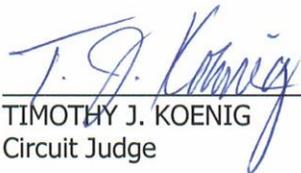


It appears from the record that the demolition application (for demolition of a historic addition, as well as demolition of a non-historic stair case and a non-historic side addition) was separated from the design application (which included the rehab of the historic structure and the new construction). The SI standards are incorporated into the HARC guidelines. HARC's reasonable interpretation of the guidelines that it is charged with administering is entitled to judicial deference. There is no requirement that HARC address the SI standards specifically and individually when considering an application for Certificate of Appropriateness for demolition under Article III of the code. In any event, a review of the record indicates that HARC carefully considered this application and applied the guidelines as appropriate.

CONCLUSION

The court having determined that HARC's approval of the Certificate of Appropriateness for demolition and the Special Magistrate's affirmance of that decision were not a departure from the essential requirements of law, and that Petitioners were afforded procedural due process, and that the decisions of HARC and the Special Magistrate are supported by competent substantial evidence in the record, the Petition for Writ of Certiorari is hereby DENIED.

DONE and ORDERED at Key West, Monroe County, Florida, this 22nd day of July, 2016.



TIMOTHY J. KOENIG
Circuit Judge