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16 Nov 2023

City of Key West Planning Board
1300 White Street Key West, FL 33040
Delivered via E-Mail to:
planning@cityofkeywest-fl.gov

Dear Charman Holland

I am the owner of 1907 Staples Ave and appeared before the Board on 19 Oct 2023 in opposition to the variance request(s) for 1905 Staples Ave. I am writing to the board to inform you that Ms. Margaret Romero is my representative and authorized to speak on my behalf.

As I stated on 19 Oct, we are all in favor of workforce housing and would like to see the vacant lot at 1905 Staples incorporated into the Single Family (SF) zoning district and improved with a single-family housing unit meeting existing zoning requirements.

The fundamental issue is the request to build an oversized 4-unit structure on an illegally subdivided half-sized lot with a single BPAS based on a highly questionable and potentially fraudulent application. I would ask the Planning Board to see through the facade of this request for what it actually is; a local developer identifying an investment opportunity to significantly increase building density in violation of Key West's Land Development Regulations. Absent binding deed restrictions, and notwithstanding any verbal promises made by the petitioner, this property will immediately be flipped upon completion. It is an investment property plain and simple, and the petitioner is asking the planning board to be complicit in violating the LDR by increasing permitted SF density.

If workforce housing was the true motivation, they would have returned with a reasonably sized 2-unit compromise that fits on the half-sized parcel back in May following your instructions to return with something that "fits the lot". The petitioner continues to ignore the Board's instructions and insists that only a 4-unit structure is "reasonable". My question is what is unreasonable about compromising with a modest 2-unit facility that fits on the non-traditional half-sized building lot? Other than the reduced commercial value when the building is immediately flipped and all verbal promises become null and void, illustrating the true motivation here, a million-dollar investment opportunity – not workforce housing. I am in favor of a structure appropriate for the lot in question, but without binding deed restrictions, I must continue to object to the request to increase density in violation of Key West Land Development Laws.

I respectfully ask the Planning Board to inquire what is "unreasonable" about 2 new units of workforce housing.

Sincerely,

