

## Keri O'Brien

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**From:** Jennifer Lloyd <lloydjen617@gmail.com>  
**Sent:** Wednesday, November 20, 2024 4:29 PM  
**To:** City Clerk External E-Mail  
**Cc:** gregory lloyd  
**Subject:** [EXTERNAL] Please add to Agenda #4 Planning Board

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Please add the following to the Planning Boards Agenda #4.

Thank you,

Greg Lloyd

Letter in Opposition to Planning Board Agenda (Item #4) Land Development Regulations Amendment.

This fundamentally flawed proposed city-wide ordinance contained within this Land Development Regulation Amendment calls for some of the following:

- 1) A city-wide reduction of all set back requirements to five feet \*
- 2) Substantially increasing the overall height for individual construction projects in Old Town, as well as throughout the City of Key West
- 3) Calls for the elimination of performance standards without the need for a hardship variance.
- 4) Increases project densities
- 5) Calls for wavier of all landscaping performance requirements.
- 6) Calls for a major reduction in parking requirements.

In short Attorney Smith is proposing to expand the Live Local Act (aka LLA) to all zoning districts and gutting our city codes that protect and preserve the character of our neighborhoods and the quality of our lives.

These proposed changes run contrary to State Standards incorporated within the Area of Critical State Concern Section 29-36.003 (9) "Principles for Guiding Development" and while they will most certainly financially benefit fellow sponsor Hotelier Marc Meisel and his proposed major redevelopment of his old town property at 1321 Simonton (Southwinds Motel), it comes to the detriment of the rest of the community.

Also, it should be noted that Attorney's Smith proposed changes within this proposed Amendment to the existing Work Force Housing Ordinance associated, with the residential development, will have a negative effect (not positive) on the production of Work Force Housing within the City of Key West. In the words of the City's well-respected Senior Planner, Dan Gulizio, the changes as proposed by the applicant developers "will reduce, not increase the development of Workforce Housing units"

I therefore fully support the Planning Departments recommendations and concerns regarding these proposed changes and strongly suggest that Attorney Smith go back to his drafting board and craft something much more reasonable and in the best interest of the City and its residents!

Respectfully submitted.

Greg Lloyd