

Re Development Plans and Conditional Use Application for 1221 and 1217 Varela Street., presented to the Development Review Committee of the Key West Planning Department on September 26, 2019, on behalf of the Montessori Children's school of Key West, Inc. by authorized representative, Serge Mashtakov of Arbitus Design, LLC

To: Mayor, Planning Board Members and City Commissioners of the City of Key West, Florida

Dear Representatives,

I am writing this to express my opposition to this use. I was also opposed to it originally when it was submitted approximately 15 years ago. At that time unanimous opposition from the neighbors resulted in the Montessori Children's School to withdraw their application. Conditions since that time have not changed and in fact may have worsened. I am the owner of a single family home at 1210 Varela St. on the same block across the street from the MCS. At the present time I only use my home for about three months a year due to my current employment requirements but expect to possibly move there permanently in a few years.

When I am in residence I, as well as my neighbors, are forced to put up with excessive traffic, loss of parking and noise not usually associated with a residential neighborhood. At drop off and pickup times the situation worsens as vehicles will pull over in non-designated and/or no parking areas to leave off or pick up students. I have even seen them stop in the middle of the street blocking all traffic for a time. Occasionally the drivers have shown a total disrespect for the residents. This trait also applies to some of the employees of the MCS.

I understand the objective of the MCS to expand but they should be looking for a space that allows for parking, playground space and proper drop off/pickup which currently is unsafe. Any expansion of MCS would only exponentially increase these problems.

Cordially

Robert Fierst

1210 Varela St.

412-848-3686

