

## Melinda C. Stewart

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**From:** Vanessa T. Sellers  
**Sent:** Wednesday, September 18, 2019 3:50 PM  
**To:** Melinda C. Stewart  
**Cc:** Roy Bishop; George Wallace  
**Subject:** FW: Transient Units Transfer to Key Cove Landing

Melinda,

Public Comment for agenda items numbers 5, 6, 7, 8, 9, 10, and 11. Thank you.

Vanessa

**From:** Capt Mel Strahosky <melsuz@msn.com>  
**Sent:** Wednesday, September 18, 2019 3:44 PM  
**To:** Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>  
**Subject:** Fw: Transient Units Transfer to Key Cove Landing

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**From:** Capt Mel Strahosky <[melsuz@msn.com](mailto:melsuz@msn.com)>  
**Sent:** Wednesday, September 18, 2019 1:50 PM  
**To:** Capt Mel Strahosky <[melsuz@msn.com](mailto:melsuz@msn.com)>  
**Subject:** Transient Units Transfer to Key Cove Landing

City of Key West, FL  
Planning Board  
9/19/2019

Dear board Members

As a resident of Key West and a home owner in Key Cove I ask the board to deny the request to transfer 7 transient licenses to Key Cove Landings based on the following reasons.

1) Access/entry to KCL is only possible via a easement through Key Cove, a quiet enclave of approximately 50 families. Homeowners often walk, ride bikes, walk pets, BBQ and socialize on this space in Key Cove. It currently has the feel of a CUL-DE-SAC at the end of a residential neighborhood. I doubt the guest heading to KCL will slow down and exhibit the same respect, courtesy and awareness that homeowners coming to and leaving from Key Cove do on a daily basis that enables these activities to take place.

2) Inadequate Infrastructure at KCL to support the dramatic increase in use.

a) PARKING - insufficient parking exist and even now under the current use Key Cove Drive is obstructed with cars, trucks and boats on trailers parking on the sidewalks and in the street on a daily basis. there is no space available to remedy this.

b) SEWER SYSTEM - the system at KCL feeds directly into the system at Key Cove. One only has to walk by KCL to smell there is currently a problem on that end of the system. Given a possible increase of use by 50 - 80 % on the entire system, not just KCL, its extremely difficult to believe that the current system for the combined properties will be able to keep up with the increased volume of flow.

3) Disruption of traffic on North Roosevelt Blvd

All traffic heading to Key Cove Landing would have to pass through a small obscure entrance located on North Roosevelt directly across from the entrance to the new Publix. There would be no signage and no way for new visitors to know if they were in the right place. Once past the entrance there is no recourse but to turn around , possibly making a U-turn on North Roosevelt.

All traffic leaving would have to exit from the parking lot in Parrott Cay and join the groups of people departing from Home Depot, Walgreens and Parrott Cay through the intersection directly across from the Winn-Dixie shopping center.

4) Quality of LIFE for Key Cove families

Its hard to put a value on this and there is no way of knowing how much it will be changed but it should have some weight in the decision. The nature and size of the units in KCL ( 4 bedrooms with pools, decks and access to the water ) combined with short term rentals will and has in the past attracted larger groups of people intent on having as much fun as possible during their short stay in Key West. The possibility and impact of all 7 units being rented to one group at the same time and the effect it would have on the families living in Key Cove is worrisome.

In closing the transfer of 7 transient licenses to Key Cove Landings will in effect create a NEW RESORT in Key West. It will do so without any planning or research. It will increase confusion and delays at two of the most problematic intersections on the island. The NEW RESORT will lack sufficient parking and sewer and will often obstruct emergency vehicle access. And finally it will do so at the expense of the families in Key Cove that live, work, and play in a quiet, safe, almost hidden neighborhood right in the center of Key West that they call home.

Thank you for taking the time to consider these objections and I hope that you find it possible to deny the transfer request.

Sincerely,

Mel Strahosky  
#24 Key Cove  
Key West, FL