

Letters of Opposition:

1. Truman Gardens Condominium Association – Corner of Truman/Packer
2. Bailey – 912 Truman Ave
3. Detrick – 1012 Packer St
4. Freistak – 823 Johnson Ln
5. Hace – 1010 Packer St
6. McGreevy – 1004 Catherine St
7. Beede – 1024 Margaret St
8. Goble – 1406 South St
9. Saunders – 1013 Packer St
10. Scrimshaw, R – 1008 Packer St
11. Scrimshaw, S – 1008 Packer St
12. Bernier – 912 Truman
13. Baumann – 1219 Newton St
14. Whitney – 1004 Packer St
15. Capinjola – 1117 Grinnell St
16. Hobson & Skaar – 1020 Grinnell St
17. Durot – Packer St

Petition in Opposition

- Description of concerns & request; 42 signatures

Truman Gardens Condominium Association, Inc.

Monday, April 8, 2024

Jordan Mannix-Lachner
City Planner 2
City of Key West – Planning Department
1300 White Street
Key West, FL 33040

RE: 922 Truman Avenue cart rental conditional use application

On behalf of the Truman Gardens Condominium Association (TGCA), Jordan...

We would like to express our unanimous opposition to the “conditional use” application for a golf cart rental facility at 922 Truman Ave. We welcome any business that improves the neighborhood. A cart rental facility does not meet that criterion.

TGCA is located directly across Packer Street from 922 Truman Ave., made up of 8 individual, well-kept residences with 9 off street parking spots directly across from the property at 922 Truman. The addition of many golf cart rentals entering/exiting onto Truman Ave and Packer Street will severely impact the safety of drivers, bikers & pedestrians. It is already a safety issue with North Packer offset from South Packer as you cross Truman. Exiting Packer onto Truman, regardless of direction, with obstruction by buildings or parked cars & trucks has already resulted in numerous accidents. On-street parking is at a minimum with commercial customers vying for any open space often blocking or using all neighborhood parking, private or public.

The TGCA respectfully request the Planning Board reject the 922 Truman Ave. as a golf cart rental facility. It will adversely impact the neighborhood’s safety.



Gerald J Hace

Association Members

#1 Jacob DeHart 912 Truman Ave. #2 Uli Bernier 912 Truman Ave. #3 Glenn Winter 1004 Packer St.
#5 Robin Scrimshaw 1008 Packer St. #6 Gerald Hace 1010 Packer St. #7 John Mahle 1012 Packer St.
#7A Spiro Papadatos 1012A Packer St. #8 Jimmy Reilly 1003 Packer St.

PROPOSED GOLF CART RENTALS AT PACKER AND 922 TRUMAN AVE – key points

Neighbors of Packer and adjoining streets - Please express strong opposition to the proposed golf cart rental service within our community. We believe that allowing such rentals would have detrimental effects on our neighborhood's safety, tranquility, and overall quality of life.

1. SAFETY CONCERNS:

- a. Golf carts are not designed for heavy traffic or pedestrian-dense areas. Introducing rentals could lead to accidents, especially if inexperienced drivers operate them.
- b. Our streets are narrow and adding more vehicles-especially golf carts—will increase congestion and pose risks to pedestrians, children, and pets.

2. NOISE AND DISTURBANCE:

- a. Golf carts can be noisy, especially when driven at high speeds. Our peaceful neighborhood ambiance would be disrupted by constant engine noise.
- b. Late night or early morning rentals could disturb residents who value their quiet hours.

3. PROPERTY VALUES:

- a. The presence of golf carts could negatively impact property values. Potential buyers may be deterred by the prospect of noisy and crowded streets.
- b. Homeowners invest in our neighborhood because of its character and charm. Golf cart rentals would erode that charm.

4. ENVIRONMENTAL IMPACT:

- a. Golf carts contribute to air and noise pollution. Our neighborhood's green spaces and clean air are essential for our well-being.
- b. Encouraging alternative modes of transportation (walking, cycling) aligns with our community's values.

It is imperative you Email or call the following.....

Clayton Lopez, district 6 city commissioner –

districtVI@cityofkeywest-fl.gov (phone-305-809-3883).

Jordan Mannix-Lachner, City Planner assigned to process the conditional use application for the golf cart rental application.

Jordan.lachner@cityofkeywest-fl.gov (phone 305-809-3884)

1. **REJECT** the proposal: We urge the planning board to deny the golf cart rental permit application.
2. **PRESERVE** the neighborhood: Let's maintain the unique character of our community by avoiding commercialization.
3. **PRIORTIZE SAFETY:** Prioritize the safety and well—being of residents over commercial interests.

April 13, 2024

Ms. Katie Halloran
Ms. Jordan Mannix-Lachner
Planning Department
1300 White Street
Key West, FL 33040

Subject: Exemption Request for 922 Truman Avenue - April 18 Meeting

Dear Ms. Mannix-Lachner:

I am a full-time resident at 912 Truman Avenue, an adjacent property to 922 Truman Ave, which is the location of the Truman Adult Book and Video store. I am in opposition of the proposed golf cart rental business as it poses multiple safety issues.

In the traffic statement provided by KBP Consulting, it states the property will only be accessible via Packer Street. This would result in those operating the golf carts to turn (left or right) onto Truman Avenue from Packer. This intersection has extremely limited vision due to parking spaces along Truman Avenue which typically have large commercial vehicles occupying them. The lack of visibility in combination of increased golf cart traffic will inevitably lead to an escalated number of accidents and potential injury to their customers, community members and other visitors.

The traffic statement indicates that based upon the location of the proposed rental golf carts, it is expected that these vehicles will quickly disperse throughout the City's street grid network. For comparison they use Truman Avenue / N. Roosevelt Boulevard, Packer Street, Catherine Street, United Street, White Street, Elizabeth Street, and Duval Street. Packer should not be compared to the other intersections listed above. Packer St is a very narrow, two-lane street with no proper sidewalks and already has a severely compromised storm drain. The residents utilize parking on both sides of Packer which essentially reduces the flow of traffic down to one narrow lane. This forces traffic (cars, pedestrians, scooters etc.) to yield the right of way to allow oncoming vehicles to pass through.

The capacity analysis used for the submitted traffic statement is not relevant nor accurate in this instance as it is derived from general statewide information vs specific details regarding the actual roadways / intersections in question. In order to properly identify the actual ADT/PHT an independent study must be performed based on the actual traffic flow / demand of the intersections involved, primary that of Truman and Packer.

I welcome a new business to our residential neighborhood; however a golf cart rental facility is not appropriate. Per Key West's city compliance plan for the HNC-1 corridor, it specifically lists that vehicle rental businesses are not allowed within this zone. Unfortunately, this proposed business will add more harm than good to the HNC-1 corridor.

Respectfully,
Kassandra Bailey
Kassandra Bailey
Resident
912 Truman Ave, Unit #2
Key West, FL 33040

From: [Randy Detrick](#)
To: [District VI](#); [Jordan Mannix-Lachner](#); [Mayor E-Mail](#)
Cc: jerry.hace@gmail.com
Subject: [EXTERNAL] ATTENTION: CLAYTON, TERI AND JORDAN
Date: Wednesday, March 27, 2024 11:47:55 AM
Attachments: [attachment 1.pdf](#)

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.

Hi Clayton Jordan and Teri
It's Randy Detrick the previous Marketing Director at LKMC. Hope all is well.

We have a really big problem happening on our street. We own a property in Truman Gardens a small enclave of impeccably maintained homes directly across Packer Street from the previous Adult Bookstore that was recently sold.

It has come to our attention that yet another golf cart rental company has purchased it and is asking for a variance proposal to allow over 80 golf carts and what ever else to be rented and maintained at 922 Truman Avenue.

It has also come to our attention they purchased 4 units at the rear of the book store. Those resident park in the back spaces and of the book store parking lot and these 4 cars may now be on our very skinny street if their rental lot is full.

There are so many of these rental companies already on Truman, They do nothing to maintain their property or appearance. They are eye sores.

Please consider rejecting their proposal as the noise alone from the renters and staff would be heard from all the residents here. This is a quiet street and we would like to keep it that way. PLEASE SEE ATTACHED

Thank you very much for your help in having this proposal denied and let us know the next steps and updates.

Sincerely,
Randy Detrick
1012 Packer Street, KW, FL 33040
305-434-2803

From: tfreistak@aol.com
To: [Jordan Mannix-Lachner](#); [District VI](#)
Subject: [EXTERNAL] Proposed Golf Cart Rentals at Packer and 922 Truman
Date: Wednesday, April 3, 2024 12:27:28 PM

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Jordan Mannix-Lachner and Clayton Lopez:

I am hoping that you will not approve the proposed Golf cart rental business at 922 Truman Ave.

I have strong safety concerns over the increased traffic this would bring to this neighborhood.

Pulling out and turning left onto Truman from Packer (heading south on Packer from Olivia) is already a nightmare due to the building housing the catering business on the corner obscuring vehicles traveling west on Truman. Having narrowly avoided accidents numerous times, not to mention almost hitting bicyclists heading east on Truman on the north side sidewalk, the last thing I need is golf carts coming at me head on as I try to make my turn.

Additionally, a golf cart rental business is totally out of character for this mostly residential neighborhood.

Thank you for your attention to this matter.

Dr. Frank R Freistak
823 Johnson Ln
Key West, FL

From: francie.hace@gmail.com <francie.hace@gmail.com>

Sent: Wednesday, February 28, 2024 11:24 AM

To: District VI <districtVI@cityofkeywest-fl.gov>

Subject: [EXTERNAL] Proposed golf cart business at Truman Ave and Packer St

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.

Dear Councilman Lopez,

My husband and I have lived at 1010 Packer St for 12 years. It has come to our attention that the property at 922 Truman (corner of Packer St) is in the process of being sold. The potential buyer is proposing to put a golf cart rental there. We strongly oppose this transition. The corner of Truman and Packer is already a very dangerous intersection. It is very difficult to enter Truman Ave from Packer St in either direction let alone cross the street to the other side of Packer. Adding more vehicular traffic at that location will only create more congestion and imperil the safety of everyone trying to navigate that intersection. In addition, it will pour more vehicles down Packer towards Virginia St. Packer St is very narrow and parking for residents is difficult now! This will disrupt our entire neighborhood. Plus, we do not see the need for another golf cart rental when there already is one just a few blocks down on Truman. I hope we can depend on your support to oppose this. We will be attending the planning board meeting on Tuesday March 12th to voice our opposition. Thank you, Francie Hace

From: susanmcg4936@gmail.com
To: [Jordan Mannix-Lachner](#)
Subject: [EXTERNAL] 922 Truman - potential site of golf cart rental business
Date: Friday, April 12, 2024 12:57:37 PM

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Dear Ms. Mannix-Lachner:

My husband and I own a home on Catherine Street where we have lived for almost 20 years. We are dependent on our narrow cross streets (Varela, Watson, Packer, Grinnell, and Margaret) to get to, from, and across Truman every day. Even on a good day, they are all a challenge, and on a bad day, they are a nightmare: a constant game of “chicken” – who’s going to pull over to let the oncoming car proceed? – or gridlock if Amazon, UPS, USPS, or a trash removal truck decides to block the whole road.

We live with all this, and we accept it as part of island life. What we cannot accept is a decision by the Planning Board to make our situation *much worse* by allowing a golf-cart rental facility to be located on Truman, accessible only from Packer. As I understand, the proposed operator plans to have approximately 126 vehicles pull in and out of its lot on Packer every day, either to try to make a turn downtown on Truman (blocking Packer while waiting to turn), or towards Virginia, Catherine or even United. There is no street in our neighborhood that is more congested than Packer. To add to its current congestion dozens and dozens of people who by definition are *not* locals and *do not* know their way around will further erode the quality of life of people who really love this City and don’t want to be pushed out, just to make room for more transient amenities.

We are aware of the serious flaws in the applicant’s “traffic impact study” (if it can be called that). We are told that an analysis of its misstatements will be presented to you by property owners who live on Packer. We request that the Board impartially evaluate this situation and protect our community from this encroachment.

Can I ask that you pass this message on to the appropriate decision-makers?

Thank you for your attention

Susan L. McGreevy
1004 Catherine Street
Key West FL 33040

From: [Kevin Beede](#)
To: [Jordan Mannix-Lachner](#)
Subject: [EXTERNAL] New Golf Cart Facility
Date: Sunday, April 14, 2024 9:42:03 AM

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Dear Ms. Mannix-Lachner

This is Kevin and Robin Beede at 1024 Margaret St. writing to you today. We have owned and lived at this location for over 30 years. We recently found out that the business at 922 Truman Ave is being sold and the buyer is requesting a conditional use permit in order to open a golf cart rental facility at this location. We believe that this type of business would impose a serious detriment to safety in this area, increase noise levels, create an added traffic burden on Truman St. and Packer St. and in general, decrease the quality of living in our historic neighborhood. We are strongly opposed to this proposal and respectfully request that this permit request is denied.

Thank you for your time and consideration.
Kevin and Robin Beede

From: [Bob Goble](#)
To: [District VI](#)
Cc: [Jordan Mannix-Lachner](#); [Jerry Hace](#); robin@va-drywall.com
Subject: [EXTERNAL] Golf cart rental proposal corner of Truman and Packer
Date: Friday, April 12, 2024 5:45:43 PM
Attachments: [image.png](#)

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Dear Commissioner Lopez:

I am writing to you in support of my long-time Key West friends and Packer Street residents Jerry Hace and Robin Scrimshaw for their objection to the development of a golf cart rental facility at the corner of Truman and Packer Streets.

Frequently, I have occasion to drive on Packer Street to pick up or visit with Jerry and/or Robin. As you know Packer is one of our smaller streets with parking on both sides, which makes it more of a one-way passage, especially during rush hours. The business of golf cart rentals at this site will only increase the traffic interactions and make slower already long flow delays.

Also, from research by Jerry and Robin I learned that there are 4 golf cart rental facilities within a half mile of the Truman/Packer intersection. Moreover, with parking allowed on Truman very close to the Packer intersection I frequently have delays in getting from Packer onto Truman and it is rare to find a non-busy traffic flow time during the daytime. I strongly urge you, your Council colleagues and the Planning Commission to deny the proposed land use here of another golf cart rental facility.

Respectfully,



Robert T. Goble
1406 South Street
Key West, FL 33040
rtgoble@gmail.com
mobile: 803-513-2551

From: [RL Saunders](#)
To: [Jordan Mannix-Lachner](#); [District VI](#); [Bobby Saunders](#); [Jerry Hace](#)
Subject: [EXTERNAL] Neighborhood concern, Truman and Packer corner
Date: Friday, April 12, 2024 10:48:11 AM

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Good morning, Jordan.

First, I'm so pleasantly surprised to see you've taken a position with the planning department. Huge congrats! It fills my heart when I see that people my kids grew up with are able to stay (or come back) home and make a life here, despite the many forces making that increasingly unattainable for many.

Now on to why I set out to write today. We own 1013 Packer Street--one of the four little "Mira houses" behind the baby blue adult bookstore. That corner is terrifying in a car, let alone on a scooter operated by folks who are brand new to operating them. I want my concern on record saying it would be a terrible decision to allow a scooter rental company to operate there.

Our tiny little street on our block has been through a lot. I like to call it the last ungentrified block in Old Town. We're not prudish--I mean we live in harmony with the XXX bookstore, after all. But to allow unskilled scooters to zip up and down a street where people walk in the street because the sidewalks are terrible, and where one car always has to pull over to let an oncoming vehicle eek through, all while parking is allowed on both sides (out of necessity because it's such a densely packed residential block) and while we basically have to simply pray/hope for the best when pulling onto Truman, would be a huge, and eventually tragic, mistake.

I worry so much about my youngest child--15 years old--navigating that corner when she must. Adding a scooter rental place and ALL that entails would be pretty cruel to the residents and unsuspecting visitors renting scooters there. I hope you'll spend some time there speaking with folks and observing the mess it already is before you decide.

There is no shortage. Everybody who wants to rent a scooter can find at least three others within spitting distance. Please don't allow ANOTHER one there. It would be completely unreasonable and dangerous.

I have a surgery upcoming that will prevent my ability to make it to a hearing, but it's important to me that you know how much we are against the approval of the proposal of yet another scooter rental business in the neighborhood, particularly on that horrendously dangerous corner.

Thanks so much for listening,

Rhonda Saunders and family
rhondasaunders@gmail.com
305-432-0022

From: [Robin](#)
To: [District VI](#); [Jordan Mannix-Lachner](#)
Cc: susiescrimshaw@gmail.com
Subject: [EXTERNAL] Proposed Golf Cart Rental Facility on Packer Street
Date: Monday, April 15, 2024 10:36:01 AM

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Dear Commissioner Lopez,

My wife and I purchased a home at 1008 Packer Street 10 years ago and have enjoyed the relative tranquility of an Old Town property. Because of the parking on both sides of the street, Packer is virtually a one lane throughway.

The addition of a golf cart rental facility, with access ONLY on Packer will have a seriously harmful effect on Packer and our beloved Old Town neighbourhood.

I strongly urge you, your council colleagues and the planning commission not to allow this to happen.

Sincerely,

Robin Scrimshaw
Vice President

Virginia EIFS, Inc.
1431 Air Rail Ave #B
Virginia Beach, VA. 23455
(Phone) 757-460-0999
(Fax) 757-363-9670

From: susiescrimshaw@gmail.com
To: [Jordan Mannix-Lachner](#)
Subject: [EXTERNAL] Packer/Truman Proposed Golf Cart Rental
Date: Monday, April 15, 2024 9:03:32 AM

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Good morning Jordan,

I wanted to express my concerns with the proposal for the golf cart rental on the corner of Truman and Packer. I live in 1008 Packer. I love our block and one of the reasons we purchased ten years ago, was that there was no active outdoor commercial establishment nearby. We looked at properties near Duval and near the Seaport area and one on Watson, behind Old Town Fitness. We rejected them based on the potential for noise. We wanted a quiet neighborhood and assumed that once we purchased, that would not change as the Old Town zoning regulations are so strict. I am devastated to hear that an exception to the local zoning is being considered to add a golf cart rental to our quiet street. Especially as the only egress to this proposed business will be Packer Street. The noise (those carts make a lot of noise when put in reverse) and the additional traffic will completely change the street's dynamic. Again, I was comfortable spending a million dollars on a property knowing that the tranquility of the street would not change due to strict zoning. Please please please do not let this business open on our quiet street.

Best Regards,

Susie Scrimshaw

1008 Packer Street

757-343-9329

susiescrimshaw@gmail.com

April 1, 2024

Ms. Katie Halloran
Ms. Jordan Mannix-Lachner
Planning Department
1300 White Street
Key West, FL 33040

Subject: Exemption Request for 922 Truman Avenue- April 18 Meeting

Dear Ms. Mannix-Lachner:

I am a full-time resident at 912 Truman Avenue, an adjacent property to 922 Truman Ave, which is the location of the Truman Adult Book and Video store. I welcome any business that improves or at least maintains overall diversity, infrastructure, safety of our citizens and visitors, and preserves the historical nature of this corridor of Key West. Unfortunately, I oppose any land use exemption that decreases diversity, erodes the infrastructure of our community, increases safety threats to residents and visitors and does not offer any historical preservation.

I was asked to sign a petition in favor of the new business on or about February 27, 2024. This letter serves as formal notice that I wish to withdraw my signature in support of changing the commercial/residential zone percentages to accommodate a rental facility.

Since signing that petition, I have spent time observing operations at golf cart rental facilities; in fact, I walk by several, almost daily. In the learning process, I observed incursions into side streets, parking on the sidewalks, constant engine revving, screeching tires, and shrill beeps when in reverse. At the intersection of Truman Avenue and Center Street, I observed golf carts and other vehicles lining the sidewalks along Center Street (Photo 1). The neighboring property on the opposite side of Center Street is another business; however, in my and our case(s), we are residents that live on or near Packer Street. Nearly always, when we exit our residence by automobile, we exit via Virginia Avenue because heading to Truman Avenue and making a turn either left or right is quite simply unsafe because of restricted view. Navigating additional vehicles, such as golf carts and vehicles from customers and employees will only make access less safe.

In the past, there were a greater number of customers vying for the limited parking at the property, coupled with residential areas that also competed for a limited number of spaces. I have found vehicles parked in and blocking my private spaces because the spaces at 922 Truman Avenue were occupied. As an example from March 29, 2024, even without this business operating at full capacity, exiting our parking spaces is hindered by parked vehicles on Packer Street (see Photos 2 and 3). It is not clear to me how a golf cart rental facility will not have overflow vehicles impacting the residents who live on Packer Street.

Between Truman Avenue and Virginia Avenue, Packer Street. is a narrow 2-lane residential street that is often reduced down to essentially one lane because of parking along both sides of the streets (Photos 4 and 5). The residents of Packer Street have insufficient parking as it is, and incursions of golf carts and customers taking up parking spaces and sidewalks on this street will degrade quality of life and elevate safety risks to residents and visitors.

Visibility at the intersection of Packer Street and Truman Avenue is significantly compromised, even without vehicles parked in the 3 spaces on Truman Avenue, directly in front of 910 and 912 Truman Avenue. Any vehicle approaching Truman Avenue on Packer Street from Virginia Avenue must contend with a significantly obscured view of traffic approaching from the left (Southwest). In addition, motorized vehicles at the location operate at times at speeds higher than the posted safe limit, partly because of inadequate crosswalks that have no warning lights, absence of stop signs and stop lights on this section of the corridor. In addition, the sidewalks are already laden with motorized vehicles that in some cases are above 15 mph, and in most cases, on narrow sidewalks, also containing light posts, secured bicycles, and plenty of other obstacles. These vehicles are operated on the sidewalk in both directions, with and against the flow of traffic, and pedestrians trying to use the sidewalks as intended, one can see clearly that this will eventually lead to increased accidents and human casualty because of unsafe conditions which already exist.

In summary, the increased risks to human safety, damage to our environment and precious ecosystem in and surrounding Key West, reduction in accessibility of my residence, and additional generated nuisance and noise, are foundations that lead to my conclusion that this would not be an appropriate business to located in the HNC-1 corridor. I believe that a golf cart rental business is not in accordance with business models outlined in Policy 1-1.1.9 of the Key West, Florida Comprehensive Plan. As stated in the commercial uses under item 6, retail sales excluding automotive sales and services which potentially generate similar traffic flow problems. We have a traffic flow problem on Packer Street and Truman which will only be made worse by the addition of this business model.

A business of this type will increase incursions onto Packer Street, negatively impact transportation options, decrease residential building aesthetics, and increase the risks to water quality, which is in direct opposition to Policy 1-1.1.14. All golf carts, regardless of whether they are gas or electric, require axel lubricant. Intentional or accidental discharge of this into any navigable waterway, i.e. storm drains, will be a violation of the Clean Water Act (40 CFR 110.6). Due to this realistic possibility, personnel at the proposed business will need to be trained in policies and procedures of spill reporting, containment and general safety practices since they will be operating a business with such risk.

Those of us that live near Packer Street and Truman Avenue are fortunate to have currently two stormwater drains that drain efficiently, unlike the drains one block away at Packer Street and Virginia Street. Evidence of vehicular damage to the sidewalk above the at Truman Avenue and

Packer Street drain on the southwest side already exists (Photo 6). I feel that steps should be taken to preserve the infrastructural integrity of our drainage system for the reasons already detailed in this letter.

I am copying this letter to Mr. Reilly, the President of our Homeowners' Association, Mr. Hace, the Secretary of our Homeowner's Association, and Mr. Lopez, our elected Commissioner of the district that I reside in.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ulrich R. Bernier', with a long horizontal flourish extending to the right.

Ulrich R. Bernier, Ph.D.
Owner and Resident
912 Truman Ave Unit #2, Key West, FL
Secretary, Truman Gardens Condominium Association, Key West, FL

cc Jim Reilly, President, Truman Gardens Condominium Association, Key West, FL
Jerry Hace, Treasurer, Truman Gardens Condominium Association, Key West, FL
Clayton Lopez, City Commissioner, District VI, Key West, FL



Photo 1 (Center Street)

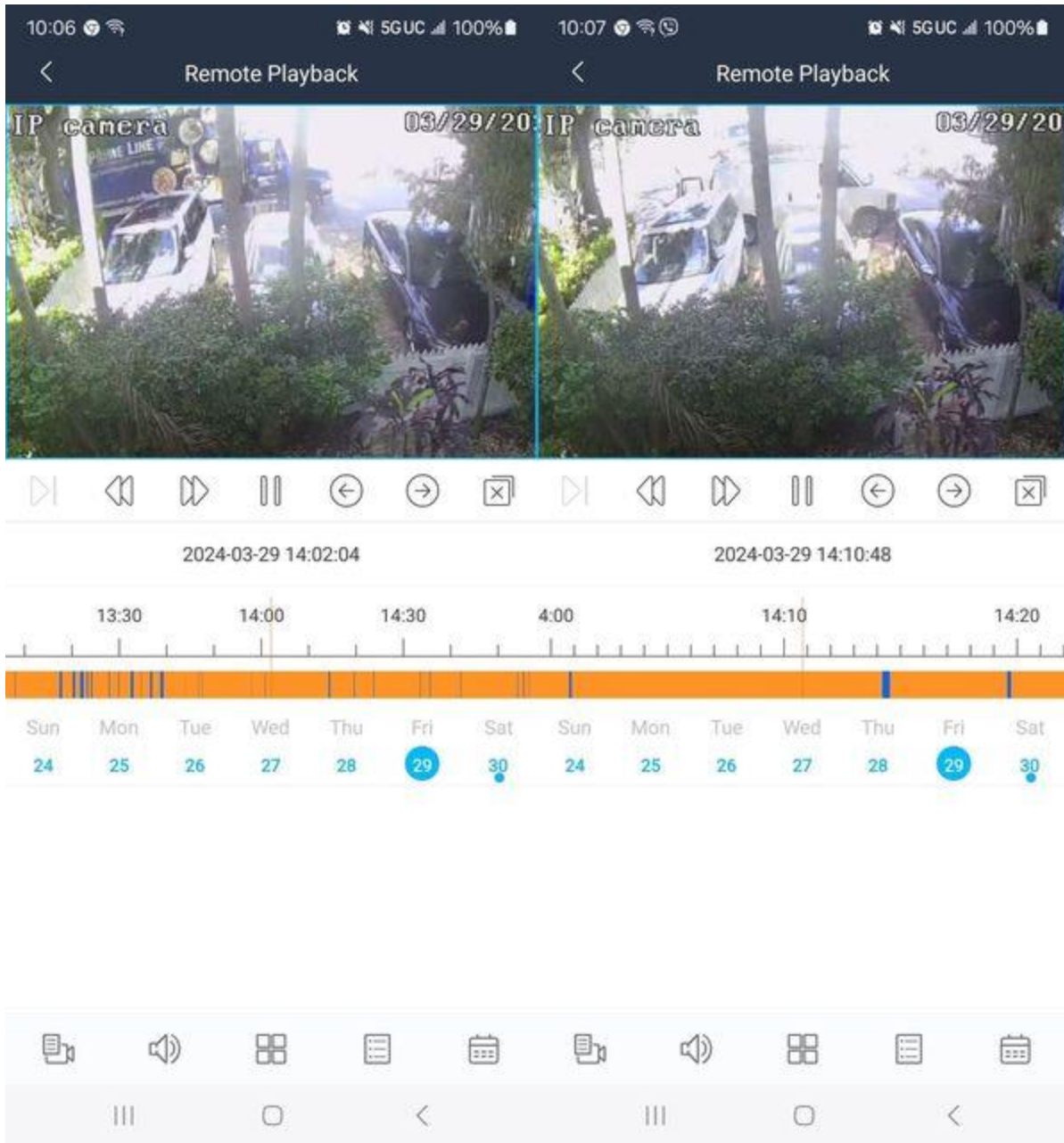


Photo 2 (Screen capture of vehicle blocking exit at 2:02 PM 29 March)

Photo 3 (Screen capture of second vehicle blocking exit at 2:10 pm 29 March)

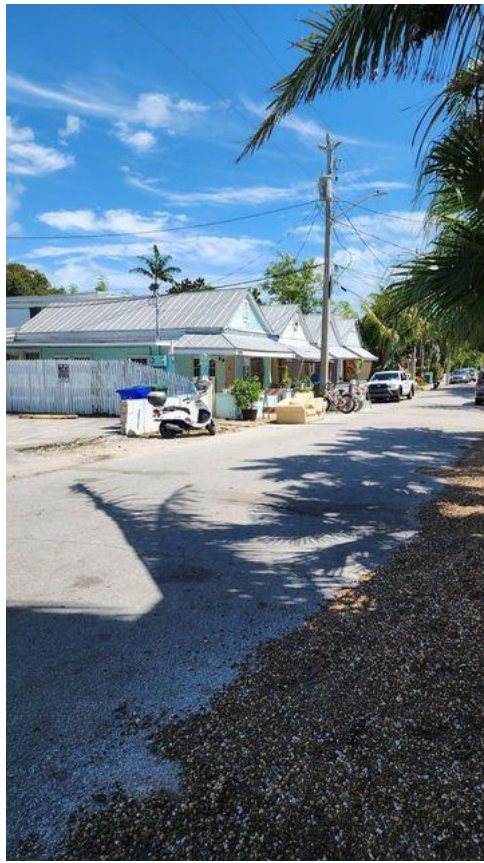


Photo 4 (Packer Street)



Photo 5 (Packer Street)



Photo 6 (Damage to the sidewalk and drain area on Packer Street)

From: [ubernier](#)
To: [Jordan Mannix-Lachner](#)
Subject: [EXTERNAL] RE: 922 Truman
Date: Wednesday, March 27, 2024 10:45:24 AM
Attachments: [image001.png](#)

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.

Hi Jordan,

Apologies for my inability to answer earlier. I am currently headed to Denver.

I had signed a petition for Allison Findlay, Preferred Properties, in support of the new owner. I changed my mind. I do have a letter stating this which I can copy to enter into record. I will also enter my own letter describing my objections for the allowance.

I just wanted to touch base on the safety issues with that intersection. The night before we left on the last trip, a elderly cyclist came off the sidewalk and hit a passing truck. The gentlemen was taken by EMTs. There was quite a noticeable amount of blood spilled.

All of my neighbors and I exit Packer towards Virginia because any turns from Packer and Truman are obscured from any vehicle parked on Truman. I hope all the committee members will take the time to try driving on our street, just to observe how difficult it already is in the interface between commercial and residential dwellings.

Thank you for returning my call and for allowing me to convey my viewpoints.

Sincerely,

Ulrich (Uli) Bernier
912 Truman Ave #2

Sent from my T-Mobile 5G Device

----- Original message -----

From: Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>
Date: 3/27/24 10:20 (GMT-05:00)
To: ubernier@cox.net
Subject: 922 Truman

Good morning Mr. Bernier,

I received a note to return your call about 922 Truman Ave.

From: [Bruce Baumann](#)
To: [District VI](#); [Jordan Mannix-Lachner](#)
Cc: [District I](#); [District II](#); [District III](#); [District IV](#); [District V](#); [Mayor E-Mail](#)
Subject: [EXTERNAL] 922 Truman Ave - Golf Cart Rental Variance
Date: Friday, April 12, 2024 10:54:27 AM

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Mr Lopez and Mr Lachner

I am writing as a concerned citizen about the proposed variance/approval of the subject property to house a golf course rental facility. While I don't like the X-rated bookstore either, at least it does not cause traffic congestion at this location.

Packer street is already congested and trying to shoehorn an 80 cart facility into that space would make it much worse. I regularly visit friends on that street/area and I think the proposed facility would damage the character of the neighborhood from both a traffic and commercialization standpoint.

There are also children and families that live along Packer, and the extra traffic would present more safety issues as well.

I urge you and the other commissioners to reject the proposed variance for 922 Truman Ave.

Thank you for your consideration.

Bruce Baumann
1219 Newton St
Key West FL

> -----Original Message-----

> From: SUE CAPINJOLA <capinjola@aol.com>

> Sent: Tuesday, April 2, 2024 11:20 AM

> To: District VI <districtVI@cityofkeywest-fl.gov>

> Subject: [EXTERNAL] Golf carts on packard and Grinnell

>

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>

> It is outrageous for you to even consider this idea This is a dangerous intersection

> As a home owner on Grinnell Street. I would be affected by more noise

> and traffic DANGEROUS Sent from my iPod Sue Capinjola

> 1117 Grinnell street #1

From: [Lynn Whitney](#)
To: [Jordan Mannix-Lachner](#)
Subject: [EXTERNAL] Proposed golf cart rental on Packer St
Date: Tuesday, April 16, 2024 1:25:47 PM

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.

Dear Ms. Mannix-Lacher

Glenn Winter and I reside at 1004 Packer St., directly across from the driveway of the proposed golf cart rental facility. We use Packer every day for walking to destinations, walking our dog, biking and driving when necessary. We avoid the intersection of Packer and Truman because of the constant flow of traffic and the back-up of cars turning from either street.

Our driveway is located directly across from the proposed exit and entrance for golf carts, work trucks and employees. To back out of our driveway, we must back into Packer, often obstructed by cars or trucks parked in front of our fence. We depend on the observance and patience of cars coming from both directions.

Packer is an entirely residential neighborhood. The homes are mostly privately owned and occupied. It is not a transient rental, tourist area. The vehicles that use our street are mainly residents. It is a narrow street with no sidewalks. Cars and trucks are parked against our fences, leaving the street nearly impossible for 2 way traffic. We have nowhere to walk but down the middle of the street. In addition, there are landscaping trucks, pool trucks and any number of construction trucks. Amazon and UPS make frequent stops, not to forget regular garbage collection. We are a neighborhood of walkers and bike riders, but understand that local car use is expected. Our street facing camera noted 45 cars in 96 mins.

The proposed golf cart rental facility would negatively impact our quality of life by creating traffic congestion, safety hazards, noise and pollution.

We ask that you seriously consider the impact to our quiet, residential street and the solid, invested neighborhood where we chose to live.

Please share this with the Planning Board and any other involved officials.

Sincerely,
Lynn Whitney
1004 Packer St
Key West, FL 33040

Sent from my iPhone

From: [Bob Hobson](#)
To: [District VI](#); [Jordan Mannix-Lachner](#)
Subject: [EXTERNAL] Proposed Golf Cart Rental Facility at 922 Truman Avenue
Date: Wednesday, April 17, 2024 8:26:38 AM

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.

As residents of the neighborhood (residing at 1020 Grinnell Street) I would like to voice my objections to the proposed Golf Cart Rental Facility at 922 Truman Avenue.

1. Our streets are narrow in this historic district neighborhood and parking (especially since the current parking lot will be used for the golf carts) will become an issue with the influx of vehicles.
2. The intersection of Truman & Packer does not have a traffic light and Truman is a very busy street, with people trying to get across in golf carts (especially inexperienced drivers) there is a greater risk of accidents.
3. The presence of a golf cart rental facility could negatively impact the value of our neighborhood.
4. To enhance the characteristics of the Old Town neighborhood it would be great to get a business in the space that would use the parking lot for parking for their business instead of adding to the congestion of the neighborhood.

There are currently 4 golf cart rental facilities within 1/2 mile of 922 Truman Avenue

- 601 Truman Avenue
- 523 Truman Avenue & 916 Duval Street
- 1103 Simonton Street
- 1020 Duval Street

Thank you for your consideration,

Robert Hobson & Daniel Skaar
1020 Grinnell Street
Key West, FL 33040



Gerald J. Hace ♦ 1010 Packer Street ♦ Key West, FL 33040 ♦ 716.622.2486 ♦ Jerry.Hace@gmail.com

Jordan Mannix-Lachner
City Planner 2
City of Key West – Planning Department
1300 White Street
Key West, FL 33040

RE: 922 Truman Avenue, recreational vehicle rental, conditional use application

Jordan...

The following pages represent local citizens concerned with the possibility of the proposed golf club rental facility at 922 Truman Avenue. Although the planning department has submitted your recommendation, I believe their voices should still be heard.

This past Friday, curious about how the commercial businesses located near the proposed cart facility felt, I walked the Margaret- White blocks on Truman to collect signatures. I was surprised to find 13 of 14, with owners or managers available, are opposed to the recreational vehicle operation. Several individuals sighting safety for their employees, customers, and the public at large. Navigating congested intersections in the Truman/Packer area daily are already problem some. Parking for customers will be adversely affected as well with limited parking on Truman and Packer.

I would also like to extend my appreciation to you & the Planning Department. Everyone I interacted with was professional and courteous as I worked though the process.

Sincerely,

A handwritten signature in black ink, appearing to be 'GJH', written over a white background.

Gerald J, Hace

From: [ann durot](#)
To: [Jordan Mannix-Lachner](#)
Subject: [EXTERNAL] 922 Truman
Date: Thursday, April 18, 2024 2:07:51 PM

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.

Hello Jordan,

I am contacting you as I strongly oppose the proposed golf cart business for 922 Truman. As a long time resident on Packer street (since 1976), I know a golf cart rental/retail facility at this location would negatively impact our quiet and still quaint neighborhood here in Old Town. The golf cart traffic and noise this would bring down our street would certainly diminish our neighborhood! Please take my thoughts into consideration on this golf cart facility proposal and represent us who live here in the neighborhood.

Thank you,
Ann Durot

Sent from my iPhone

From: [RL Saunders](#)
To: [Jordan Mannix-Lachner](#)
Cc: [Bobby Saunders](#); [Jerry Hace](#); [District VI](#)
Subject: [EXTERNAL] Re: [EXTERNAL] Neighborhood concern, Truman and Packer corner
Date: Thursday, April 18, 2024 1:57:04 PM
Attachments: [image001.png](#)

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.

Jordan and Clayton,

The agent representing the buyer of 922 Truman Avenue just called to talk about it. She knew our exact concerns, since it's public record, and used tactics like, "Well, what do you want there? You want a BAR that's going to be open ALL NIGHT?" It was silly but it's her job and I understand that. She doing what she feels she need to do for her client.

It made me want to reiterate, particularly to OUR COMMISSIONER that we do NOT want a scooter or golf-cart rental place on that corner. The agent also said she has a child and understands why I'm nervous about that corner, but that golf carts are slow vehicles so it's okay. Slow vehicles (that are difficult to see, to boot) pulling out into VERY FAST TRUMAN AVENUE TRAFFIC is entirely part of the problem. And who would decide when they need more vehicles on site? And who would monitor that?

We're spending a lot of money and energy very smartly on better infrastructure for pedestrians and bikers in Old Town. Why would the City take this step backward by breaking this rule that's already in place? We're only asking the City to uphold what's already in place, not to take away anybody's right to use the property in a way that is already permissible. Visitors have PLENTY of other options already. They also have many, many bike rental options and we have public and for-hire transportation options that are often beneficial to both residents and visitors. All of this energy would be better spent on encouraging folks to explore those and other existing options.

We implore you not to cave to the pressure or feel worn down. Money is persistent in this town, I realize, and often wins in the end. But in a cost to benefit analysis, this is a no-brainer, regardless of bullying tactics by businesses who want to lower the quality of life for residents and endanger residents and visitors in order to make money on something we already have so many options for.

Thank you again for listening.

Rhonda and Robert Saunders and family
1013 Packer St.

On Tue, Apr 16, 2024 at 9:15 AM Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov> wrote:

Hi Rhonda,

PETITION AGAINST GOLF CART RENTALS AT PACKER AND TRUMAN AVE

TO: Key West Planning Board

We, the undersigned residents of Packer and adjoining streets, express our strong opposition to the proposed golf cart rental service within our community. We believe that allowing such rentals would have detrimental effects on our neighborhood's safety, tranquility, and overall quality of life.

1. SAFETY CONCERNS:

- a. Golf carts are not designed for heavy traffic or pedestrian--dense areas. Introducing rentals could lead to accidents, especially if inexperienced drivers operate them.
- b. Our streets are narrow and adding more vehicles--especially golf carts--will increase congestion and pose risks to pedestrians, children, and pets.

2. NOISE AND DISTURBANCE:

- a. Golf carts can be noisy, especially when driven at high speeds. Our peaceful neighborhood ambiance would be disrupted by constant engine noise.
- b. Late night or early morning rentals could disturb residents who value their quiet hours.

3. PROPERTY VALUES:

- a. The presence of golf carts could negatively impact property values. Potential buyers may be deterred by the prospect of noisy and crowded streets.
- b. Homeowners invest in our neighborhood because of its character and charm. Rentals would erode that charm.

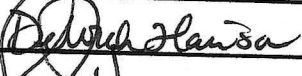
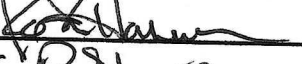


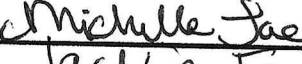
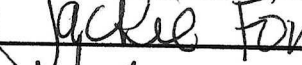

4. ENVIRONMENTAL IMPACT:

- a. Golf carts contribute to air and noise pollution. Our neighborhood's green spaces and clean air are essential for our well-being.
- b. Encouraging alternative modes of transportation (walking, cycling) aligns with our community's values.

WE THE UNDERSIGNED, RESPECTFULLY REQUEST:

1. REJECT the proposal: We urge the planning board to deny the golf cart rental permit application.
2. PRESERVE the neighborhood: Let's maintain the unique character of our community by avoiding commercialization.
3. PRIORTIZE SAFETY: Prioritize the safety and well-being of residents over commercial interests.

#	SIGNATORIES	PRINTED NAME	COMPANY	ADDRESS
1		RANDY DETRICK		1012 PACKER ST #7A KW, FL
2		SPIRO Papadatos		1012 Packer st. 7A KW, FL
* 3		LORI SHUBERT		1114 TRUMAN AVE KW, FL.
* 4		Omar Maturae		1026 Truman Ave. FL.
* 5		Ryan Smith		929 Truman Ave
* 6		Julie Fuhrman	Great Events	925 Truman Avenue
* 7		Margaret Knitzerel		1005 Truman Ave
* 8		CINDY MEYER		1108 PACKER ST
* 9		NICHOLAS MEFFEL		1108 PACKER ST FLAT
* 10		C. Amador		1101 Truman Ave
* 11		John Crighton		1030 Truman Ave #1
* 12		Vivian Smith	Medical Care Services	1018 Truman Stc 1
* 13		Sofia Demetrius		1014 Truman Ave
* 14		Raquel Robbins		1010 Truman Ave Kw
* 15		Brenda Gonzalez		1800 1st APT D9
* 16		Ryan Kysell		902 olive st
* 17		Cesarina Paulos		1012 Watson St
* 18		Thomas Zachariasm		37 1st. St.
* 19		Gary August		1100 Grinned St
* 20		SARAH FELGER		1107 VIRGINIA ST
* 21		Mary Felger	MAKO MOCO	1007 TRUMAN AVE
* 22		Jennifer fish		1424 Petrona St

#	SIGNATORIES	PRINTED NAME	COMPANY	ADDRESS
23		Deborah Hanna		1315 Olivia St KW
24		John Hanna		1315 Olivia St KW
25		Paul C. Steiro		36a 8th Ave KW
26		Jay Van		503 Greene St
27		Michelle Jackson		1306 Virginia St, KW
28		Jackie Ford		627 Louisa St, KW
29		Michelle Madero		1212 Catharine St

13 (*) Truman Avenue businesses who signed the this petition encouraging the key West Planning Board to REJECT the application for a variance to operate a "golf cart rental facility @ 922 Truman Avenue.

#925 – Great Events

#929 – Island Bikes

#1005 – Coastal Cleaners

#1007 – Maco Moco

#1010 – Old Town Gym

#1014 – Grooming by John

#1018 Medical Care Sales

#1026 – Kombucha Bar

#1030 - Personal Training

#1101 – Jose’s Restaurant

#1113 – The Seam Shop (also a Packer resident, used Packer address)

#1114 - Sushi Deserts

- b. Encouraging alternative modes of transportation (walking, cycling) aligns with our community's values.

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NUMBER SIGNATORIES ADDRESS:

1021 Packer *OB Gye* 1021 Packer St

Jeanne Ann Gye 1021 Packer St

1019 Packer St. *ALEXEI SAERVA*

1023 Packer St. *Darin K. Mann*

RM

1207 GRINNELL ST. *MILISSA HUDAK* 305-393-2031

1012 CATHERINE ST *Tom Tower* 214 632 5590

1024 Packer Street *LES GINA* 973-728 1776

1022 Grinnell *Loren Vottrup* 847-204-5832

847-772-5832 *Jay Vottrup* 1022 GRINNELL STREET

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SIGNATORIES NAME AND ADDRESS:

1. *Alan M. Winter 1004 Packer St.*
2. *Mary Reilly 1006 Packer St.*
3. *Jim Reilly 1006 Packer St.*
4. *Alicia Di Giuseppe 1011 Packer st*
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.