

# Historic Architectural Review Commission

## Staff Report Item 1a

---

<b>Meeting Date:</b>	March 10, 2014
<b>Applicant:</b>	Critical Concerns Consultants Donna Bosold AICP, Planner
<b>Application Number:</b>	H14-01-361
<b>Address:</b>	#400 White Street
<b>Description of Work:</b>	Major Development Plan- Initial approval of Peary Court typical units (subsequent detailed approval to follow). Approval of site plan for replacement of 160 non-contributing dwelling units and the addition of 48 affordable dwelling units. Approval of project's mass, scale, size, proportion and landscape concepts.
<b>Site Facts:</b>	<p>The parcel of approximately 24.18 is zoned as Historic Special Medium Density Residential district (HSMDR). The site is located next to one of the main entrances to the historic district, on the north east side of White Street. The lot abuts three historic district boundaries; on the west White Street, on the south Angela Street and on the east Eisenhower Drive. The parcel has a total of 49 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.</p> <p>A Certificate of Appropriateness for a different development was reviewed by the Commission on February 12, 2013. The applicant withdrew the application during the meeting.</p>
<b>Guidelines Cited in Review:</b>	Additions, Alterations and New Construction (pages 36-38a), specific mass, scale, proportion and site.

Historic Architecture Design Principles (page 52), specific siting, massing, scale and proportion.

### **Staff Analysis**

The US Navy sold Peary Court to private investors, Peary Court Holdings LP. Since the land used to be zoned as military the City passed an Ordinance approving a new zoning and land use regulations for Peary Court, Ordinance 12-33. The new zoning for the property is Historic Special Medium Density Residential District (HSMDR). The new Ordinance includes, under Sec.122-615-Dimensional requirements, the following language;

*The dimensional requirements in the historic special medium density residential district (HSMDR) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the Historic Architectural Review Commission Design Guidelines, for additions, alterations and new construction, dated and effective January 5, 2010, and administered by the Historic Preservation Planner, and/ or HARC Commission, who shall have the responsibility to review and approve or deny all applications for improvements, redevelopment and new development...*

According to the new Ordinance the Commission has the responsibility of reviewing, among others, any new development in the site and its effect on mass, scale and proportion in the historic district.

Peary Court Holdings, LP submitted a Certificate of Appropriateness for the review of the site plan and elevations proposed for the site. This first application include site design and its relationship to the historic urban context that surrounds the property, specifically White and Angela Streets, Eisenhower Drive as well as the Peary Court Cemetery, all part of the historic district. The review also includes the three dimensional and urban relationships between the new proposed houses and the existing historic buildings and urban spaces.

For the new design architectural firm Zyscovich developed the plans that are in review. Staff has met with the applicant in several occasions, and had two webinars where the architectural firm had presented many drawings. Staff has always been specific as to the minimum required drawings for this project, including graphics depicting the relationship between existing historic buildings and new proposed buildings. At the time of this report staff had received site plans, elevations, floor plans and three dimensional drawings of proposed buildings. The only drawings including building relationship with the existing urban fabric is a site plan showing the roof configurations of the proposed houses with the footprint of the surrounding existing buildings.

The new development will be built in approximately 24.18 acres of land and will be facing one of the most important entrances of the Historic District, White

Street. The site is also surrounded by four urban blocks on Angela Street and the Peary Court Cemetery. In order to understand the scale of the surrounding urban context staff produced an inventory of historic buildings that will be directly affected by the development. This inventory was done in December of 2012 and was part of the discussions of the previous development submittal.

### **White Street Inventory 26 Structures**

Structures

- 1 Story Historic - 7
- 1 ½ Story Historic - 8
- 2 Story Historic - 7
- 3 Story front/ 2 Story back- 1 Armory Building

### **23 historic buildings on White Street**

Non-historic buildings 3

### **Angela Street 17 Structures**

- 1 Story Historic - 10
  - 1 ½ Story Historic - 2
  - 2 Story Historic - 2
  - Moose lodge – two story on front and one story on the side and back
- 14 Historic Buildings on Angela Street**

### **Peary Court Cemetery**

1 Story cbs storage) on the back, which is not part of the parcel.

From the inventory it is clear that the majority of the historic buildings (fifteen of them) located on White Street read as one and one and a half story structures, while seven read as two stories. The Armory, which is located on the corner of White and Southard streets, is a two stories building that reads as three stories on its front. The one and one and a half stories buildings can be seen through the three urban blocks that will be affected on White Street.

On Angela Street dense vegetation covers most of the four urban blocks that will be impacted by the new development. Nevertheless there are fourteen historic structures of which 12 are one and one and a half stories.

The development proposes the division of the parcel into urban blocks. The blocks will have individual sites that will be sold. The owner of each lot will select the house from the prototypes approved for that specific lot. The

submitted plans include a site plan of the parcel, which includes four types of lots; large sites, medium sites, cottage sites and multifamily sites;

<b>Lot Type</b>	<b>Prototype of house</b>	<b>Remarks</b>	<b>Locations within the historic district boundaries</b>
Large site	Three prototypes. One prototype is 1.5 stories the other two are two stories.	The proposed 1.5 stories is 29'-7" high from its tallest point. The proposed 2 stories fluctuate from 29'-10" to 30'-0" in high from their tallest point. Each prototype proposes an alternate elevation.	Fifteen lots are proposed on Angela Street. These houses will not have their main façade facing Angela Street. Out of the fifteen lots ten will have a one story structure (guest cottage) on the back portion of the lot that will be visible from Angela Street. The guest cottage will be 23'-4" high from its tallest point.
Medium site	Three prototypes. One prototype is 1.5 stories the other two are two stories.	The proposed 1.5 stories is 29'-4" high from its tallest point. The proposed 2 story fluctuate from 29'-10" to 29'-11" in high from its tallest point. Each prototype proposes an alternate elevation.	Seventeen lots are proposed on White Street and five lots are proposed on Angela Street.
Cottage site	Two prototypes. Both prototypes are 1.5 stories.	The proposed 1.5 stories fluctuate in height from 26'-9" to 29'-1". Both prototypes present one alternate elevation.	Three lots are proposed on White Street, next to the cemetery.
Multifamily site	One prototype which will be two stories on both ends and 1.5 stories on the center.  A structure at the end of Angela Street and Eisenhower Drive is a multifamily building with its highest point at 32'-5 ½".	The highest point of the structure will be 30'.	One lot is proposed on White Street, the northernmost one.  One multifamily structure, two stories on Angela Street.

According to the submitted site plan twenty one (21) lots will be facing White Street. Among those lots one (1) will be for a triplex structure, seventeen (17) lots will be medium size that can accommodate either a one and a half or two and a half stories single family houses. The remaining three (3) lots will be cottage sites and will be located close to the cemetery.

For Angela Street the site plan includes twenty (20) lots. Among the twenty lots (20) there are fifteen (15) large site lots that can accommodate either one and a half stories homes or two story houses. None of the main facades of these houses will be facing Angela Street. From those twenty lots (20) ten of them will have guess cottages which their back façade will be facing Angela Street and will be setback from the street edge approximately 19'-0". Also on Angela Street five (5) medium size lots are proposed that can accommodate either one and a half stories homes or two story houses.

Towards the east side of Angela Street, at the corner of Angela Street and Eisenhower Drive the plans propose a multifamily complex; three two story structures, one facing Angela Street, the other facing Palm Avenue and one on the corner and flanked in the north intersection with a water tower. The structure on Angela Street will be across the Moose lodge.

In general the proposed structures will present traditional forms found in the historic district; gable roofs, and all its variations, as well as hipped roofs are predominant roof forms. Metal paneling is depicting for roof finishes. Different front porches configurations are also found in the designs, combination of board and batten and horizontal siding are proposed to be used as exterior wall finishes. The houses are proposed to be elevated on footers and trellis is proposed between them. Different types of railings, columns profiles, windows and doors configurations are also inspired in traditional architecture found in Key West.

The proposed plan includes 4' tall picket fences on the front yards on White Street. On Angela Street the elevations depict the existing metal picket fence built by the Navy. The plans include on Angela Street two pedestrian walkways, one in axis with Florida Street and the other in axis with Pearl Street. On the elevation/ rendering of Angela Street the plans includes a circular canopy over the proposed sidewalk on axis with Florida Street, but there are no columns shown on the site plan or any details of such element.

The maximum dimensional requirements established for this particular zoning district, HSMDR are as follows;

- Front yard- 10 feet
- Side yard- 5 feet
- Rear yard- 15 feet
- Street Side- 7.5 feet
- Maximum height- 30 feet

The front yard for this property is White Street.

### **Consistency with Guidelines**

This review is based on the documents that were submitted with the application. The submitted documents did not include any drawings or graphics depicting the relationship between the existing urban fabric and the proposed design. Although staff had visual access during a webinar with the applicant and the architect, to some photo shop drawings, the graphics were out of scale. This was discussed with the architect and staff requested those photo shop drawings to be revised and submitted.

1. The guidelines are specific regarding the height of all new construction; new construction shall be based upon the height of existing structures within the vicinity. There must be a sympathetic relationship of height between new buildings and adjacent structures of the neighborhood. The majority of the buildings on White Street are one and one and a half stories. The proposed houses on White Street will have fluctuating heights between 29'-4" and 29' 11". On White Street, towards the cemetery, the three proposed houses (cottage site) will have a maximum height fluctuating between 26'-9" to 29'- 1". The average one and a half story historic house will have a maximum height around 18' to 23'.
2. The guidelines state that massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No structure shall outsize the majority of structures in the streetscape or historic zone. The first building on White Street will be a triplex structure with a maximum height of 30' and a footprint of 60' wide. Although the structure will be setback from the street and it has variations of heights it may be perceived as a large structure for the site, while comparing it to surrounding existing buildings.
3. The criteria that guides new construction in historic zones insures that new construction shall not interfere with essential form and integrity of the historic properties and their environment. There are many character defining urban elements found in the historic district, one of which is that all buildings have their main facades facing a street. Front porches are among the most important defining elements on a streetscape in the historic district. By proposing back facades in ten houses parallel to Angela Street the project creates an urban relationship not found in the district.

The introduction of guest cottages in the back of ten of the proposed sites starts to create an urban façade on Angela Street but the effort still short as to a typical streetscape configuration. Historic buildings relate in setbacks from the street; the typical urban residential streetscape in the historic district has four feet tall or less picket

fence with a small front yard and a structure with a front porch. Having back yards on ten sites facing a street is an atypical streetscape design that is foreign to the historic district.

The guidelines clearly state that new projects should not exceed the established size and scale of other buildings in the vicinity. The existing urban context has two very different streetscapes on each surrounding street. White Street is a wider two lane street with a combination of one stories, one and a half stories and two stories buildings were the majority of the houses, fifteen (15) of them, are less than two stories. Towards the south portion of White Street (south of Southard), there is the Old Armory and two and a half story houses and after those one and one and a half stories houses completes the block. By reviewing the plans there should be more variety of lower scale houses, particularly in the White Street block between Fleming and Southard streets in order to create a more balance streetscape with the existing historic houses located across the street.

On the other side, Angela Street is a narrow street with no sidewalks and with a pedestrian sense, where the majority of the houses are less than two stories. Still all houses, with the exception of the corner ones, are facing Angela Street; the street has an urban façade on its south side.

As stated in this report staff has many concerns regarding the submitted application. Since there is a lack of information pertaining urban context staff will not make any other comments but the ones included in this report.

**White Street  
Building Facts**

ADDRESS	YEAR BUILD	STORIES
400 White St	ca. 1899	1.5
404 White St	ca. 1890	1.5
408 White St	(1970)	Non Historic (1)
412 White St	(2007)	Non Historic (2)
416 White St	ca. 1890	1- 2 on back
418 White St	ca. 1899	2
1129 Fleming St	after1912/ before 1926	2
500 White St	1929	1
516 White St	(2005)	Non Historic (1- 2 on back)
518 White St	ca. 1886	1.5
522 White St	ca. 1886	1.5
524 White St	ca. 1890	1.5
530 White St	ca. 1899	2
536 White St	after1912/ before 1926	2
538 White St	after1912/ before 1926	1-2 on the back
540 White St	ca. 1920	2
600 White St	ca. 1903	3- 2 on the back
606 White St	ca. 1890	2
610 White St	ca. 1899	2
612 White St	ca. 1899	1.5
614 White St	ca. 1890	1
616 White St	ca. 1890	1
618 White St	ca. 1890	1
620 White St	1890	1
624 White St	ca. 1889	1.5
628 White St	after 1912/ before 1926	1.5

26 Buildings in total  
23 Historic Buildings-

7 one story  
8 one and a half stories  
7 two stories  
1 three stories with turrets



**Angela Street  
Building Facts**

ADDRESS	YEAR BUILT	STORIES
1212 Angela St	1928	1
1216 Angela St	ca. 1890	2
1300 Angela St	(1953)	1
1304 Angela St	(1985)	Non Historic (2)
1306 Angela St	(2000)	Non Historic (2)
1314 Angela St	after 1948/ before 1962	1
1318 Angela St	1928	1
1320 Angela St	1933	1.5
1321 Angela St	1928	2
702 Florida St	(1972)	Non Historic (1)
710 Florida St	after 1899/before 1912 but altered	1
1410 Angela St	(1948)	1
1414 Angela St	After 1912/before 1926	1.5
1418 Angela St	ca. 1912	1
1420 Angela St	ca. 1920	1
700 Pearl	After 1926/before 1948	1
700 Eisenhower Dr.	(1958)	2 on the front and 1 on the back- the building's one story façade faces Angela Street- counted as 1 story.

17 Buildings in total  
14 Historic Buildings-

10 one story  
2 one and a half stories  
2 two stories



Enid Torregrosa &lt;etorregr@keywestcity.com&gt;

---

**Peary Court Plans**

4 messages

---

**Enid Torregrosa** <etorregr@keywestcity.com>  
To: Donna Bosold <dbosoldaicp@gmail.com>

Thu, Mar 6, 2014 at 9:40 AM

Dear Donna:

Hope you are well. Yesterday morning in our brief phone conversation I explained to you that I finally had the time to review the plans that were submitted for Monday's meeting. I expressed to you my big concern that there are no drawings or any graphics showing how the proposed new buildings will contrast with the existing historic urban fabric across White and Angela Streets. I have always been clear of what is needed graphically in order to have tools to opine upon mass, scale and proportions. You expressed to me that you did not want to give us the entire presentation. I need those drawings and graphics since they will be the base for understanding the effect of the proposed buildings in the surrounding urban fabric. You are giving me no tools to make a fair analysis of the proposed project.

Reviewing in more detail the drawings, I was under the impression that all the buildings on White Street will be single family, but there will be a triplex unit, on the first lot entering from Eaton Street that I feel that it may be too large when comparing it with the other side of the street.

On page sp102- Angela Street plan I saw a drawing of a curved canopy over the proposed sidewalk aligned with Florida Street. I do not see details or columns for that canopy in the site plan. Is this an error? Is the two story structure at the end of Angela Street less than 30 feet height? There is an annotation of 32'-5 1/2" but it is not clear if it is from the crown of the road.

Please let me know if you have any questions.

*Enjoy your day!*

*Enid*

---

**Donna Bosold** <dbosoldaicp@gmail.com>  
To: Enid Torregrosa <etorregr@keywestcity.com>

Thu, Mar 6, 2014 at 7:33 PM

Enid,

Forgive my lack of immediate response, I've been wrapped up with the City Hall submittal for the last several days. I wish that we had had more time to speak yesterday, so that I could have more clearly understood your concerns, which I thought were directed more to the issues raised by the neighbors during our weekend meeting.

I trust you will agree that the Angela Street layout has been greatly modified from earlier drafts in order to meet neighbors' requests to diminish the visual impact of the new buildings as viewed from the neighbors' perspective. The plan as submitted now places only 10 one-story cottages along Angela near the fence. All the larger homes in the block parallel with Angela between Gonzalez and Pearl Sts. have been set back a considerable distance from Angela. However, I share your opinion that the graphics included in the presentation should clearly answer any question about the relative scale and mass of the structures along Angela, as well as White St.

Zyscovich Architects has created graphics that do exactly what you requested, and will include them in their presentation to HARC. Because of the concern expressed in your e-mail, I have asked the Zyscovich team to provide you an advance viewing of those presentation graphics (Angela St. and White St.), through Webinar at a time that fits your schedule tomorrow (Friday). Please let me know what time works for you - I am available any time after 10:30 a.m.

Thanking you in advance,

Donna  
Donna M. Bosold, AICP  
donna.bosold@att.net  
305.942.1064

[Quoted text hidden]

---

**Enid Torregrosa** <etorregr@keywestcity.com>  
To: Donna Bosold <dbosoldaicp@gmail.com>

Fri, Mar 7, 2014 at 10:01 AM

Dear Donna:

Good morning. As you are aware I have deadlines to produce staff reports and put together packets to be uploaded in our system. This is done several days prior to the meeting in order for the HARC Commissioners and general public have access to what has been submitted. This is my first week back to work since my two week leave and, as you know, I have many other tasks to do here in my job.

I have been asking for context documents since day one when the Peary Court project started more than a year ago. I explained to Bernard, Suria and yourself the importance of contextual drawings to be included as part of the submitted plans and was very disappointed that there are no drawing or photo shop or axonometric or sections showing urban context; with the exception of the site plan with roof plans of the proposed structures. I saw some drawings in the last videoconference that needed to be tweak since the scale was not correct. I needed to double check the disk that you submitted to see if the contextual drawings were there and not handed in hard copies, but again did not found anything.

As you will understand there is no way I can produce a staff report based on some drawings that I saw once on my 14 inch screen that were not in their correct scale. Still do not understand why the requested documents were not handed, on time, with the application..

Hope you are well,

*Enjoy your day!*

*Enid*

[Quoted text hidden]

---

**Donna Bosold** <dbosoldaicp@gmail.com>  
To: Enid Torregrosa <etorregr@keywestcity.com>

Fri, Mar 7, 2014 at 10:07 AM

[Quoted text hidden]

# Application

AK9100458



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS

02-21-2014 010361

APPLICATION # \_\_\_\_\_

OWNER'S NAME: Peary Court Holdings, L.P. DATE: 02.07.2014

OWNER'S ADDRESS: c/o Integra Real Estate LLC 2828 Coral Way Suite 303, Miami PHONE #: 863.607.9496 33145

APPLICANT'S NAME: DONNA BOSOLD, AICP, Critical Concern Consultants PHONE #: 305.942.1064

APPLICANT'S ADDRESS: 317 Whitehead St Key West, FL 33040

ADDRESS OF CONSTRUCTION: 400 White St. Key West, FL 33040 # OF UNITS 208

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Please see attached description

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 02.07.2014

Applicant's Signature: *[Handwritten Signature]*

Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC
Oper: CWALKER	SAMPLES Type: BP Drawer: 1
Date: 2/26/14	Receipt no: 10036

PT 2014 1000361 \* BUILDING PERMITS NEW Staff Use Only  
Trans number: 2995347  
Date: 0053 \$100.00  
Trans date: 2/26/14 Time: 14:00:00  
Staff Approval: \_\_\_\_\_  
Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Peary court houses were built in 1996.*  
*• Guidelines for new construction (pages 36-38a)*  
*specific mass, scale, proportion and sit*  
*• Guidelines / page 52 design principles.*  
*• Ordinance for demolitions of non historic / non contributing structures.*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

Peary Court Holdings, L.P.

Approval sought: Pursuant to City *Code* Sec. 122-611(d),

Approval of Peary Court typical units and site plan (replacement of 160 non-contributing dwelling units and addition of 48 dwelling units); review of project's mass, scale, size, proportion and screening.

## **Peary Court Holdings, L.P. Request for HARC Special Meeting**

Per suggestion of City Staff made during meetings held on January 30, 2014, Peary Court Holdings, L.P., has requested a special HARC meeting to review the Peary Court site plan and typical unit clusters. Staff's recommendation, with which the applicant concurs, is based on the significance of, and community interest in, the Peary Court Redevelopment Plan.

(see below)

**From:** Donna Bosold <[dbosoldaicp@gmail.com](mailto:dbosoldaicp@gmail.com)>

**Date:** January 31, 2014 at 4:03:43 PM EST

**To:** "[bcunning@keywestcity.com](mailto:bcunning@keywestcity.com)" <[bcunning@keywestcity.com](mailto:bcunning@keywestcity.com)>

**Cc:** "[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)" <[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)>, Don Craig <[dcraig@keywestcity.com](mailto:dcraig@keywestcity.com)>

**Subject:** Peary Court HARC Special Meeting Request

Brendon,

The client concurs with Staff recommendation that the Peary Court submittal be the subject of a special meeting to be held in March. Thank you for finding two potential dates (March 3, March 10) for that meeting. The project architect Bernard Zyscovich expressed a preference for March 3. Please consider this our request to HARC for a special meeting to be held March 3.

Our application will be filed next week.

Best Regards,

Donna

Donna M. Bosold, AICP

[Dbosoldaicp@gmail.com](mailto:Dbosoldaicp@gmail.com)

305.942.1064



# Sanborn Maps

12

22

FLA - 505

Armed Forces



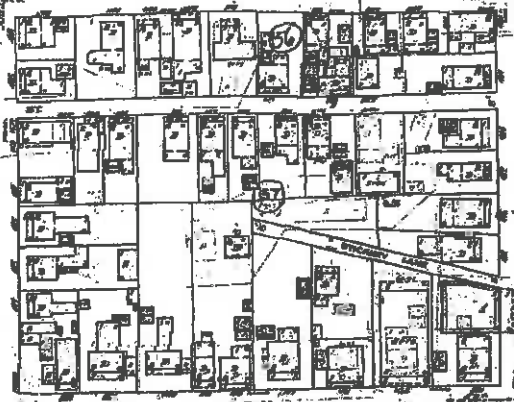
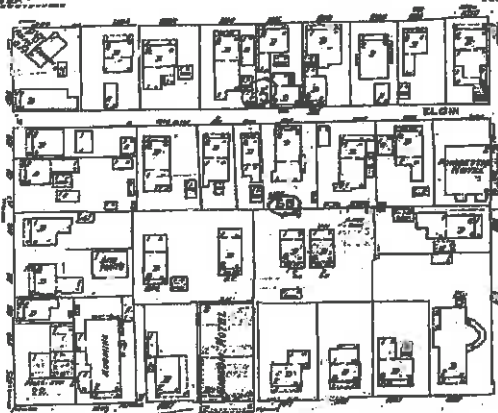
7

12

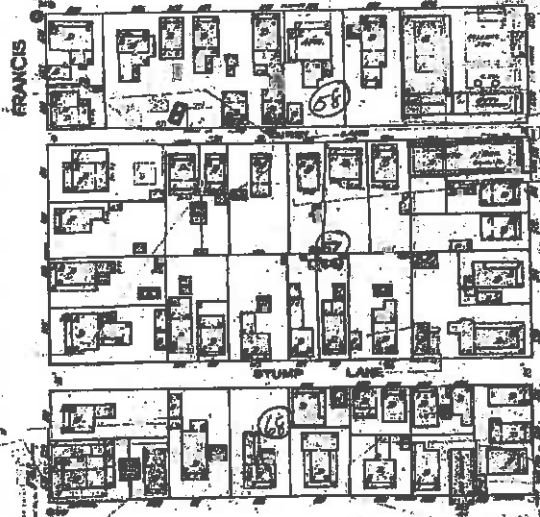
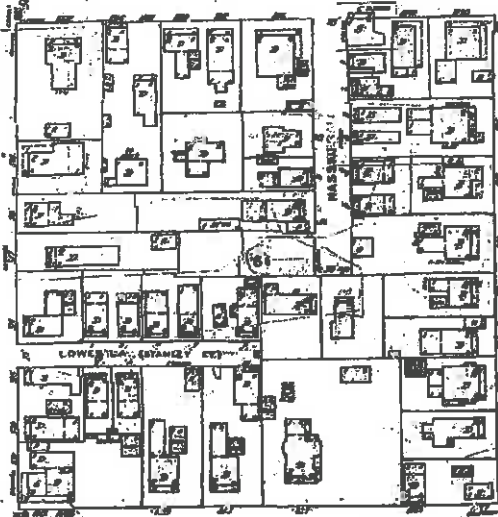
Pub. 1925  
KEY WEST  
FLA.

35

EATON



FLEMING



FRANCIS

GRINNELL

WHITE

LOWELL

STUMP LANE

SOUTHARD



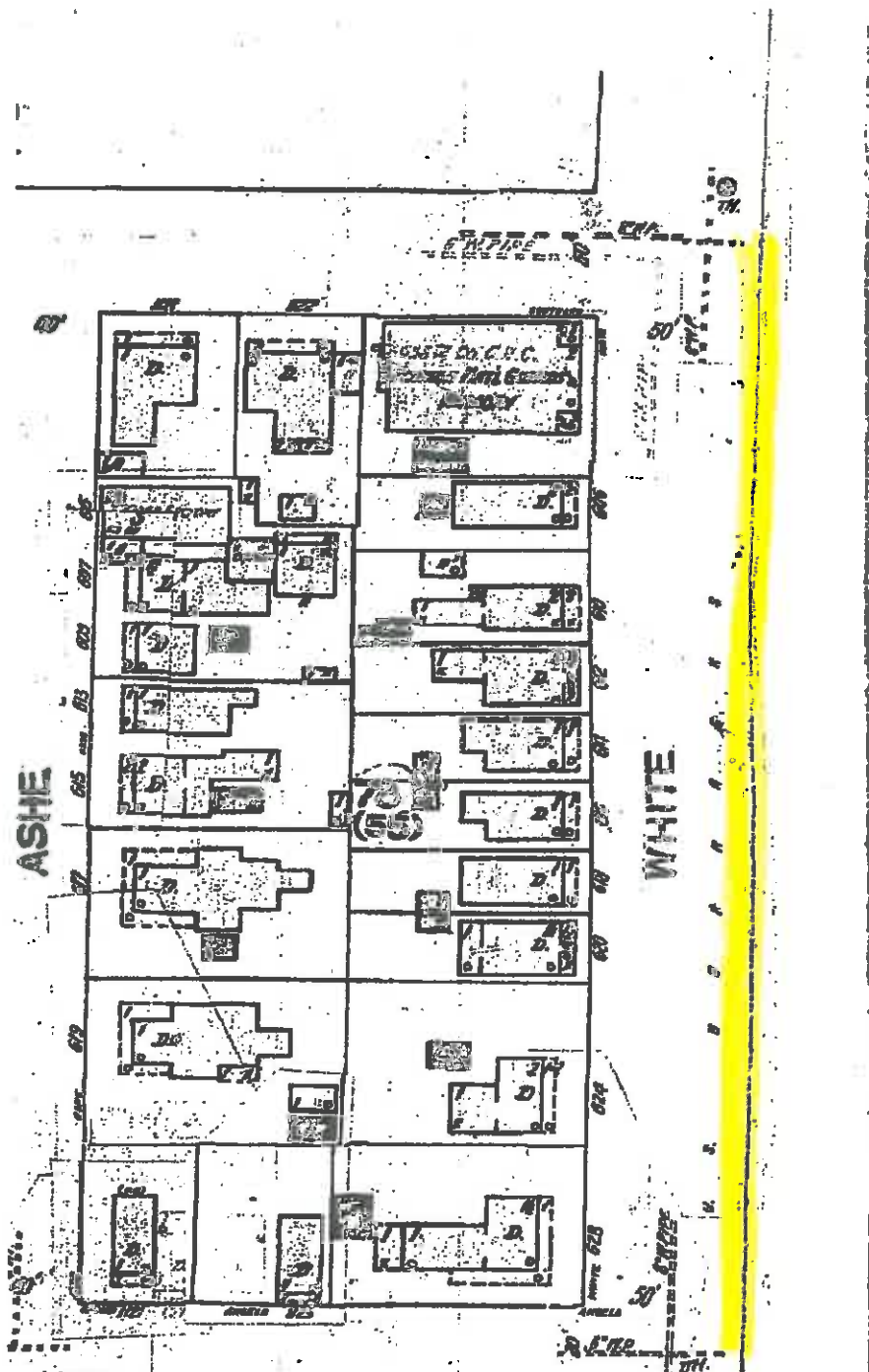
The Sanborn Library, LLC

The Sanborn Map is a certified copy produced by Environmental Data Resources, Inc. under arrangements with The Sanborn Library, LLC. Information on this Sanborn Map is derived from Sanborn fire insurance maps produced in

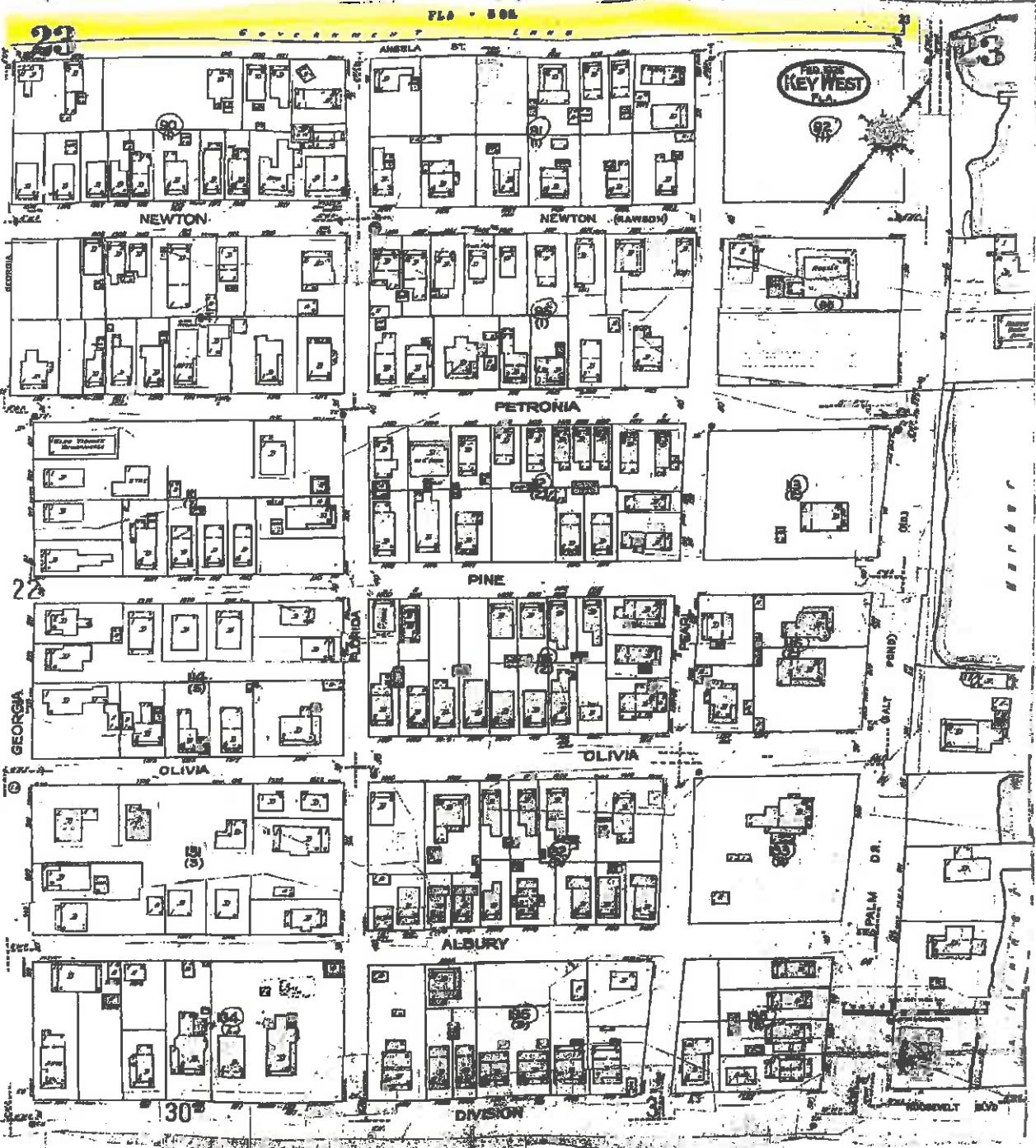
Copyright © 1949 The Sanborn Library, LLC NYS 123

Reproduction of this map is prohibited without the written permission of The Sanborn Library, LLC

1748



1848 Sanborn map



1948



**The Sanborn Library, LLC**

This Sanborn Map is a copy of a map produced by Environmental Data Resources, Inc. under a partnership with The Sanborn Library, LLC. Information on this Sanborn Map is derived from Sanborn field surveys conducted by

Copyright 1948 The Sanborn Library, LLC NPS  
 100 Columbia Avenue  
 Washington, D.C. 20004

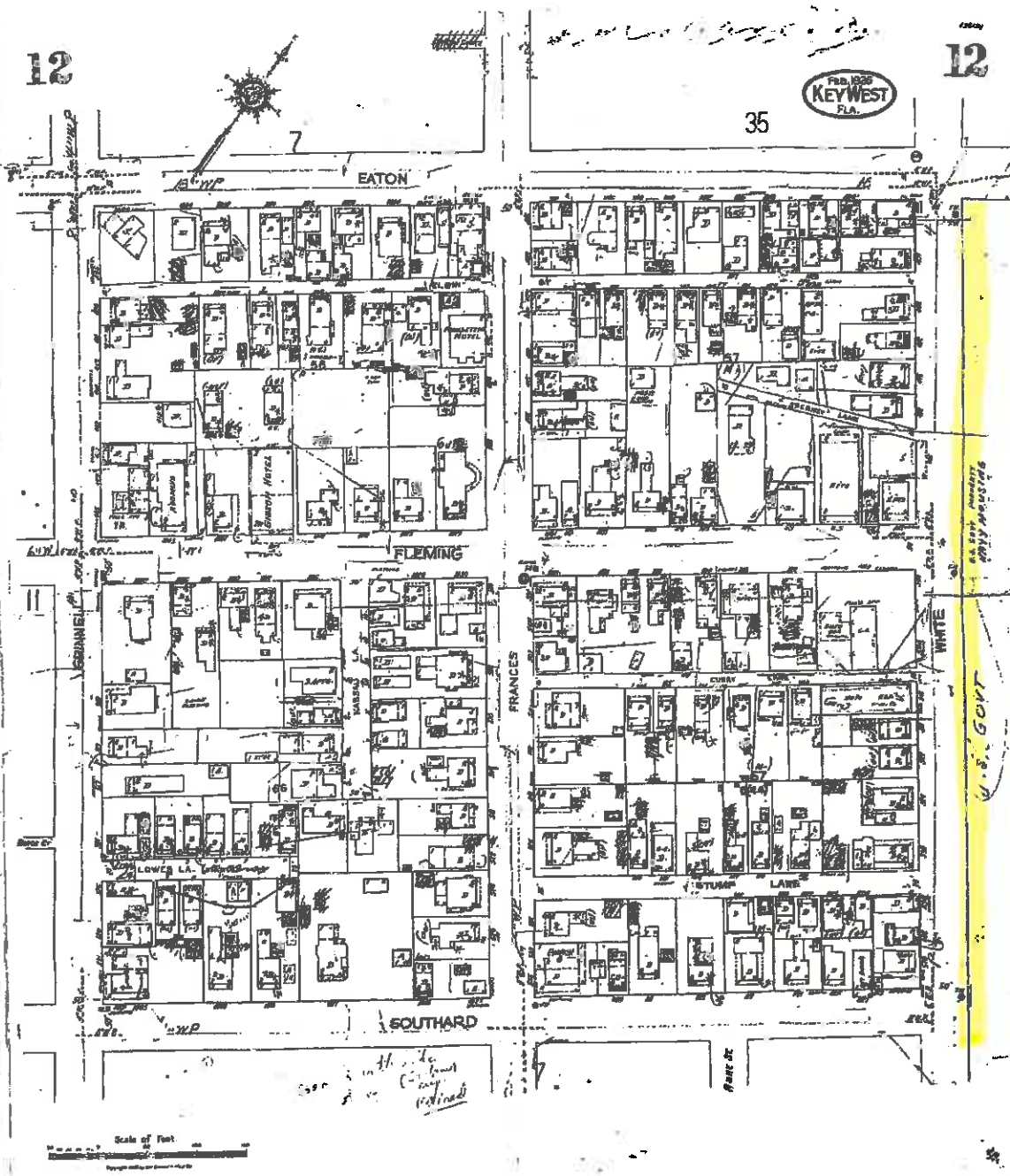
©2012 Environmental Data Resources, Inc. All rights reserved. This map is a reproduction of the original map and is not a new survey. It is not to be used for legal purposes. For more information, contact Environmental Data Resources, Inc. at 100 Columbia Avenue, Washington, D.C. 20004.

12

12

FED. BLDG. KEYWEST FLA.

35



*300' in the center  
of the block  
indicated*

### The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. in arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in

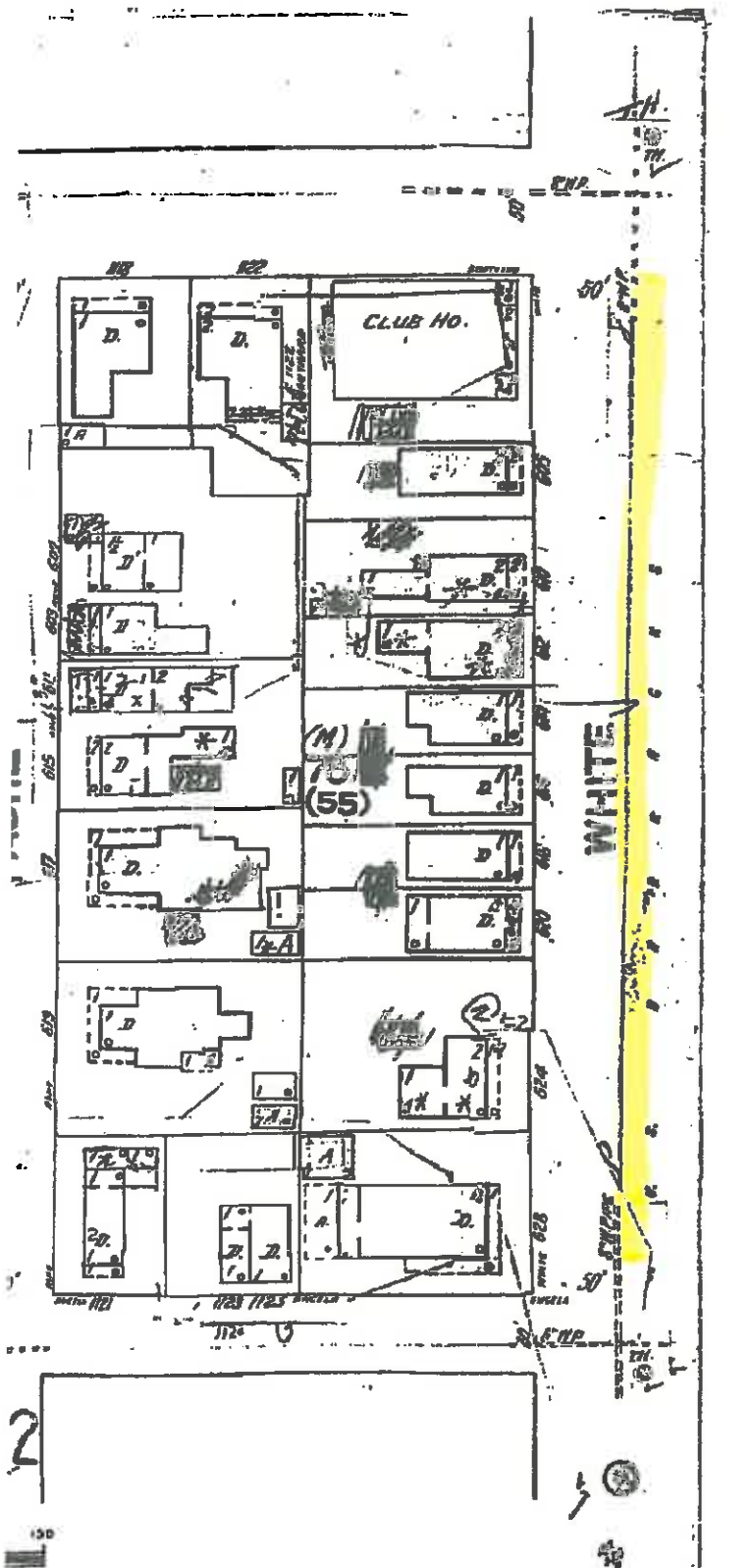
Copyright © 1962 The Sanborn Library, LLC NPS  
FPM No. 100-10-100-100

1962

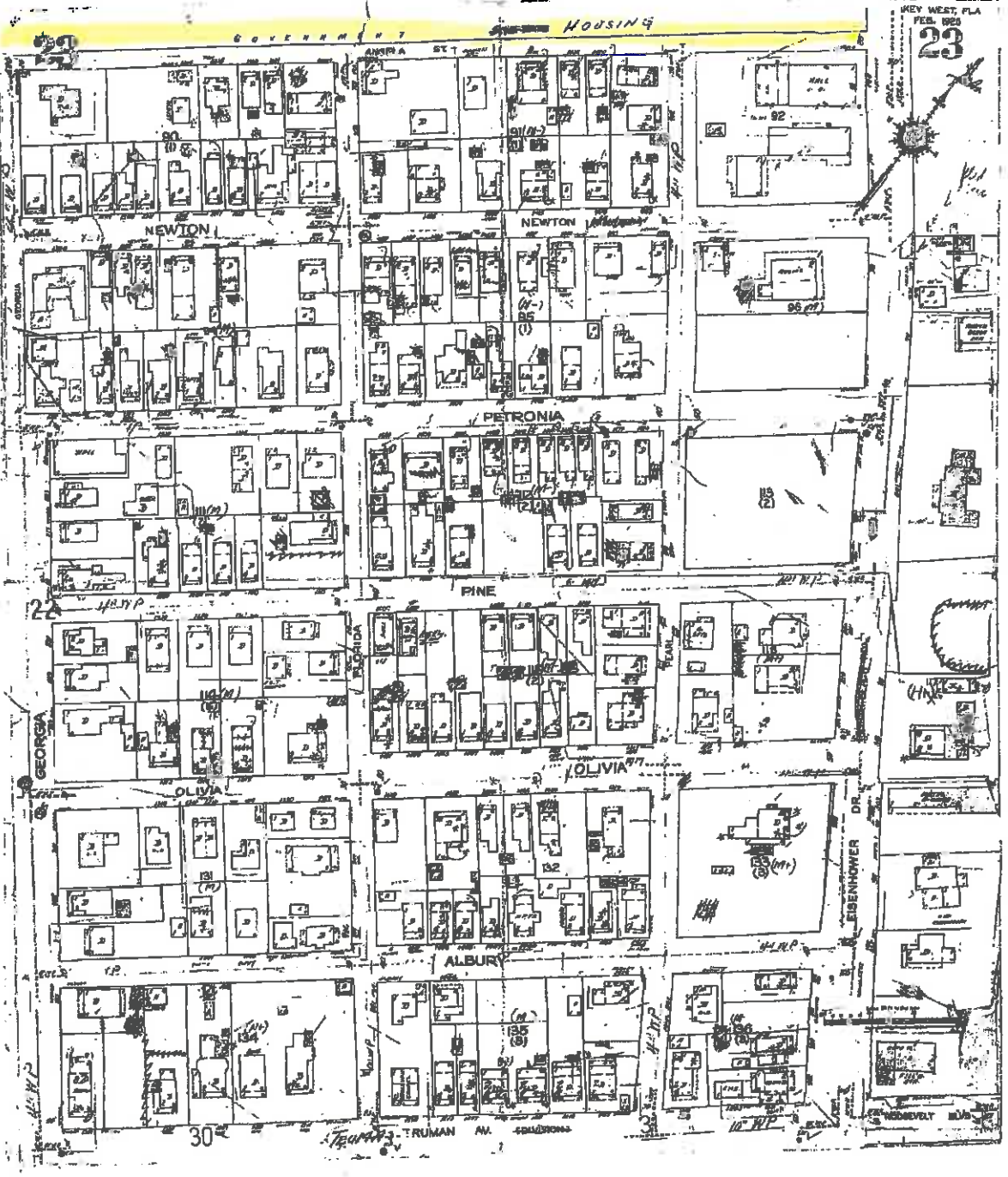


This map is a reproduction of a map published by the U.S. Government. It is not to be used for navigation. It is not to be used for any purpose other than that for which it was published. It is not to be used for any purpose other than that for which it was published.





1962 Sanborn map



1902

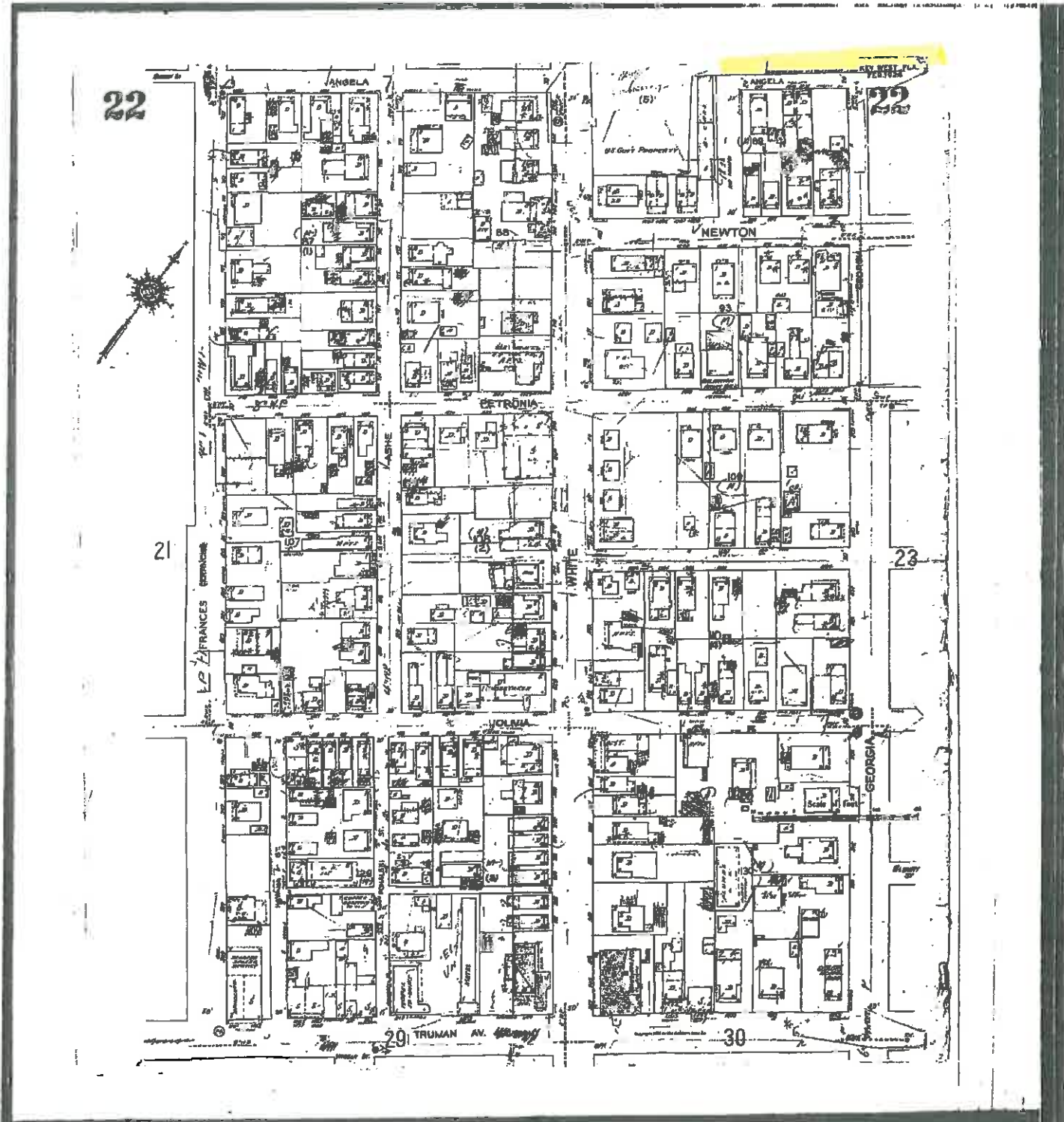


**The Sanborn Library, LLC**

This Sanborn fire insurance map is a partial copy produced by Emich and Sons, Inc. in cooperation with The Sanborn Library, LLC. Information in this Sanborn fire insurance map is derived from Sanborn field surveys conducted in 1902.

Copyright © 1997 The Sanborn Library, LLC. NPS  
 1000 ...

This map is a partial copy of a Sanborn fire insurance map of Key West, Florida, produced by Emich and Sons, Inc. in cooperation with The Sanborn Library, LLC. Information in this Sanborn fire insurance map is derived from Sanborn field surveys conducted in 1902.



1962



**The Sanborn Library, LLC**

This Sanborn Map is a certified copy produced by Earthstar Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn Map is derived from Sanborn field surveys conducted in

Copyright © 1962 The Sanborn Library, LLC

© 1962 Earthstar Data Resources, Inc. All rights reserved. Earthstar Data Resources, Inc. is a registered service mark of Earthstar Data Resources, Inc.



# **Project Photos**



Google earth

feet 10  
meters 3



corner of white street and Eaton  
facing south



Google earth

feet 20  
meters 6



White street facing south



Google earth



*White street facing north*





Google earth



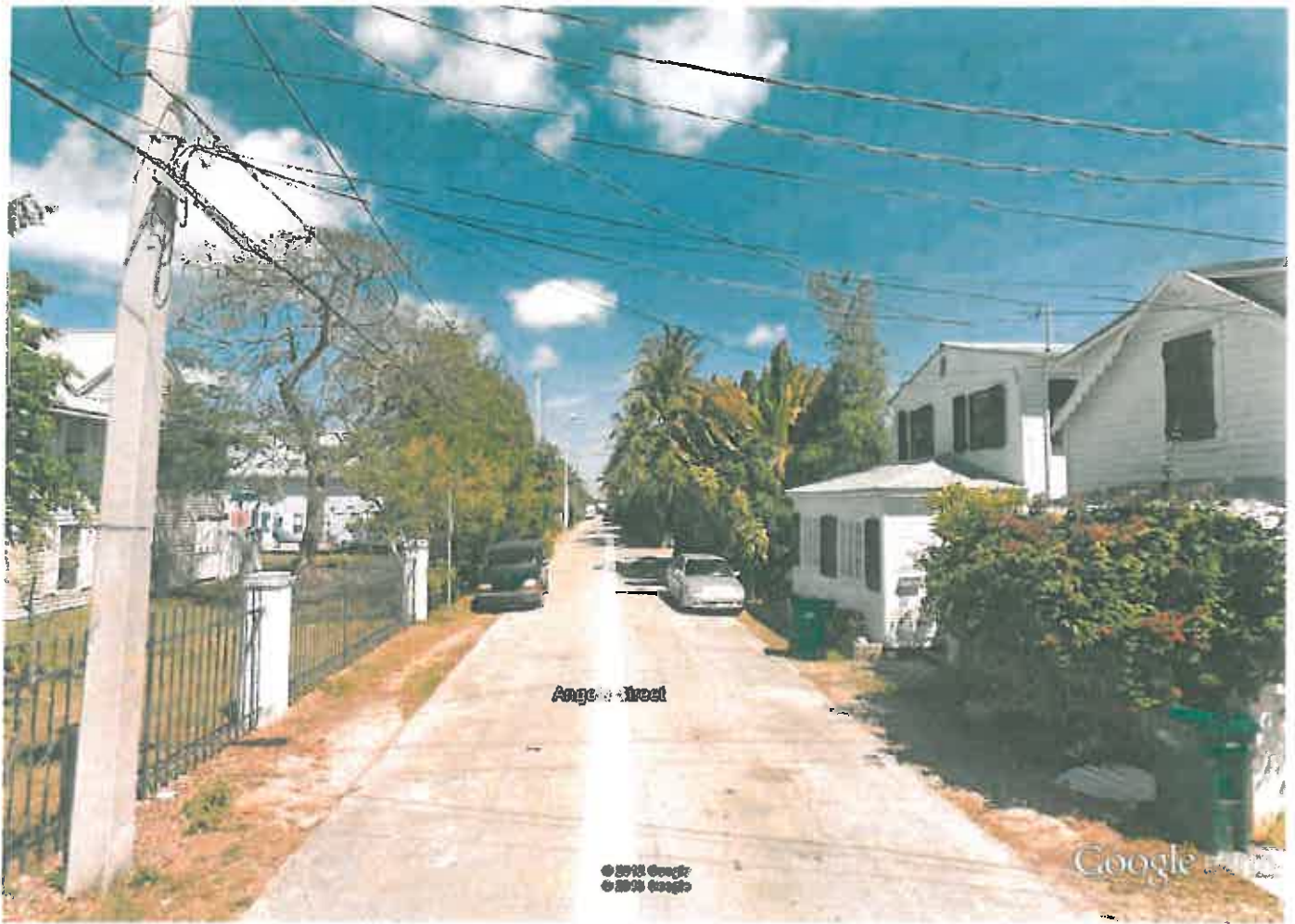
white street facing north



Google earth



Angela street facing East



Google earth



Angela Street facing east





Google earth

feet  
meters



Angela Street facing East





Google earth



Corner of Angela and Eisenhower  
facing west



WEST END OF  
ANGELA STREET.  
ANGELA + THOMAS  
STREETS.







ANGELA STREET  
BETWEEN SIMON  
& ELIZABETH STREETS



ANGLEM STREET  
ACROSS THE  
CEMETERY





PEACOCK LANE  
STREETSCAPES



GALVESTON LANE  
STROOPS CAPES





JAMES STREET  
STREETSCAPES





JAMES STREET  
STREETSCAPES

# Survey



# **Public Comments**



Enid Torregrosa &lt;etorregr@keywestcity.com&gt;

## Peary Court: to be read at the March 10th HARC meeting

1 message

shmfel@aol.com &lt;shmfel@aol.com&gt;

Fri, Mar 7, 2014 at 12:02 PM

To: etorregr@keywestcity.com, sgibson@keywestcity.com, wm@keywestcity.com, "beabella99 <'beabella99"@gmail.com, "ccates <'ccates"@keywestcity.com, "jweekley <'jweekley"@keywestcity.com, "mrossi <'mrossi"@keywestcity.com, "bwardlow <'bwardlow"@keywestcity.com, "tjohnston <'tjohnston"@keywestcity.com, "clopez <'clopez"@keywestcity.com, "rklitenick <'rklitenick"@keywestcity.com, "mbrowning <'mbrowning"@keywestcity.com, "jgillera <'jgillera"@keywestcity.com, "shollandjr <'shollandjr"@keywestcity.com, "ppike <'ppike"@keywestcity.com, "cspottswood <'cspottswood"@keywestcity.com, "ltennyson <'ltennyson"@keywestcity.com, "gfilosa <'gfilosa"@keysnews.com, "tyaniz <'tyaniz"@keywestcity.com

Please enter this into the record at the March 10th HARC meeting  
from: Donna Feldman - 1420 Angela St.

After viewing the newest set of plans for the Peary Court Development I am very concerned. As one crosses the Garrison Bight bridge into Old Town, the first thing seen are 3 massive buildings and a water tower. Aside from being totally out of scale with the neighborhood they are eerily reminiscent of concentration camp photos. I am not sure that is the way we want our city introduced to visitors. I know that is an image I never want to see.

By far, the densest portion of this development is along Angela St. The homes are very close together and many have a small cottage in the back. They are backed up as close to the fence as allowed. At present we have houses that are set back from the fence with plenty of green space between them. The new look will be very claustrophobic and change the entire character of our street. In addition, there are the 2 multistory buildings at the Eisenhower end of the street. The developers seem very proud of their green space; however to achieve that they crammed a lot of units along Angela and took away ours.

The plans before you show 2 openings in the fence along Angela that grant access to Peary Court - one at Pearl and one at Florida. Because of the density of homes on this side of the development there will be a parking shortage. I understand there is parking provided, but realistically speaking a 2 or 3 bedroom home with a cottage in the back will very possibly have 3 cars. What would be easier than to park on Angela behind your house and walk in. What would be easier than driving your scooter through the pedestrian only openings. The multi-story buildings have a parking lot with less than one space allotted per unit. That lot is much farther away than simply parking on Angela and walking in. There is also a pool planned at this end. Easy access into Peary Court might make this pool a liability nightmare.

Our street is simply too small and narrow to accommodate any additional cars or traffic. To illustrate this point, I have provided a picture of a Waste Management truck a few feet from one of these proposed openings. Keeping the fence intact along the length of our street would discourage parking on Angela rather than making it a convenience.

I would strongly suggest keeping the Palm Ave entrance open to vehicular traffic. It makes no sense to me to have an entrance already there with a light and not use it. Better to get the residents of Peary Court into the complex before they get backed up at the White St light.

Finally, the density, scale and proportion of this project are out of whack. The densest and largest portions are along Angela St and the carefully thought out green areas are invisible until you are inside the development. After seeing how many homes are planned for our street I have come to the conclusion that there must be NO openings in the fence along Angela St. Had some of the areas incorporated in the center of the development been on our street my opinion might have been different. But as it stands, the impact will be too great. Please consider the opinion of the neighbors. Thank you.

1 Attached Images





## Miscellaneous Information

Key West, Florida, Code of Ordinances >> Subpart B - LAND DEVELOPMENT REGULATIONS >>  
Chapter 122 - ZONING >> ARTICLE IV. - DISTRICTS >> DIVISION 6. - HISTORIC PRESERVATION  
DISTRICTS >> Subdivision III. Historic Special Medium Density Residential District >>

---

Subdivision III. Historic Special Medium Density Residential District

---

Sec. 122-611. Intent.

Sec. 122-612. Permitted uses.

Sec. 122-613. Conditional uses.

Sec. 122-614. Prohibited uses.

Sec. 122-615. Dimensional requirements.

Sec. 122-616. Affordable housing requirements.

Secs. 122-617—122-625. Reserved.

**Sec. 122-611. Intent.**

- (a) The historic special medium density residential district (HSMDR) is established to implement comprehensive plan policies for areas designated "HSMDR" on the comprehensive plan future land use map. The HSMDR district shall accommodate historic special Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures.
- (b) Accessory uses and structures, including approved home occupations conducted within the residential structure, and customary community facilities can be located in the HSMDR designated area. This district shall not accommodate transient residential lodging uses, including guest homes, motels or hotels, time-shares, transient apartment, vacation rental, and gated transient communities.
- (c) Freestanding commercial offices, retail or other commercial or industrial uses of any kind shall not be permitted.
- (d) 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 commercial fabric.
- (e) Any development plan approval submitted for a property in the HSMDR zoning district shall be accompanied by a concurrent application for a development agreement.

*(Ord. No. 12-33, § 2, 9-18-2012)*

**Sec. 122-612. Permitted uses.**

Uses permitted in the historic medium density residential district (HSMDR) are as follows:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Accessory uses and structures.
- (4) Approved home occupations.

*(Ord. No. 12-33, § 2, 9-18-2012)*



**Sec. 122-613. Conditional uses.**

Conditional uses in the historic medium density residential district (HSMDR) are as follows:

- (1) Community centers, clubs and lodges accessory to residential uses.
- (2) Cultural and civic activities.
- (3) Parks and recreation active and passive.
- (4) Public and private utilities.
- (5) Parking lots and facilities.
- (6) Educational institutions and day care facilities.

*(Ord. No. 12-33, § 2, 9-18-2012)*

**Sec. 122-614. Prohibited uses.**

In the historic special medium density residential district (HSMDR), all uses not specifically or provisionally provided for in this subdivision are prohibited.

*(Ord. No. 12-33, § 2, 9-18-2012)*

**Sec. 122-615. Dimensional requirements.**

The dimensional requirements in the historic special medium density residential district (HSMDR) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the Historic Architectural Review Commission Design Guidelines, for additions and alterations and new construction, dated and effective January 5, 2010, and administered by the historic preservation planner, and/or the HARC commission, who shall have the responsibility to review and approve or deny all applications for improvements, redevelopment and new development.

- (1) Maximum density: 8.6 dwelling units per acre (8.6 du/acre).
- (2) Maximum floor area ratio for all development including residential: 1.0.
- (3) Maximum height: 30 feet.
- (4) Maximum lot coverage:
  - a. Maximum building coverage: 40 percent.
  - b. Maximum impervious surface ratio: 60 percent.
- (5) Minimum lot size: 5,000 square feet.
  - a. Minimum lot width: 50 feet.
  - b. Minimum lot depth: 100 feet.
- (6) Minimum setbacks:
  - a. Front: 10 feet.
  - b. Side: 5 feet.
  - c. Rear: 15 feet.
  - d. Street side: 7.5 feet.

*(Ord. No. 12-33, § 2, 9-18-2012)*

**Sec. 122-616. Affordable housing requirements.**

Affordable housing shall be required for all existing residential, redeveloped residential and new residential development at a ratio of 30 percent of the total units existent, redeveloped and/or created on properties located within the HSMDR zoning district per chapter 122, article V, division 10, sections 122-1465 through 122-1472. Except that applications for rezoning of the property to HSMDR zoning received before September 6, 2012, shall have the 30% ratio adjusted such that the requirement shall be not less, but not more than 30 percent of the units existent on site at the time of application.

*(Ord. No. 12-33, § 2, 9-18-2012)*

**Secs. 122-617—122-625. Reserved.**

# Public Notice

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 10, 2014 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. INITIAL APPROVAL OF PEARY COURT TYPICAL UNITS (SUBSEQUENT DETAILED APPROVAL TO FOLLOW). APPROVAL OF SITE PLAN FOR REPLACEMENT OF 160 NON-CONTRIBUTING DWELLING UNITS AND THE ADDITION OF 48 AFFORDABLE DWELING UNITS. APPROVAL OF PROJECT'S MASS, SCALE, SIZE, PROPORTION AND LANDSCAPE CONCEPTS.**

**FOR: 400 WHITE STREET**

**Applicant – Critical Concerns Consultants**

**Application # H14-01-0361**

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 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

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

**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

**Property Record Card -**  
**Maps are now launching the new map application version.**

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

**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:** 400 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  
**Effective Age** 17  
**Year Built** 1996  
**Functional Obs** 0

**Condition** A  
**Perimeter** 428  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 22  
**Grnd Floor Area** 3,853

**Inclusions:** R3 includes 3 3-fixture baths and 3 kitchens.

**Roof Type**  
**Heat 1**  
**Heat Src 1**

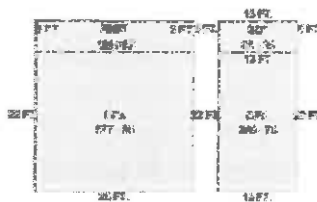
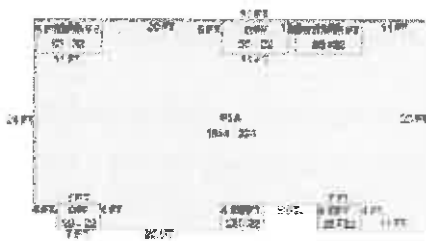
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 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

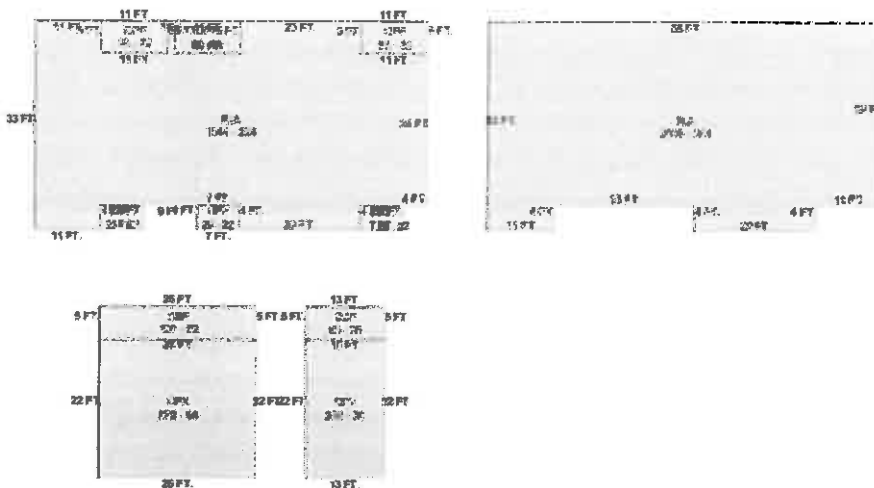
<b>Building Type R3</b> Effective Age 17 Year Built 1996 Functional Obs 0	<b>Condition A</b> Perimeter 428 Special Arch 0 Economic Obs 0	<b>Quality Grade 550</b> Depreciation % 22 Grnd Floor Area 3,853
--	---	--

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

<b>Roof Type</b> Heat 1 Heat Src 1	<b>Roof Cover</b> Heat 2 Heat Src 2	<b>Foundation</b> Bedrooms 0
--	---	---------------------------------

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  
 Effective Age 17  
 Year Built 1996  
 Functional Obs 0

Condition A  
 Perimeter 304  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 22  
 Grnd Floor Area 2,552

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type  
 Heat 1  
 Heat Src 1

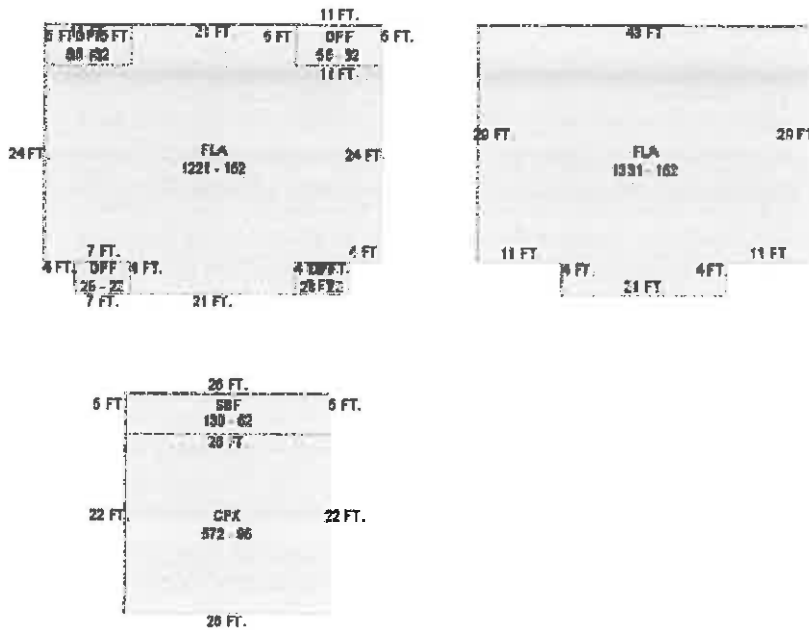
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 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  
 Effective Age 17  
 Year Built 1996  
 Functional Obs 0

Condition A  
 Perimeter 516  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 22  
 Grnd Floor Area 5,162

Inclusions: R4 Includes 4 3-fixture baths and 4 kitchens.

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

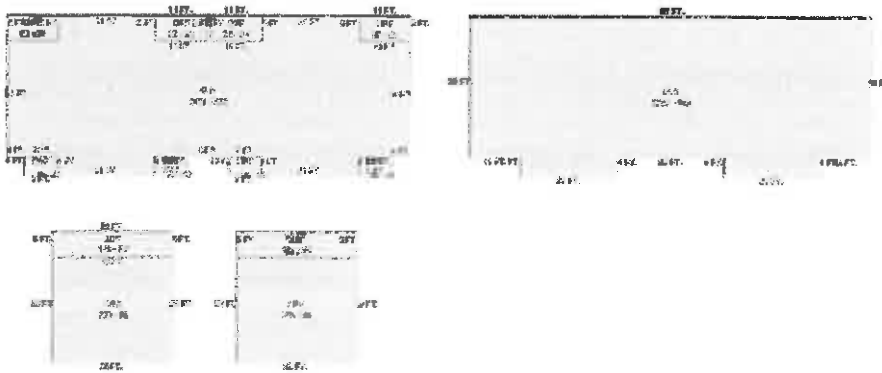
Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0

6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Intercom 0  
 Fireplaces 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  
 Effective Age 17  
 Year Built 1996

Condition A  
 Perimeter 526  
 Special Arch 0

Quality Grade 550  
 Depreciation % 22  
 Grnd Floor Area 5,155

Functional Obs 0

Economic Obs 0

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type  
Heat 1  
Heat Src 1

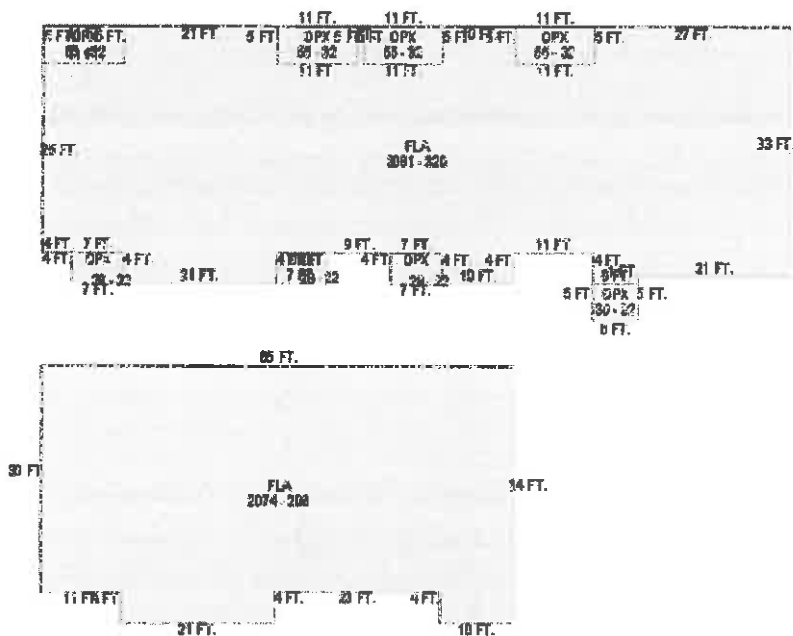
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 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  
 Effective Age 17  
 Year Built 1996  
 Functional Obs 0

Condition A  
 Perimeter 526  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 22  
 Grnd Floor Area 5,156

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type  
 Heat 1  
 Heat Src 1

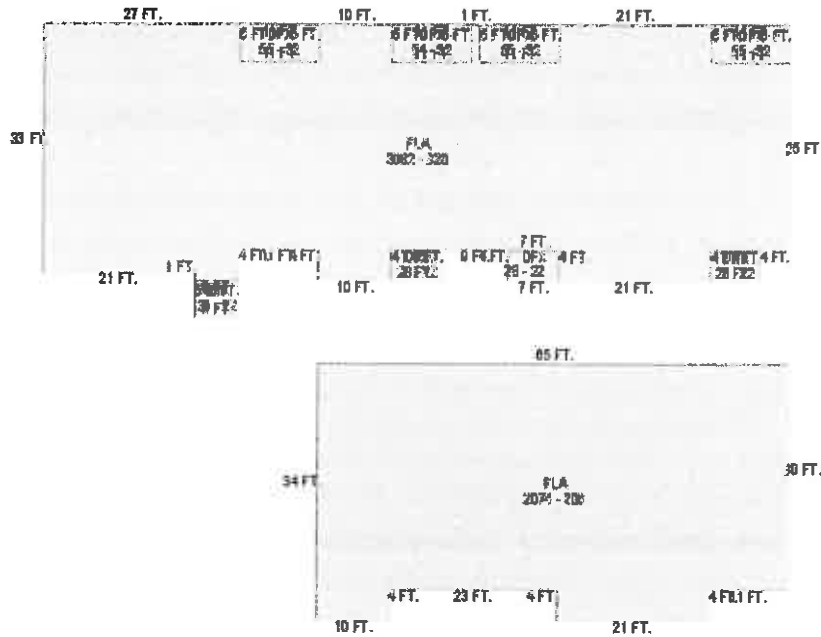
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 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

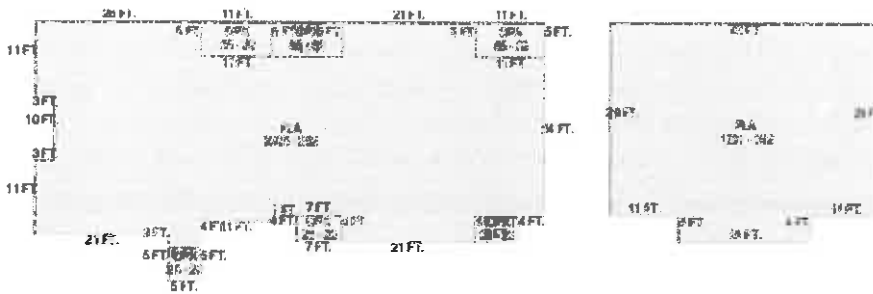
<b>Building Type</b> R3	<b>Condition A</b>	<b>Quality Grade</b> 550
<b>Effective Age</b> 17	<b>Perimeter</b> 404	<b>Depreciation %</b> 22
<b>Year Built</b> 1996	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 3,639
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R3 includes 3 3-fixture baths and 3 kitchens.

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
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

<b>Building Type</b> R3	<b>Condition</b> A	<b>Quality Grade</b> 550
<b>Effective Age</b> 17	<b>Perimeter</b> 404	<b>Depreciation %</b> 22
<b>Year Built</b> 1996	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 3,637
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R3 includes 3 3-fixture baths and 3 kitchens.

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
<b>Heat Src 1</b>	<b>Heat Src 2</b>	

**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

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.

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

### 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
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

This page has been visited 148,594 times.

Monroe County Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176