

From: Joe Trippi <jtrippi65@gmail.com>
Sent: Thursday, March 2, 2023 5:09 PM
To: HARC EXT EMAIL <city_harc@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: Stickney Lane: Pertmit Request BLD2023-0385

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Sorry, I sent you my working version earlier rather than this proofed version. Please ignore previous rough draft i sent earlier today.

On Thu, Mar 2, 2023, 4:18 PM Joe Trippi <jtrippi65@gmail.com> wrote:

Firstly, I do appreciate this opportunity to voice my concerns about the current egress conditions, and the proposed construction next door as adding to the problem over a long period of time.

Jeff and James in 1117 Flemming have discussed their blue prints. Jeff and James, in addition to owning the property in question, also serve as managers of the Island House and responsible for the conditions that exist in advance of this new proposed work.

I bought 1112 Stickey in Sept 2020. In case you are not familiar with Stickney Lane and the position of my home, I own the only property on Stickney not owned by the Island House with no other means to go to and from this area. I live at the end of this dead end street, a street that is a single lane.

Stickney lane runs from my property past the Island House meeting White Street at the start of the lane. The street does not widen at the Island House end, so it is impossible to pass (stuck here) when they receive trash service every other day, propane delivery most every day (sometimes twice a day if they didn't have enough propane to complete the service), and large delivery trucks. There are additional various service providers to the Island House that block Stickney. This includes uber and other taxi drivers picking up/dropping off customers, pool maintenance, bike renters, etc. This is a thriving retail business without the space to support its various operations. I have to look outside to see if I can go anywhere before I go to my car.

Across from the Island house in the middle of the street is their shop. The shop typically has 4 or 5 maintenance staff working outside, sometimes blocking the lane. In the same area as the shop, there are many garbage cans/various types of trash containers, etc. Every car that enters Stickney lane driving forward has to turn around in front of the gates to my off-street parking under my house. The person who owns this piece of land filled it with big stones that produce a lot of dust as cars/trucks stop there (slide on rocks)and I have to vacuum every day in the same spots.

I'm 70 yrs old and have high blood pressure. When it spikes, I get dizzy and sometimes fall. I fell here about a year ago here and fractured 3 ribs (I can document any of this if it would help). I live in a house on stilts, so there are many opportunities for me to fall and a stroke is a possibility. It is altogether possible that an ambulance or fire truck would come at the many times of no access to my property.

I talked to Jeff and James, who I regard as nice people, but with a different perspective than I have. They have to make it work for the Island House and balance things in support of the desire to develop a compound, consisting of 1 large house on Flemming (moving existing property from Stickney) with a pool and 2 townhomes on Stickney next door to my property. The plan as explained to me does not address the added blocks to my free movement that I will have to endure in what they describe as lasting two years after the house is moved. There was no discussion of what steps would be taken to ameliorate the added effects on me over two years of construction right next door.

Jeff and James told me I would not be affected (which is wholly undoable as I consider it now), so we focused on improving the problems I have now. I was told by Jeff and James that the propane gas and delivery trucks would be moved to the Flemming side and that the trash collection will be the only regular big truck obstruction.

They then told me that the propane gas company refuses to access the back of the Island House to fill the tank from Flemming. However, this is clearly possible using Flemming street space in front of the Island Houses 4 reserved parking spaces. This would mean blocking their own parking space instead of mine. Then, after some real steps to address the small trucks that they told to use Island House parking spaces instead of blocking my driveway and signs posted that say No-Loading/Unloading, I see that neither propane or supply trucks have stopped blocking Stickney ..

I have no way to determine how much additional trouble I will have coming with this permit request if approved, but believe it will be considerable and lengthy (2 yrs) and don't feel that the Island House is prepared to make meaningful changes in response to my confinement, now and then. Maybe this can be an addendum to their proposal that I might read (if your protocol allows for that).

I hope you can help me. I heard that it might go to planning and other city/county offices for final approval. Please let me know of any opportunity I have to testify in front of the approval body or what you can tell me about what I have coming my way. And please, write or call me if you have any questions or need for me to explain what I've written here.

Thank You

Joe Trippi, J.D., PhD

215-370-6002 (call or text)

jtrippi65@gmail.com

1112 Stickney Lane

Key West, fl 33040

Thank you all for your help. I have no problem with the building plans and happy to see if will add Stickney oriented residential dwellings.

My concern throughout is the access to and from my property in this small area being further diminished while the building plan is implemented.

The owners have taken real steps, including use of the smaller gas trucks that I was to able to drive past yesterday. I'm hoping we can make it thru the building without further incidents,

Yet, I will remain concerned about any restrictions on my everyday movements and address those concerns as you advised.

Thanks,

Joe

(1112 Stickney Lane)