



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

"1905 STAPLES AVENUE PUBLIC COMMENT

From: Bruce Baffer <bafferbruce@gmail.com>
Sent: Thursday, September 14, 2023 10:44 AM
To: Perez-Alvarez, Nicholas <Nicholas.Perez-Alvarez@stantec.com>
Subject: Re: 1905 Staples Ave Planning Board Hearing

Hello Nicholas,

Thank you for reaching out. I am the owner of 1907 Staples, the property immediately adjacent to 1905. Obviously I am very interested in the requested variances as my property is directly impacted. As you know this request was placed on the agenda and removed numerous times last Spring. It was finally heard in May and denied with instructions to return in September with a footprint that fits within the subject property and applicable zoning. Contrary to the good neighbor policy, I have had no contact with the requestor since March 2023 (although they have my name, address, e-mail and phone number) so I do not know what will be proposed this time. My basic objection to the variance request remains the same: that required property setbacks must be observed - at least on the East and South property lines adjacent to my property and Staples Ave. I will leave it to the immediate property owners to the

North and West to comment on setbacks adjacent to their property.

Unfortunately, I will be in Washington DC on 21 September and unable to attend the meeting in person, but will attend remotely. Please ensure these comments are included in the meeting agenda package for 21 September. Again, with no knowledge or information about what will be proposed, it is not possible to provide specific input in advance of the meeting.

Sincerely,
Bruce Baffer PE
Owner 1907 Staples Ave.
202 705-6526
bafferbruce@gmail.com

-----Original Message-----

From: Thomas Francis-Siburg <thomas@owentrepanier.com>
Sent: Monday, February 13, 2023 9:43 AM
To: MAG <mguadagno@comcast.net>; Jenny Metz <jenny.metz@cityofkeywest-fl.gov>
Cc: Kim Guadagno <kguadagno@connellfoley.com>; Owen Trepanier <owen@owentrepanier.com>
Subject: [EXTERNAL] RE: Variance applications for 1905 Staples Avenue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. and Ms. Guadagno,

Thank you for including me in the email to Planning regarding your concerns. My sincerest apologies for not getting this to you sooner.

Please find the revised drawings attached. The attached package includes a three page memo which outlines the revisions made to the plan, to ensure there can be no arguments that this is more than one unit consistent with the definitions of single-family.

We are proposing to construct a single-family home at 1905 Staples Avenue. The lot size and zoning (commercial zoning, different than the adjacent single-family zoning) require several special approvals to build a residential dwelling. The property is owned by KW Empire, LLC. (David and Oksana Pouliot, who work and live around the corner at 1901 Flagler Avenue). They are building the house to provide housing for their best employees. This house will be a 4bed/ 4bath single-family home specifically designed for roommates. It will have onsite auto and bike/scooter parking, it will be fully landscaped and meet all the requirements for stormwater management. The existing trees are all planned to remain, and the new house was designed to fit within the existing trees and more landscaping will be added.

Might you have some time to discuss this project and your comments? Either myself or Owen Trepanier will be happy to discuss this project with you in more detail. (305-293-8683)

Thomas Francis-Siburg, MSW, MURP, AICP
Planning Manager

Trepanier & Associates, Inc.
Land Planners & Development Consultants
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Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.owentrepanier.com&c=E,1,YpK_0U53awY-5YKjnebeziRNsuf06SdU-UX26DTFYu_K_fjKfAwAO8nWxYAlBdedYr4FjnAn3fl9uM58awrvVRQjKcMzRVdFtCGDFu6kMzPQzg,,&typo=1

-----Original Message-----

From: MAG <mguadagno@comcast.net>

Sent: Monday, February 13, 2023 8:42 AM

To: Jenny Metz <jenny.metz@cityofkeywest-fl.gov>

Cc: Kim Guadagno <kguadagno@connellfoley.com>; Thomas Francis-Siburg
<thomas@owentrepanier.com>

Subject: Variance applications for 1905 Staples Avenue

Members of the Key West Planning Board,

We are the owners of 1904 Staples Avenue, the home directly across the street from the proposed project. We bought this home last year because we were impressed by the beauty, history and architecture of the homes on our block, most of which are single-family and many with Indian Block construction. We oppose the variances sought for 1905 Staples for several reasons:

While the project is identified a "single-family" it is, in actuality, a multi-family structure designed to accommodate four separate families. Each of these units will invariably bring tenants with vehicles to a block that already has limited parking. The proposal of two parking spaces is woefully inadequate for a structure that could easily attract 8 tenants with vehicles.

Nor do we accept the owner's claim that a "hardship" exists and a multi-family structure is the only way this can be alleviated. Most lots on our block are 100' deep; the subject lot is 50'. While the owner complains that he did not create this condition, he purchased the property in 2021 with full knowledge of these limitations. Moreover, anyone with the most basic familiarity of the rental/sales market in this area knows that a more modestly sized single-family home (that is a home built for ONE family) would command an impressive return for either rental or sale.

I have spoken with some of our neighbors on this block who also oppose this application although they have not communicated this opposition to the Planning Board as yet.

Finally, I feel compelled to note that after our initial inquiry on this issue last month, we received an email from Thomas Francis-Siburg of Trepanier & Associates informing us that the owner was making changes to the original site plan and he would "be sure" to send us a copy of the final plans. That never happened and I had to visit the Planning Board website to see the new proposal. This is not consistent with the Good Neighbor Policy. You will note that I have copied Mr. Francis-Siburg as a courtesy.

Thank you for your consideration of our concerns.

Michael and Kimberly Guadagno

From: Bruce Baffer <bafferbruce@gmail.com>

Sent: Friday, February 3, 2023 5:52 PM

To: Owen Trepanier <owen@owentrepanier.com>; Jenny Metz <jenny.metz@cityofkeywest-fl.gov>

Cc: pbaffer@juno.com; Thomas Francis-Siburg <thomas@owentrepanier.com>

Subject: [EXTERNAL] Re: 1905 Staples Ave (RE#00046930-000000)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Trepanier,

Thank you for your outreach, albeit tardy. To correct your recollection of our conversation, I stated a single family house that fits within the available footprint of the lot is a better use of a property located on a residential street, than parking construction equipment. I also do not agree that the land cannot be reasonably used without variances. You stated that as a fact, however it is untrue. A smaller single family house that fits within the allowable building footprint is certainly possible. For example, the adjacent lot immediately to the North has identical dimensions and supports a single family house. Lastly, saying you were not able to fully resolve my concerns grossly overstates your effort. You did not address any of my concerns.

Sincerely,
Bruce Baffer P.E.
1907 Staples Ave
202 705-6526

On Fri, Feb 3, 2023 at 8:13 AM Owen Trepanier <owen@owentrepanier.com> wrote:

Dear Mr. Baffer,

Thank you for speaking with me about your concerns yesterday. I appreciate you taking the time. We discussed that the proposal is for a roommate-style single-family home, which will not be a vacation rental. I understood you to support the idea of converting the property to residential use and such a use is much more appropriate than the existing commercial use. But, that you do not support the issuance of any variances to achieve that goal.

Given your opposition to variances and the fact that the land cannot be reasonably used without variances, we were not able to fully resolve your concerns. However, I appreciate the good faith conversation and I look forward to working with you in the future.

Owen

Trepanier & Associates, Inc.

Land Planners & Development Consultants

305-293-8983

[Click here to join our Team!](#)

From: Owen Trepanier

Sent: Wednesday, February 1, 2023 4:36 PM

To: Bruce Baffer <bafferbruce@gmail.com>; pbaffer@juno.com

Cc: Thomas Francis-Siburg <thomas@owentrepanier.com>

Subject: RE: [EXTERNAL] Fwd: 1905 Staples Ave (RE#00046930-000000)

Hi Mrs. and Mr. Baffer,

I received your email from the Planning Department. My firm is working on 1905 Staples Lane. Could we schedule some time to discuss the project and your concerns?

Thank you.

Owen Trepanier

Trepanier & Associates, Inc.

Land Planners & Development Consultants

305-293-8983

password

Jenny Metz

From: pbaffer@juno.com
Sent: Sunday, January 22, 2023 5:41 PM
To: Jenny Metz
Subject: [EXTERNAL] 1905 Staples Ave. Permit Application; RE: #00046930-000000

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From: Perfecta Baffer, pbaffer@juno.com

Subj: 1905 Staples Ave. Permit Application; RE: #00046930-000000

To: City of Key West Planning Board

I am the owner of 1907 Staples Ave and want to make known my opposition to the proposed construction of a multi-unit building on 1905 Staples Ave and the many variances requested.

The unit proposed is labeled as a single-family unit which it is not. It consists of five efficiencies each with its own bathroom and wet bar. Parking on Staples is tight and the addition of five units that can be used by two people each will make parking on the street tighter. Even when allowing for 10% bike use, this building will need 9 additional parking spaces. There are no special circumstances as stated. The owners brought the land knowing the existing building codes including the required setbacks and maximum allowed land coverage. I object to all of the variances requested.

Thank you ahead of time for considering and addressing my concerns,

Perfecta Baffer, P.E., J.D.

Jenny Metz

From: Bruce Baffer <bafferbruce@gmail.com>
Sent: Sunday, January 22, 2023 12:04 PM
To: planning-dept; Jenny Metz
Subject: [EXTERNAL] Fwd: 1905 Staples Ave (RE#00046930-000000)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: **Bruce Baffer** <bafferbruce@gmail.com>
Subject: 1905 Staples Ave (RE#00046930-000000)

Dear City of Key West Planning Board,

I am the owner of 1907 Staples Avenue which is the property immediately to the East of the property upon which multiple zoning variances are requested.

Please note that I object to any deviations or variances from existing zoning requirements, specifically those concerning property setbacks, area coverage and parking. I support the construction of a single family unit that fits within the size limitations of the lot in question, but the proposed building is clearly a multi-family unit designed for short term rentals that would detract from the existing neighborhood specifically, and the City of Key West generally.

The only project notification I have received was the postcard from the Planning Board and I thank you for your outreach. Although required by the Good Neighbor Policy, I have not been contacted nor have had any communication with the petitioner, despite being immediately adjacent to their collection of heavy construction equipment currently stored and operated within a residential neighborhood.

Sincerely,

Bruce Baffer
1907 Staples Ave
(202) 705-6526