

Notes added April 2021  
David P. Owens  
3524 Eagle Ave.

In addition to objections and observations already submitted, please note the following. Thank you.

1. One or more tenants have moved out and in since this was last addressed. The bicycle/scooter business has gone.
2. We called Code Compliance because we saw lights on at night in February 2021. I got reply from Mr. Young, saying that he had spoken with the owner, and it was only being used for storage. However, on those nights, there were six or more vehicles parked out front, and we still believe someone spent one or more nights in it, even if the owner was not aware.
3. On April 8, 2020, Antonio Estenoz, III granted ownership to Antonio Estenoz, III and Alana Mia Estenoz, as tenants in common. I understand that "tenants in common" means co-ownership in which each co-tenant owns a separate fractional share of undivided property. If this is the case, and the variance application requires that the owner(s) live on the property, then the application must be denied, since Antonio Estenoz, III does not live on the property (I am also unsure whether Alana Mia Estenoz lives there). This happened while his BPAS application was in process, but he did not update the BPAS or the variance application.
4. The variance application does not show the most recent warranty deed, and does not agree with the mcpafl.org website. The most recent deed is described in #3, above. Thus, the application is incorrect, and so is the authorization for Meridian Engineering to act as agent, since it was not signed by both owners.
5. More info on non-compliant existing structure: mcpafl.org lists a permit for a 12' x 20' shed, but the variance application describes the existing structure as 13'-2" x 25'-8".
6. When looking at the information and pictures on the mcpafl.org website, I noticed that the OPF shown in pink at the rear of the house is much larger than the sitemap. This may mean that there is currently more impervious space than noted, meaning that the eventual impervious space will be even worse.
7. On two occasions in September 2020, our back yard had nine inches of water at the back fence line. This water did not evaporate or soak in for two or more days, making access to our back yard difficult, and harming several trees, which were continuously underwater for two or more days. The existing amount of impervious space at 3528 is probably a part of this problem; additional impervious square footage would only worsen it.
8. *"That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. The City of Key West has received several*

*public comments against this application. The applicant has notified the City that he has met and or contacted each neighbor and surrounding property owner who has objected.*" Although Mr. Estenoz did contact us about a week ago, he did not address all of my objections. He mentioned that he would be getting new tenants in July 2021, that his daughter needs the rental income from this new unit to pay the mortgage (I see no record of a mortgage in her name, by the way), that his grandfather built the cement slab out back, that there would no longer be multiple families renting, and that he grew up in this neighborhood. At best he may have mentioned one or two of my objections, but offered no solutions.