

# Historic Architectural Review Commission

## Staff Report Item 9

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<b>Meeting Date:</b>	November 26, 2013
<b>Applicant:</b>	Critical Concern Consultants Inc., Agents
<b>Application Number:</b>	H13-01-1725
<b>Address:</b>	#400 White Street
<b>Description of Work:</b>	Demolition of non-historic commercial structures and chain link fence. No built back proposed at this point.
<b>Building Facts:</b>	<p>The two one story buildings are non-historic. The structures were built for the Federal Credit Union for Navy employees. The structures have been abandoned.</p> <p>On September 2013 the property was purchased by private investors. HARC has jurisdiction on the site since it was zoned as a Historic special district.</p>
<b>Ordinance Cited in Review:</b>	Sections 102-217 (2), demolition for non-contributing and non-historic structures of the Land Development Regulations.

### Staff Analysis

The Certificate of Appropriateness proposes the demolition of a one story cbs structure built in the 1980's and a one story frame structure. Both buildings used to have commercial use, which is not allowed in the new zoning district. The request also includes the removal of approximately 37,000 square feet of asphalt and concrete parking area related to the commercial structures. 950 lineal feet of chain link fence will also be removed from the site. There is no build back proposed at this time.

It is staff opinion that the proposed demolitions can be considered by the Commission since the structures and surfaces proposed to be removed are non-historic and will not be deemed contributing in a near future. If the demolition is approved only one reading will be required, since the application includes the demolition of non-historic and non-contributing structures.

# Application



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS

AK 1004903

APPLICATION # 11-04-2013 011725

OWNER'S NAME:

PEARY Court Holdings, LP

DATE:

11.04.13

OWNER'S ADDRESS:

2828 CORAL Way, Suite 303  
MIAMI, FL 33145

PHONE #:

863-602-0332

APPLICANT'S NAME:

CRITICAL CONCERN CONSULTANTS,  
DONNA BOSOLD, AICP

PHONE #:

305.942.1064

APPLICANT'S ADDRESS:

317 Whitehead St Key West, FL 33040

ADDRESS OF CONSTRUCTION:

400 White St (PEARY Court)

# OF

UNITS

N/A

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Selective demolition of ~~NON~~-contributing, NON-conforming commercial structures totaling APPROX 6,300 square feet; adjunct asphalt and concrete parking area (excluding stormwater facilities) of approx 37,000 square feet; and approximately 950 linear feet of chain link fencing.

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

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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: 11.04.13

Applicant's Signature:

*Donna Bosold*

Required Submittals

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Oper: CHALKER Type: BP Drawer: 1

Date: 11/11/13 30 Receipt no: 3097

PT 2013 1001725

\* BUSINESS PLAN ONLY

Trans number: 1.00 \$100.00

Trans date: 11/08/13 Time: 17:32:18

Staff Approval:

Fee Due: \$

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

*Non historic structures and surfaces - No build back  
Ordinana for Demolitions.*

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

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

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

Historic Architectural  
Review Commission

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, ARNOLD KARSENTI as  
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING MEMBER of Peary Court Holdings, LP  
Name of office (President, Managing Member) Name of owner from deed

authorize Critical Concern Consultants (Donna Bosold, James Hendrick)  
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]  
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this October 24, 2013 by  
date

ARNOLD KARSENTI  
Name of Authorized Representative

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
Notary's Signature and Seal

FLORA SEBASTIAN  
Name of Acknowledger typed, printed or stamped

FF 010858  
Commission Number, if any



FLORA SEBASTIAN  
MY COMMISSION # FF 010858  
EXPIRES: April 22, 2017  
Bonded Thru Budget Notary Services

## **Project Photos**







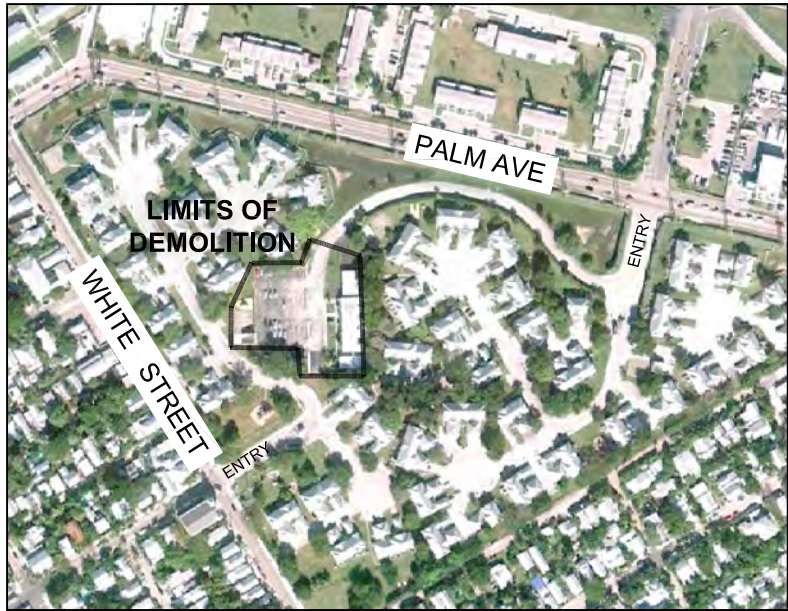






## **Proposed Plans**





LIMITS OF WORK AREA WITHIN SITE

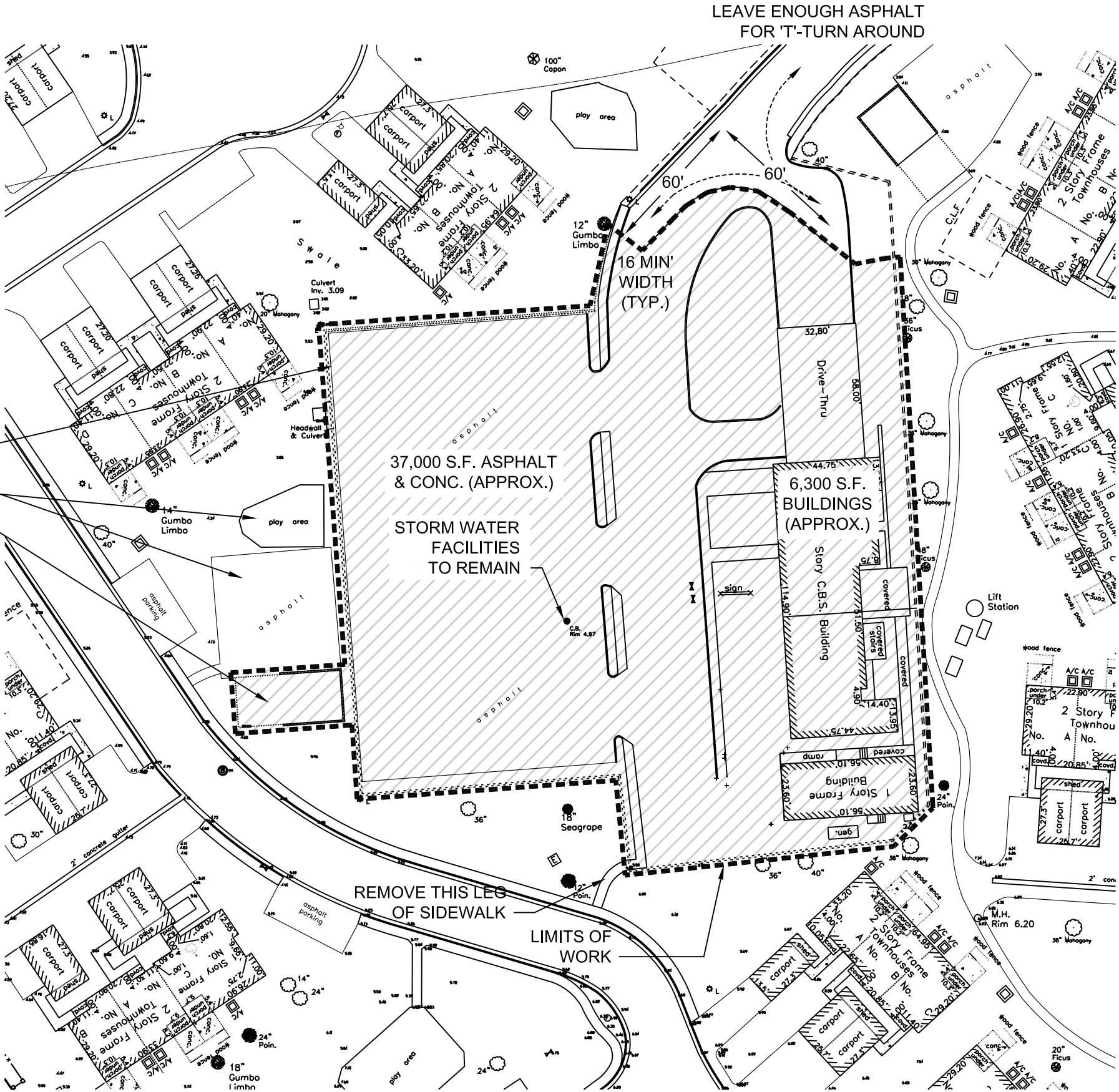
- DEMOLISH FENCES
- EXISTING B-BALL COURT AND PLAY EQUIPMENT TO REMAIN
- DEMOLISH RACQUETBALL COURT

**GENERAL DEMOLITION NOTES:**

- ENSURE ALL UTILITIES ARE DISCONNECTED FROM BUILDINGS TO BE DEMOLISHED PRIOR TO DEMO.
- DEMO FENCES IN THE AREA.
- DEMO ASPHALT, CURBS, ETC....
- ALL STORMWATER FACILITIES ARE TO REMAIN
- ALL ELECTRICAL UTILITIES SERVICING OTHER AREAS OF THE DEVELOPMENT ARE TO REMAIN.
- ALL DEMOLITION MATERIALS ARE TO BE DISPOSED OF IN A LEGAL MANNER OFF SITE.
- ALL TREES ARE TO REMAIN.
- IF ANY ITEMS ARE QUESTIONABLE, CONTACT OWNER FOR DIRECTION.
- ALL / ANY LOCAL, STATE, FEDERAL PERMITS FOR DEMOLITION SERVICES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO COMPLY WITH LEGAL METHODS FOR HAZARDOUS MATERIAL REMOVAL (VERIFY PRESENCE OF HAZARDOUS MATERIALS AS PART OF BID)

**SITE STABILIZATION NOTES:**

- DEMO CONTRACTOR TO LEVEL AND ROUGH GRADE SITE, REMOVING ALL DEBRIS AND ROCKS 4" DIAMETER OR GREATER.
- LANDSCAPE CONTRACTOR TO FINE GRADE THE SITE IN PREPARATION FOR SOD PLACEMENT.
- PLACE 57,600 +/- S.F. BAHIA SOD THROUGHOUT THE ENTIRE DEMOLITION AREA.
- PROVIDE TEMPORARY IRRIGATION TO ESTABLISH THE MATERIAL, 3 MONTH MINIMUM, WATERING EVERY OTHER DAY.

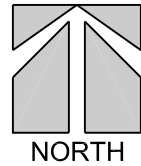


DEMOLITION PLAN

**PEARY COURT  
KEY WEST, FLORIDA**

**DEMOLITION  
PLAN**

**REVISIONS:**



JOB #: 12003  
DATE: 9.4.13  
DRAWN BY: LBR

SHEET NUMBER:  
*demo*

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 26, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF NON-HISTORIC COMMERCIAL STRUCTURES AND CHAIN LINK FENCE. NO BUILT BACK PROPOSED AT THIS TIME**  
**FOR- #400 WHITE STREET**

**Applicant- Critical Concerns Consultants Inc.**

**Application # H13-01-1725**

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

The offices of the Property Appraiser will be closed **Monday November 11th**  
in observance of Veterans Day.

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

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1006963 Parcel ID: 00006730-000000

### Ownership Details

**Mailing Address:**  
PEARY COURT HOLDINGS LP  
2828 CORAL WAY STE 303  
CORAL GABLES, FL 33145-3214

### Property Details

**PC Code:** 80 - VACANT GOVERNMENTAL  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-** 32-67-25  
**Range:**  
**Property Location:** 400 WHITE ST KEY WEST  
**Legal** 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  
**Description:** RR-94 OR432-317/318 OR2648-134/154Q/C OR2648-155/181

**Click Map Image to open interactive viewer**



## Exemptions

Exemption	Amount
17 - FEDERAL GOV'T	25,427,784.00

## Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	1,053,433.77 SF

## 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.

PARTIAL TERMINATION OF REAL ESTATE GROUND LEASE RECORDED IN OR2648-126/133, RELEASING PEARY COURT PARCEL.

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
2013	0	0	25,427,784	25,427,784	24,103,079	25,427,784	0
2012	0	0	29,293,433	29,293,433	21,911,890	29,293,433	0
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

<b>1984</b>	0	235,000	2,251,852	2,486,852	2,486,852	2,486,852	0
<b>1983</b>	0	235,000	2,251,852	2,486,852	2,486,852	2,486,852	0
<b>1982</b>	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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>8/30/2013</b>	2648 / 155	35,000,000	WD	01

This page has been visited 2,666 times.

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