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Sent: Saturday, April 29, 2017 11:50 AM

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Subject: 716-718 South Street

Commissioners:

Item #22 on the City Commission's May 2 agenda is a request to extend the Major Development Plan for construction of a new 17-unit hotel called Two Ocean Inn on the site of the existing 17-unit Seashell Motel and Key West Youth Hostel (renderings attached).

The HARC permit for the proposed Two Ocean Inn expired in October of 2014 therefor the project must be resubmitted to HARC and evaluated for compliance with the current Guidelines for New Construction. The Land Development Regulations are clear:

Land Development Regulations. Chapter 102, Article IV. Sec. 102-159. – Expiration.

A certificate of appropriateness shall expire two years from the date of its approval if the work has not commenced under a duly issued building permit. Upon application of the property owner, the historic architectural review commission, or its designee, may extend a certificate of appropriateness for a specified period of time not to exceed two years upon a finding of no substantially changed circumstances.

No work has commenced under a duly issued building permit. The executive summary for this project prepared by Ginny Haller and provided to the City Commission includes a schedule of City action to date (see below). The only HARC action was taken in October of 2014. In the absence of a timely, approved application to extend the HARC permit the application for demolition and a certificate of appropriateness must be resubmitted. To do otherwise undermines HARC and compromises the Commission's ability to protect our historic districts.

Please include this correspondence in the public comments for the 716-718 South Street proposal.

Thank you.

Dana Day
Keep Old Town Old

City Actions:

Development Review Committee (DRC): April 24, 2014

Preliminary Tree Commission: June 10, 2014 (approved)

Planning Board: September 18, 2014 (approved with conditions)

Final Tree Commission: October 14, 2014 (approved)

HARC: October 28, 2014 (approved)

City Commission: March 3, 2015 (approved)

City Commission: January 5, 2016 (extension approved)

City Commission: May 2, 2017