

**From:** Marge Holtz <margeholtz@holtznet.com>

**Sent:** Wednesday, July 14, 2021 4:55 PM

**To:** Donna Phillips <donna.phillips@cityofkeywest-fl.gov>

**Subject:** [EXTERNAL] 322-324½ Truman Ave Major Development Plan and Landscape Waiver

**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.

322-324½ Truman Ave Major Development Plan and Landscape Waiver

To the Planning Board

I have serious concern about the adverse effect the subject Project Plan will have on my neighborhood if the project is approved by the Planning Board.

My primary concern is the effect of no on-site parking on the property that has, for some reason, been permitted to have only two on-site parking spaces for 18 residences for many years.

Secondarily is the 18 percent increase of building coverage on the property, followed by the 13 percent increase in impervious surface in an area that already suffers from occasional street flooding.

The lack of parking is the most serious concern. The proposed lease restriction for four-wheeled vehicles is virtually unenforceable and may even be illegal. I am most interested in how the owners/managers will ensure their tenants do not own nor park vehicles in an already severely parking-limited geographic area and how that restriction will be meaningfully enforced.

I also question why the City “recognized an additional fourteen (14) units at the property in 2018 with evidence that the units had been there since at least 2010.” Apparently, no parking was required for those 14 units when they were “recognized.” I believe this was an error that is akin to permitting, shall we say, outhouses to remain because they had “been there since at least 2010.” Clearly off-street parking was required in 2018 – and may have been required in 2010 -- yet was not addressed leading to the current situation.

The increase in building coverage with the resulting increase in impervious surface in the project exacerbates the environmental challenge to the island and to the historic area. The total building footprint will be increased by nearly one-fifth.

Yes, we need more affordable housing, but not without accompanying off-street parking and not in an already small, densely populated, busy tourist area with narrow streets. Surely there are other alternatives that better fit the neighborhood and its residents.

Thank you for the opportunity to comment.

Marge Holtz  
210 Olivia St  
Key West, FL 33040  
703-473-8870