chambers

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Monroe County, Florida

Peary Ct

Printed: Jul 03, 2012

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 BERGERON CHARLES	216 BALLANTYNE AVE N		MONTRÉAL	QUEBEC	H4X 2C2	CANADA
2 COLLINS GEORGE E AND MARKETA	RIMSKA 10		PRAGUE 2		120 00	CZECH REPUBLIC
3 BERGERY BENJAMIN	29 BIS RUE BOURRET		PARIS		F75019	FRANCE
4 JACOBSON CHRISTOPHER N	618 WHITE ST		KEY WEST	FL	33040	
5 SEMICH J WILLIAM	915 JOHNSON ST		KEY WEST	FL	33040-4745	
6 MYERS LAWRENCE R AND BROOKE DECAMP	1870 WYOMING AVE		WASHINGTON	DC	20009	
7 RUDOLPHI ROSEANNE	14 WALNUT DR		SHOREHAM	NY	11786	
8 KERRY ALECIA JUNE	540 WHITE ST		KEY WEST	FL	33040-7169	
9 MATHEWS DEVELOPMENT CO INC	3320 W HIGHWAY 30-A		SANTA ROSA BEACH	FL	32459	
10 FABISIEWICZ WALTER AND LOUISE LIV TR	700 WHITE ST		KEY WEST	FL	33040-7155	
11 DAY EDNA L/E	1300 ANGELA ST		KEY WEST	FL	33040	
12 WASSYLENKO PETER M	1305 NEWTON ST		KEY WEST	FL	33040	
13 STUBBLEFIELD JOY L	D-7 10TH AVE		KEY WEST	FL	33040	
14 KING KENNETH MARSHALL	1216 ANGELA ST		KEY WEST	FL	33040	
15 ROBERTS KEITH AND JUDY	5500 BAVARIAN LN		WILMINGTON	NC	28405-1002	
16 ARITAS JOSEPH ESTATE	518 WHITE ST		KEY WEST	FL	33040	
17 SCHETTING ROBERT C AND CELESTE M	609 FRANCES ST		KEY WEST	FL	33040	
18 STATE OF FLORIDA	811 PALM AVE		KEY WEST	FL	33040	
19 SHELTON CALEDON J	1117 FLEMING ST		KEY WEST	FL	33040-6997	
20 HILDENBOROUGH HOTELS LIMITED INC	1129 FLEMING ST		KEY WEST	FL	33040	
21 JANICKI STANISLAW K	1413 6TH ST		KEY WEST	FL	33040	
22 J-LEX PROPERTIES, LLC	9026 S RIDGE RD		PLAINFIELD	IL	60586	
23 AVILA BARBARA	522 WHITE ST		KEY WEST	FL	33040-7170	
24 PADGET-DEKKER HOLDINGS LTD	611 FRANCES ST		KEY WEST	FL	33040	
25 BLIVES YAKOV	1 BAY DR		KEY WEST	FL	33040	
26 KEYS PARADISE HOLDINGS LLC	1824 FLAGLER AVE	UNIT 179	KEY WEST	FL	33040-6435	
27 HOWE STEPHANIE	914 PACKER ST APT 2		KEY WEST	FL	33040	
28 ROHRSCHNEIDER JANE	1306 ANGELA ST		JACKSONVILLE	FL	32208-2346	
29 LUNDBERG DARLENE A	8939 POLK AVE		MCHENRY	IL	60051	
30 RICH DONALD T REV TRUST U/D DTD 12/12/06	919 N RIVER RD		KEY WEST	FL	33040-6927	
31 KNOWLES ELLA MAE L/E	1112 EATON ST		KEY WEST	FL	33040-7346	
32 WEYMOUTH LISA A	P O BOX 791249		PAIA	HI	96779	
33 GRIFFITH RICHARD P LIVING TRUST 8/29/95	717 FLEMING ST		KEY WEST	FL	33040	
34 ELLIS CHRISTOPHER GERARD AND MICHELLE LYNN	612 WHITE ST		KEY WEST	FL	33040-7153	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 JANSEN CHRISTINE E	1000 WEST AVE APT 1424		MIAMI BEACH	FL	33139-4729	
36 BERMAN ANDREW N AND LINDA C	716 ELIZABETH ST		KEY WEST	FL	33040-6402	
37 MALLOY KEVIN P AND HOLLY J	614 WHITE ST		KEY WEST	FL	33040	
38 WOOD JOHN E REV TRUST 9/30/99	1617 RIGGS PL NW		WASHINGTON	DC	20009	
39 AKERS ROGER W	HCR 62 BOX 42		RATON	NM	87740	
40 HOUSING AUTHORITY OF THE CITY OF KEY WEST	1400 KENNEDY DR STE A		KEY WEST	FL	33040-4055	
41 GLASSER MARC AND HEIDI	700 PEARL ST		KEY WEST	FL	33040-7034	
42 KRABILL MELISSA D	1415 NEWTON ST		KEY WEST	FL	33040	
43 PREYSLER JULIO JOSE IGLESIAS	3127 SHERIDAN AVE		MIAMI BEACH	FL	33140-3945	
44 THE ARTISTS RESIDENCIES AT KEY WEST INC	600 WHITE ST		KEY WEST	FL	33040-7153	
45 LUONGO EILEEN	8300 SW 44 CT		DAVIE	FL	33328	
46 SIRIUS JACK INVESTMENTS LLC	6970 MANASOTA KEY RD		ENGLEWOOD	FL	34223-9268	
47 WUNSCH RICHARD E	3516 17TH TER		KEY WEST	FL	33040	
48 LEROY VIVE A	1107 KEY PLAZA	PMB 332	KEY WEST	FL	33040	
49 WHITMAN DOUGLAS F REVOCABLE TRUST 7/6/2001	1317 NEWTON ST		KEY WEST	FL	33040-7025	
50 KANE DANIEL M	354 SUGARTOWN RD		DEVON	PA	19333-1384	
51 APPELLIS MICHEL	1414 NEWTON ST		KEY WEST	FL	33040	
52 SONI AND SONS LIMITED PARTNERSHIP	1425 LAKE FRONT CIRCLE	STE 100	THE WOODLAND TX	TX	77380	
53 HENSON AGNES G L/E	1415 ATLANTIC BLVD		KEY WEST	FL	33040	
54 MCNALLY TERRANCE	29 E 9TH ST		NEW YORK	NY	10003	
55 WELCH DONALD P AND KATHERINE K	524 WHITE ST		KEY WEST	FL	33040-7170	
56 WEITZEN ELAINE G	130 1/2 E 65TH ST		NEW YORK	NY	10065-7-067	
57 UNION CROSSING REALTY TRUST	PO BOX 1990		NORTH PALMOUR MA	02556-1990		
58 SCHETTIG ROBERT C AND CELESTE M	609 FRANCES ST		KEY WEST	FL	33040	
59 LEVIN JAY J	5516 PUTNAM DR		WEST BLOOMFIELD MI	48323-3720		
60 BAUMGARTNER EDWARD L	615 ASHE ST		KEY WEST	FL	33040	
61 LANE WILLIAM T	1122 ANGELA ST		KEY WEST	FL	33040	
62 GINGRAS GARY E	203 LOUDON RD	APT 122	CONCORD	NH	03301-6043	
63 MOEN TRUST 4/23/02	718 EISENHOWER DR		KEY WEST	FL	33040	
64 ENDERBY RALPH T	257 NW 87TH TERR		CORAL SPRINGS FL	33071		
65 BALDWIN MAUREEN K TRUST	60 CANNEY RD		DURHAM	NH	03824	
66 CASAS DIANA G L/E	1315 NEWTON ST		KEY WEST	FL	33040-7025	
67 JACKSON THOMAS A AND DEBORAH ANN	620 ASHE ST		KEY WEST	FL	33040-7111	
68 SHIELD LINDA M DEC OF TRUST	1414 ANGELA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 OLEKSAK MARGARET	420 GULF BLVD		INDIAN ROCKS B FL	FL	33785	
70 SIEMON DOUGLAS	P O BOX 420228		SUMMERLAND KI FL	FL	33042	
71 ISLAND TRANQUILITY INC	711 EISENOWER DR		KEY WEST	FL	33040	
72 HOLMES RONALD	7953 FORD RIDGE RD		NINEVEH	IN	46164	
73 LYNCH BEVERLY J	1410 NEWTON ST		KEY WEST	FL	33040	
74 LATHAN DYANNE F	PO BOX 5059		KEY WEST	FL	33045-5059	
75 PARK CHARLES I JR DEC TRUST 3/22/1999	1300 NEWTON ST		KEY WEST	FL	33040	
76 COIRA STANLEY MD TRUST AGR 4/23/2001	4140 BONITA AVE		MIAMI	FL	33133-6339	
77 HENDERSON JOHN E AND NANCY P	809 OAK TER		POINT PLEASANT NJ	NJ	08742	
78 GRAY DONALD D AND JACQUELINE M	1405 NEWTON ST		KEY WEST	FL	33040	
79 COOK KAREN M	703 FLORIDA ST		KEY WEST	FL	33040-7016	
80 COLL DANIEL A	114 CUTTHROAT DR		SUMMERLAND KI FL	FL	33042-4223	
81 SAUNDERS ANDREW W JR AND HELEN	911 TRINITY DR		KEY WEST	FL	33040	
82 VAN STEELANDT NAOMI R	916 CENTER ST		KEY WEST	FL	33040	
83 AULL KEVIN J AND MELISSA K	711 GEORGIA ST		KEY WEST	FL	33040-7002	
84 LEVIN ARTHUR M	1318 ANGELA ST		KEY WEST	FL	33040	
85 SONGER MARK E AND LOIS P	1310 NEWTON ST		KEY WEST	FL	33040	
86 610 WHITE STREET LLC	1015 FLAGLER AVE		KEY WEST	FL	33040-4815	
87 CARMACK WILLIAM L AND MARYANN S	1221 NEWTON ST		KEY WEST	FL	33040	
88 WEGMAN TIMOTHY G	702 PEARL ST		KEY WEST	FL	33040	
89 DUNN LEE H AND THARON S	P O BOX 1846		NANTUCKET MA	MA	02554	
90 VALDEZ JOSE R	2604 SEIDENBERG AVE		KEY WEST	FL	33040	
91 KEY WEST LODGE NO 1760	700 EISENOWER		KEY WEST	FL	33040	
92 JACOBSON JEROME	3247 COUNTY ROUTE 15		PULASKI NY	NY	13142-2260	
93 BURRUSS CAROLYN S AND WILLIAM F JR	P O BOX 981		KEY WEST	FL	33041	
94 HINCHCLIFFE STEPHEN M	109 KEY HAVEN RD		KEY WEST	FL	33040	
95 BURD RONALD P AND JOYCE W	710 HARVARD RD		BALA CYNWYD PA	PA	19004	
96 TORRES ORLANDO FRANCISCO	1112 CURRY LN		KEY WEST	FL	33040	
97 TORRES REAL ESTATE LLC	1118 FLEMING ST		KEY WEST	FL	33040	
98 SEACRIST ROGER D	1203 NEWTON ST	UNIT 4	KEY WEST	FL	33040	
99 BURY CATHERINE J	175 W 93RD ST APT 11C		NEW YORK NY	NY	10025-9335	
100 STEINKAMP WYNN RAYMOND	1205 NEWTON ST APT 2		KEY WEST	FL	33040-7067	
101 BORN GEORGE W	14 ARLINGTON ST APT 2		SOMERVILLE MA	MA	02145-3319	
102 HOLDEN BRIAN J	1309 NEWTON ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 CHRISTATOS MICHAEL AND LESLIE A	1324 NEWTON ST		KEY WEST	FL	33040	
104 FELDMAN DONNA A	1418 ANGELA ST		KEY WEST	FL	33040	
105 GRIFFITH RICHARD TRUSTEE	717 FLEMING STREET		KEY WEST	FL	33040	
106 BAUER ANDREA W	1400 NEWTON ST		KEY WEST	FL	33040	
107 SFI OF THE KEYS INC	P O BOX 1199		KEY WEST	FL	33041	
108 DAVIS ELIZABETH	1121 ELGIN LN		KEY WEST	FL	33040	
109 KENDRICK MELISSA	P O BOX 6391		KEY WEST	FL	33041	
110 STICKNEY CLYDE P JR	33 BLACK HICKORY WAY		ORMOND BEACH FL	FL	32174-5705	
111 POPOVICE MICHAEL	1119 SOUTHARD ST		KEY WEST	FL	33040-7146	
112 FRIEND KELLY J	1220 NEWTON ST APT 1		KEY WEST	FL	33040-7038	
113 MATTSON WILLIAM LOWELL	PO BOX 4873		KEY WEST	FL	33041-4873	
114 NILES FAMILY LIVING TRUST 10/28/2002	4768 CAPE MAY AVE		SAN DIEGO CA	CA	92107	
115 STRUNK ACE HARDWARE INC	PO BOX 1199		KEY WEST	FL	33041-1199	
116 HOUSING AUTHORITY KEY WEST	1400 KENNEDY DR		KEY WEST	FL	33040	
117 PHILLIPS JEFFREY W	PO BOX 910		SAUGATUCK MI	MI	49453	
118 ADAMS MARTHA L REV TRUST 06/20/2003	PO BOX 4122		KEY WEST	FL	33040	
119 ZEMLICKA RONALD L	1419 NEWTON ST		KEY WEST	FL	33040	
120 COUGHLIN ENTERPRISE LLC	P O BOX 1548		KEY WEST	FL	33041-1548	
121 DAMBROSIO JOSEPH M AND NELLA	1301 NEWTON ST		KEY WEST	FL	33040-7025	
122 OFFICERS QUARTERS CONDOMINIUM	715 WHITE ST		KEY WEST	FL	33040	
123 SHEEDY ROBERT M	1220 NEWTON ST		KEY WEST	FL	33040	
124 SHEEDY ROBERT M	1220 NEWTON ST	UNIT 4	KEY WEST	FL	33040	
125 HSBC BANK NA	2691 E OAKLAND PARK BLVD	UNIT 5	KEY WEST	FL	33306	
126 NEWTON STREET CONDOMINIUM	1220 NEWTON ST	STE 303	FORT LAUDERDALE FL	FL	33040	
127 ADAMS MARTHA L	PO BOX 4122		KEY WEST	FL	33041	
128 SORENSEN SERENA	1203 NEWTON ST APT 2		KEY WEST	FL	33040-7069	
129 LANGAN ELIZABETH	1203 NEWTON ST	UNIT 1	KEY WEST	FL	33040	
130 WILLISON MALCOM R & HUGGINS MARTHA D	2101 BURGUNDY ST UNIT 2		NEW ORLEANS LA	LA	70116	
131 TEACHOUT STEPHEN V	1203 NEWTON ST	UNIT 3	KEY WEST	FL	33040	
132 MATARAZZO KURT	1124 STUMPLN		KEY WEST	FL	33040-7149	
133 MYREN BRENDA LYNN	1123 STUMPLN		KEY WEST	FL	33040	
134 516 WHITE STREET LLC	516 WHITE ST		KEY WEST	FL	33040-7170	
135 UNITED STATES OF AMERICA	400 WHITE ST		KEY WEST	FL	33040	
136 ARIF KHADIJA AKHTER D	7701 NW 62ND WAY		PARKLAND	FL	33067	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
137 GRIBIK SUZANNE J	616 ASHE ST		KEY WEST	FL	33040	
138 GIRARD DALBISSIN ARNAUD AND NAJA	1214 NEWTON ST		KEY WEST	FL	33040	
139 EPPY GREG S AND DOREEN S	8 AZALEA DR		KEY WEST	FL	33040	
140 WOOTEN FRANK F	1118 EATON ST		KEY WEST	FL	33040	
141 BEHRENS J DOUGLAS AND LINDA	16235 HUTCHINS MILL RD		MONKTON	MD	21111	
142 ATKYNS SUZANNE J	416 WHITE ST		KEY WEST	FL	33040-6960	
143 LEWIN KURT C AND MONICA A	404 WHITE ST		KEY WEST	FL	33040	
144 EMISHOFF CLARENCE E	670 ISLAND WAY	UNIT 606	CLEARWATER	FL	33767	
145 OESTERLING EMIL AND JOAN M	1113 CURRY LN		KEY WEST	FL	33040	
146 RODEL CHARITABLE FOUNDATION	PO BOX 4014		KEY WEST	FL	33041-4014	
147 FELDMAN DONNA	1418 ANGELA ST		KEY WEST	FL	33040	
148 BETHEL DALBERT D	1407 NEWTON ST		KEY WEST	FL	33040	
149 BUNGEROTH MARC R K	1404 NEWTON ST		SAN JOSE	CA	95129	
150 MCCLURE JACQUELYN R	1509 CONSTASO CT		MARMORA	NJ	08223-1710	
151 COGGINS ARLEEN	605 2ND AVE		KEY WEST	FL	33040-3188	
152 VON SEGGERN CHRISTINA	1075 DUVAL ST STE C21		KEY WEST	FL	33040-7148	
153 RODRIGUEZ JOY DECL OF TRUST 10/6/2011	1113 STUMP LN		KEY WEST	FL	33050	
154 TRUESDELL BRUCE AND ADA	5409 OVERSEAS HWY	UNIT 340	MARATHON	FL	33040	
155 LOEFFLER ROBERT D AND GLORIA R	1314 NEWTON ST		KEY WEST	FL	33040	
156 NEWTON PARK A CONDOMINIUM	1203 NEWTON ST		KEY WEST	FL	33040	
157 POTTER JOHN FRANKLIN AND KUEI MEI	1208 NEWTON ST		KEY WEST	FL	33040	
158 HENSON STEVE R AND DEBORAH	1415 ATLANTIC BLVD		KEY WEST	FL	33040	
159 DAWKINS STEPHEN P & JANE HAILE JT REV TR	1212 ANGELA ST		KEY WEST	FL	33040-3715	
160 HANCOCK GLORIA JUANITA	2016 PATTERSON AVE		KEY WEST	FL	29072	
161 GOBLE ROBERT T AND CAMILLA JANE	159 RUDDER CT		LEXINGTON	SC	33040	
162 HALLGREN WENDY	1425 NEWTON ST		KEY WEST	FL	33040	
163 CORMACK BRENDA L/E	1410 ANGELA ST		KEY WEST	FL	33040	
164 OROPEZA CARLEEN A REV TRUST 2/3/95	224 KEY HAVEN RD		KEY WEST	FL	12440	
165 MAC DONALD STEPHEN	75 OLD CLOVER RD		HIGH FALLS	NY		