



March 28, 2025

Via email

Mayor Henriquez

Vice-Mayor Carey

Commissioner Haskell

Commissioner Kaufman

Commissioner Lee

Commissioner Hoover

Commissioner Castillo

Dear City of Key West Commissioners,

Subject: City Commission Agenda Items 44 and 45: Rezoning of 811 and 715 Seminole Street

Last Stand of the Florida Keys is a non-profit organization established to preserve the Florida Keys and ensure a sustainable future for all. We advocate for promoting, preserving, and protecting the quality of life in the Florida Keys, with particular emphasis on the natural environment.

Last Stand has been closely monitoring the proposed redevelopment project in Key West regarding the application for a zoning change of two lots comprising over 3 acres from Historic Residential to Historic Commercial in the Casa Marina District. The two blocks are bounded by Seminole, Alberta, Waddell, and Reynolds Street in the Casa Marina District of Key West. The matter revolves around the City of Key West's decision on the zoning change—a straightforward "yes" or "no" determination.

Keys Last Stand opposes the applicants' request to rezone 811 and 715 Seminole Street from residential to commercial use. This rezoning request threatens the integrity of a quiet, historic neighborhood, compromising the community's character and the quality of life for its residents.

Park Hotels & Resorts, a large real estate investment trust, seeks to transform these residential parcels into 40-foot transient rental hotel villas. This change would introduce significant density, increased traffic, and additional strain on already overburdened infrastructure. The addition of commercial development in this residential area would disrupt the peaceful nature of the neighborhood, affecting residents' daily lives and their property values.

Additionally, approving this rezoning would set a dangerous precedent, opening the door for further encroachment into Key West's residential neighborhoods. Other developers may soon seek similar rezonings to maximize profits. This shift would erode the very essence of Key West, where residential areas should remain protected from commercial exploitation.

This proposal serves the interests of Park Hotels & Resorts, a multi-billion-dollar corporation. The rezoning could potentially boost the company's stock value by \$100 million. In return, Key West would lose a cherished neighborhood that would now be besieged by the constant noise of scooters, electric bikes, golf carts, partying tourists, and perhaps the influx of bars and restaurants. Key West's residents deserve a safe, quiet environment where they can live, work, and thrive. Developers should not be allowed to jeopardize that stability for corporate profit.

We urge the City of Key West Commissioners to reject the 811 and 715 Seminole Street rezoning request. Once our residential neighborhoods are lost, they are gone forever. Please stand with us to preserve our community.

Sincerely,  
Keys Last Stand Board

*Last Stand is a non-profit organization of volunteer citizens interested in preserving the Florida Keys' unique quality of life and fragile, beautiful natural environment. We have worked tirelessly since 1987 to protect Key West and the Florida Keys.*

Last Stand • P.O. Box 146 • Key West, FL 33041    [www.keyslaststand.org](http://www.keyslaststand.org)

## Keri O'Brien

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**From:** Grant Shumaker <grant.shumaker@gmail.com>  
**Sent:** Friday, March 28, 2025 12:55 PM  
**To:** City Clerk External E-Mail  
**Subject:** [EXTERNAL] revised HDMR to HCT , please submit this copy

**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.



**Grant Shumaker** <[grant.shumaker@gmail.com](mailto:grant.shumaker@gmail.com)>

to Sandy, District1, DistrictII, DistrictIII, DistrictIV, DistrictV, DistrictVI, Clerk



March 28, 2025

Grant & Sandy Shumaker  
817 Waddell Ave.  
Key West, Fla 33040

**Subject:** Strong opposition to Rezoning Casa Marina from Residential workforce to Tourist /Recreational

Dear Key West Commissioners,

We are writing to express our strong and unequivocal opposition to the proposed rezoning of Casa Marina from Residential (HMDR) to Tourist/Recreational (HCT). This proposed change would have serious and lasting negative consequences for the integrity and livability of one of Key West's most established historical residential neighborhoods.

The Casa Marina historic district has long been a vibrant, diverse, and peaceful residential area that contributes significantly to the unique character of our island. Rezoning to accommodate increased tourism and commercial activity directly threatens the stability and quality of life for residents who reside in the neighborhood. We are already experiencing the ramifications of overdevelopment and transient tourism throughout the city, we also own a home on Villa Mill where a massive two story , 4 town house transient facility was approved which will be constructed inches from our front door. We strongly feel that there is no need to further erode residential zones in favor of short-term commercial gains of those who do not reside in our community,

It seems contradictory that that the city took great steps to improve the historical appearance of Waddell by planting trees and refurbishing side walks in an effort to enhance the neighborhood's appeal. Yet, now they are considering numerous homes built on stilts, noncontributing structures, that compromise the character of the historical district and other nearby homes.

Transforming the work force residential district into a tourist hub is not only short-sighted, but also contradicts the city's stated commitment to preserving workforce housing and maintaining balanced, sustainable neighborhoods. As we have personally witnessed, rezoning would set a dangerous precedent and signal that no residential neighborhood is safe from commercial encroachment.

**Keri O'Brien**

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**From:** Jay Downer <jcd321@msn.com>  
**Sent:** Thursday, March 20, 2025 1:07 PM  
**To:** District I; District II; District III; District IV; District V; District VI; City Clerk External E-Mail  
**Subject:** [EXTERNAL] Please Help Save the Already Dwindling Unique Character of Beautiful Key West

**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 a long-time permanent resident & homeowner in beautiful Key West, I fully oppose & URGE YOU TO REJECT Park Hotels & Resorts' request to rezone the 3.36 acreage adjacent to the Casa Marina Hotel (referenced as 811 & 715 Seminole Street) from Residential to Commercial! This rezoning request serves ONLY the profit interests of a multi-billion dollar off-island corporation. It is not in the Public Interest (City Code Section 90-521(9) and would have an adverse impact on the surrounding neighborhood. It fails to meet the criteria for amendments to the comprehensive plan for many reasons. We cannot build more residential family friendly neighborhoods once they are gone. They are lost to us forever and so is the charm and character of a residential neighborhood and the quality of life it brings. I urge you to listen to the voices of local residents & homeowners vs corporate profiteers with no regard for the unique charm that Key West is rapidly losing. PLEASE VOTE "NO" ON PARK HOTELS' REZONING REQUEST!!!

Thank you!

- Jay Downer

522 Petronia St

## Keri O'Brien

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**From:** Gary Rivenson <grivenson@gmail.com>  
**Sent:** Friday, March 21, 2025 2:19 PM  
**To:** City Clerk External E-Mail  
**Subject:** [EXTERNAL] Casa Marina Development

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 Commissioners,

Where I am not naive enough to recognize that your individual minds are made up on this issue, and that messages from constituents will make any difference, I'd be remiss to not express my disgust that these over development and over tourism proposals continually come up. MORE IS NOT BETTER! Tell me please, one benefit of this proposal to the residents of our city? More is better solely for the out of town investors who will to be affected by this development, other than the fattening of their wallets. Whereas the cruise ship debacle may be lost, after being overwhelmingly decided upon by our citizens at the voting booth, the out of town investors bought off Tallahassee to overturn our wishes. Congestion, cheap T shirt shops and scooter rentals prevail in the lower Duval neighborhoods. This proposal will extend the stench of over tourism to the peaceful Casa Marina neighborhood. And why? So wealthy out of town investors can make more money, to our detriment. MORE IS NOT BETTER! Vote against this awful proposal.

Gary Rivenson  
Donna Stabile  
Key West

## Keri O'Brien

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**From:** Teri Johnston  
**Sent:** Tuesday, April 30, 2024 9:47 AM  
**To:** Jon C; Keri O'Brien  
**Subject:** Re: [EXTERNAL] Rezoning Request Casa Marina

Jon, we will add your letter of opposition to the back up materials published to the public through the City Clerk.

Teri

Get [Outlook for iOS](#)

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**From:** Jon C <jon.campagna@gmail.com>  
**Sent:** Tuesday, April 30, 2024 9:39:46 AM  
**To:** Mayor E-Mail <mayor@cityofkeywest-fl.gov>; District V <districtV@cityofkeywest-fl.gov>; Nicole Campagna <nicole.y.campagna@gmail.com>  
**Subject:** [EXTERNAL] Rezoning Request Casa Marina

**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 Mayor/Commissioners!

My wife and I own and reside at 900 Washington St in the Casa Marina neighborhood. We're out of town on May 9th and are wondering how to log our "opposition" votes to the request to rezone the 3.3 acres from residential to Tourist/Commercial in the space adjacent to the Casa Marina hotel.

Thank you very much in advance.

Jon and Nicole Campagna

## Keri O'Brien

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**From:** Dan Braunm <dbraunm@me.com>  
**Sent:** Wednesday, April 24, 2024 4:13 PM  
**To:** Mayor E-Mail; District I; District II; District III; District IV; District V; District VI; City Clerk External E-Mail  
**Subject:** [EXTERNAL] Reasoning of 811 & 715

**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 Mayor and Commissioners,

I am writing to express my strong opposition to the proposed rezoning of 811 & 715 Seminole Street, the 3.3 acres adjacent to the Casa Marina Hotel, from residential to tourist commercial.

This change threatens to exacerbate the existing strain on our infrastructure and further deepen our housing crisis, which has been identified over and over again as a primary concern in Monroe County's strategic planning.

The potential increase in commercial activity and transient rentals will not only undermine the residential character of our neighborhoods but also detract from the quality of life for local residents. The focus should instead be on addressing longstanding issues, such as the neglected property on Seminole Street that has been an eyesore since Hurricane Wilma nearly two decades ago.

It is concerning that the rezoning request was passed by the Planning Board on its third attempt, with a 5 to 2 vote, especially considering that two members seemed to rely on an apparent lack of opposition to advance the decision to the City Commission. This is not a valid basis for such a significant zoning change, particularly when it opposes recommendations from the Planning Department and contradicts our Land Development Regulations (1997) and Comprehensive Plan (2013).

The rezoning appears to benefit a single party at the expense of our community's wellbeing and the preservation of our residential areas. As a concerned citizen, I urge you to reject this rezoning request and protect the integrity and quality of life in our neighborhoods.

Sincerely,  
Dan

Dan Braunm  
908 White St  
Key West, FL 33040

**Keri O'Brien**

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**From:** Lisa S <lsatawa@gmail.com>  
**Sent:** Wednesday, April 24, 2024 12:41 PM  
**To:** Mayor E-Mail; District I; District II; District III; District IV; District V; District VI; City Clerk  
External E-Mail  
**Subject:** [EXTERNAL] NO Rezoning at 811 & 715 Seminole

**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.

Mayor and Commissioners-

The purpose of this email is to express my strong opposition to the proposal to rezone 811 and 716 Seminole Street from residential to tourist commercial. This proposed rezoning will worsen our current infrastructure challenges, most importantly housing. Please hold this property owner accountable as they have neglected this property for years and is an eyesore for our neighborhood.

Rezoning to accommodate the property owner is not the answer that is best for our community. Please hold the Casa accountable to clean up and develop the property as it is currently zoned as residential which they were aware of when they originally purchased it.

Regards-  
Lisa Satawa  
1505 Patricia Street  
Key West, FL 33040



## Keri O'Brien

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**From:** Teri Johnston  
**Sent:** Wednesday, April 24, 2024 1:03 PM  
**To:** Keri O'Brien  
**Subject:** FW: [EXTERNAL] Casa Marina rezoning

Can you add to the back up as opposition?

Teri

Mayor Teri Johnston  
305.809.3840 office  
305.797.0955 cell  
[tjohnston@cityofkeywest-fl.gov](mailto:tjohnston@cityofkeywest-fl.gov)  
1300 White Street  
Key West, Fl 33040

**From:** Jenni Konrad <konrad.jenni@gmail.com>  
**Sent:** Wednesday, April 24, 2024 12:56 PM  
**To:** Mayor E-Mail <mayor@cityofkeywest-fl.gov>; District I <districtI@cityofkeywest-fl.gov>; District II <districtII@cityofkeywest-fl.gov>; District III <districtIII@cityofkeywest-fl.gov>; District IV <districtIV@cityofkeywest-fl.gov>; District V <districtV@cityofkeywest-fl.gov>; District VI <districtVI@cityofkeywest-fl.gov>  
**Subject:** [EXTERNAL] Casa Marina rezoning

**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.

Mayor Johnston and Commissioners:

Please do not allow the rezoning of the parcel adjacent to Casa Marina from residential to commercial. This city cannot afford to lose any more property to tourists interests when locals cannot afford to live and work here. Casa Marina has ton a terrible job of upkeep on the property already; it looks like it's totally abandoned and overgrown. They shouldn't be rewarded for their neglect and willingness to further exploit this island's limited resources.

Thanks for your attention.  
Jenni and Matt Konrad  
2430 Fogarty Ave

**Keri O'Brien**

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**From:** Kristy Geary <kristykgear@gmail.com>  
**Sent:** Monday, April 22, 2024 3:02 PM  
**To:** City Clerk External E-Mail  
**Subject:** [EXTERNAL] Casa Marina rezoning

**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.

It has come to my attention that the property that was formerly employee housing has come up for consideration as commercial.

As a resident of this neighborhood I am strongly against this.

I feel that more hotels and commercial zoning is the last thing we need right now with the lack of affordable housing so apparent.

With long time locals leaving town every day I feel that this is a slap in the face to residents struggling to find housing every time their home is sold and made into a vacation home.

Here lies a wonderful opportunity for a hotel that sends a large portion of its profits out of our county to rebuild employee/workforce housing units. If the commercial and rental growth continues unchecked we will no longer have workers, teachers, nurses etc able to live here anymore. The mass exodus to the mainland will just continue and is not sustainable for this island. Further commercial development and the proliferation of transient rentals not only puts our already strained infrastructure at greater risk, but negatively impacts our housing crisis. This proposed rezoning is not in the public interest, is strongly opposed by the Planning Department, is contrary to our Land Development Regulations (1997), and our Comprehensive Plan(2013). This rezoning request benefits **only one** party. Therefore, I support the Planning Department's recommendation of denial. I oppose this rezoning request and suggest you focus on protecting and preserving our residential neighborhoods and our quality of life.

Respectfully,

Kristy Geary  
District 5 & Casa Marina area resident



ReplyForward

Add reaction

## Keri O'Brien

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**From:** Laurie Gargulak <lauriegargulak@gmail.com>  
**Sent:** Wednesday, April 24, 2024 6:50 AM  
**To:** Mayor E-Mail; Clayton Lopez; Jimmy Weekley; Samuel Kaufman; Billy Wardlow; lcuervo@cityofkeywest-fl.gov; mhoover@cityofkeywest-fl.gov; City Clerk External E-Mail  
**Subject:** [EXTERNAL] May 9th rezoning request - NO!!

**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 Mayor and City Commission members:

It has been brought to my attention that the Key West City Commission will consider a request sponsored by Commissioner [Mary Lou Hoover, City Commission 5](#) to rezone 3.3 acres owned by the adjacent Casa Marina Hotel, from "residential" to "tourist commercial".

I'm honestly appalled by the lack of self awareness with this request from both the business as a member of this community and also the sponsorship from the commissioner. With the lack of workforce housing and skyrocketing homeownership/rental costs I cannot think of a WORSE plan for the development of this property and anything other than development of workforce housing is a slap in the face to our Key West workforce and community.

Rather than more hotel rooms, shops, bars, and restaurants, perhaps the Casa Marina should address the eyesore that has lingered in the residential neighborhood on Seminole for almost 20 YEARS since hurricane Wilma and fix the housing for their workforce. If you have enough money to renovate your hotel you have enough money to build workforce housing. Period.

We purchased our home in the Bahama Village of Key West in 2022. We moved down here to occupy the house full-time last year. We also have a small cottage rental unit that is rented long-term as workforce housing.

Since we purchased the house, our property taxes have increased three-fold. I sat in on a couple of meetings when the commission was trying to pass an ordinance to create a third class of rental license in an "attempt" to create more workforce housing. The ordinance did not pass, but the (very flawed) ordinance was also not going to create more long-term rentals for workforce housing.

**All of you are talking out of both sides of your mouth if you move forward to pass this rezoning request. You say you are concerned about workforce housing and housing costs in Key West, yet your actions seem to say otherwise.**

**Please DO NOT allow another billionaire owner to have his or her way by passing this request.**

Sincerely,  
Laurie J Gargulak  
312 Virginia Street  
Key West, FL

715-931-7389

## Keri O'Brien

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**From:** Micaela Elechko <mgh8@me.com>  
**Sent:** Tuesday, April 23, 2024 8:48 PM  
**To:** Mayor E-Mail; District I; District II; District III; District IV; District V; District VI; City Clerk  
External E-Mail  
**Subject:** [EXTERNAL] Opposition to 811 & 715 Seminole Street Rezoning

**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 Mayor and Commissioners,

I am writing to express my strong opposition to the proposed rezoning of 811 & 715 Seminole Street, the 3.3 acres adjacent to the Casa Marina Hotel, from residential to tourist commercial. This change threatens to exacerbate the existing strain on our infrastructure and further deepen our housing crisis, which has been identified over and over again as a primary concern in Monroe County's strategic planning.

The potential increase in commercial activity and transient rentals will not only undermine the residential character of our neighborhoods but also detract from the quality of life for local residents. The focus should instead be on addressing longstanding issues, such as the neglected property on Seminole Street that has been an eyesore since Hurricane Wilma nearly two decades ago.

It is concerning that the rezoning request was passed by the Planning Board on its third attempt, with a 5 to 2 vote, especially considering that two members seemed to rely on an apparent lack of opposition to advance the decision to the City Commission. This is not a valid basis for such a significant zoning change, particularly when it opposes recommendations from the Planning Department and contradicts our Land Development Regulations (1997) and Comprehensive Plan (2013).

The rezoning appears to benefit a single party at the expense of our community's wellbeing and the preservation of our residential areas. As a concerned citizen, I urge you to reject this rezoning request and protect the integrity and quality of life in our neighborhoods.

Sincerely,  
Micaela Elechko  
2523 Flagler Ave

April 19, 2024

Dear Mayor and Commissioners,

It is alarming and unjust should the Commission even consider a rezoning of the 3.3 acres adjacent to the Casa Marina Hotel. We have maxed out our tourist capacity. Further commercial development and the proliferation of transient rentals not only puts our already strained infrastructure at greater risk, but negatively impacts our housing crisis. Rather than more shops, scooter rentals, bars, and restaurants, the Casa Marina needs to address the eyesore that has lingered in the *residential* neighborhood on Seminole since hurricane Wilma. This proposed rezoning is not in the public interest, is strongly opposed by the Planning Department, is contrary to our Land Development Regulations (1997), and our Comprehensive Plan(2013). This rezoning request benefits only one party. Therefore, I support the Planning Departments recommendation of denial. I oppose this rezoning request and suggest you focus on protecting and preserving our residential neighborhoods and our quality of life.

Respectfully,

**Subject:**

Mayor E-Mail  
[EXTERNAL] Seminole re zoning  
Dear Mayor and Commissioners.docx

**Attachments:**

**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.

I have attached my letter of opposition to this rezoning proposal

Sincerely

Daryl smith

1312 Elizabeth st key west

**Keri O'Brien**

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**From:** Krystal Thomas <krystal@krystalthomaskeywest.com>  
**Sent:** Tuesday, April 23, 2024 12:03 AM  
**To:** Mayor E-Mail; District I; District IV; District II; District V; District III; District VI; City Clerk  
External E-Mail  
**Subject:** [EXTERNAL] Seminole Rezoning - OPPOSED

**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 Mayor and Commissioners,

I am writing to express my strong opposition to the proposed rezoning of 811 & 715 Seminole Street, the 3.3 acres adjacent to the Casa Marina Hotel, from residential to tourist commercial. This change threatens to exacerbate the existing strain on our infrastructure and further deepen our housing crisis, which has been identified over and over again as a primary concern in Monroe County's strategic planning.

The potential increase in commercial activity and transient rentals will not only undermine the residential character of our neighborhoods but also detract from the quality of life for local residents. The focus should instead be on addressing long standing issues, such as the neglected property on Seminole Street that has been an eyesore since Hurricane Wilma nearly two decades ago.

It is concerning that the rezoning request was passed by the Planning Board on its third attempt, with a 5 to 2 vote, especially considering that two members seemed to rely on an apparent lack of opposition to advance the decision to the City Commission. This is not a valid basis for such a significant zoning change, particularly when it opposes recommendations from the Planning Department and contradicts our Land Development Regulations (1997) and Comprehensive Plan (2013).

The rezoning appears to benefit a single party at the expense of our community's well-being and the preservation of our residential areas. As a concerned citizen, I urge you to reject this rezoning request and protect the integrity and quality of life in our neighborhoods.

Sincerely,

Krystal Thomas

1408 Johnson Street, Unit A

Key West, FL 33040

**Keri O'Brien**

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**From:** Barbara Bowers <barbara@bbowers.com>  
**Sent:** Saturday, April 20, 2024 12:40 PM  
**To:** City Clerk External E-Mail  
**Subject:** [EXTERNAL] Casa Rezoning

**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 Mayor and Commissioners,

April 19, 2024

It is alarming and unjust should the Commission even consider a rezoning of the 3.3 acres adjacent to the Casa Marina Hotel. We have maxed out our tourist capacity. Further commercial development and the proliferation of transient rentals not only puts our already strained infrastructure at greater risk, but negatively impacts our housing crisis. Rather than more shops, scooter rentals, bars, and restaurants, the Casa Marina needs to address the eyesore that has lingered in the *residential* neighborhood on Seminole since hurricane Wilma. This proposed rezoning is not in the public interest, is strongly opposed by the Planning Department, is contrary to our Land Development Regulations (1997), and our Comprehensive Plan(2013). This rezoning request benefits only one party. Therefore, I support the Planning Departments recommendation of denial. I oppose this rezoning request and suggest you focus on protecting and preserving our residential neighborhoods and our quality of life.

Respectfully,

*Barbara Bowers*

Preferred Properties  
520 Southard Street  
Key West, FL 33040  
305-842-1599 Direct  
[barbara@bbowers.com](mailto:barbara@bbowers.com)



## Keri O'Brien

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**From:** sbeauprie@gmail.com  
**Sent:** Wednesday, April 24, 2024 3:22 PM  
**To:** Mayor E-Mail; District I; District II; District III; District IV; 'Mary Lou'; District VI; City Clerk External E-Mail  
**Subject:** [EXTERNAL] Rezoning of 811 & 715 Seminole 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.

I am writing to express my strong opposition to the proposed rezoning of 811 and 715 Seminole St, the 3.3 Acres adjacent to the Casa Marina Hotel, from residential to tourist commercial thereby permitting transient rentals. This change threatens to

This request, if granted, would further exacerbate our infrastructure and our chronic housing crisis. It would drive up our already soaring housing costs and exorbitant rents. It puts additional strain on our limited workforce, forever changes the character of the surrounding neighborhood and flies in the face of our City Codes (Section 90-55) as it undermines our efforts "to meet critical housing needs."

The Casa investors (which recently completed a \$90 million renovation of their hotel) state that they need this transient zoning to make it "financially feasible" to provide workforce housing for some of their staff, yet they abandoned 18 existing employee apartments on this acreage, as well as converted 16 deed -restricted units into office space. It has been the long-held position of the Planning Department that they are not in the business of insuring any business' profitability at the expense of the community's well-being and the preservation of our residential areas.

Granting this request would set a bad precedent, allowing other hotels to expand their footprints into other residential neighborhoods. It benefits these well-heeled investors and no one else.

I urge you to reject this rezoning request and protect the integrity and quality of life for our neighborhoods.

Sincerely,

Scott Beauprie  
913 Georgia St  
Key West, FL 33040



**Keri O'Brien**

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**From:** ANN WAGNERHAUSER <annmwh@aol.com>  
**Sent:** Thursday, May 2, 2024 10:02 AM  
**To:** Mayor E-Mail; District I; District II; District III; District IV; District V;  
districtVI@cityofkeyerst-fl.gov  
**Cc:** City Clerk External E-Mail  
**Subject:** [EXTERNAL] Land Use Map Amendment request for 715 and 811 Seminole Avenue

**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.

Mayor and Commissioners-

I am a homeowner at 811 Washington Street #102. One of the biggest concerns in the City of Key West that I hear voiced and read about is the need for workforce housing, an issue many of you have stated and even run on for election. I also hear and read about employers challenges in trying to get/keep good employees, the lack of affordable housing, and finding year around rentals. I too share these concerns. I do **not** hear we need more transient rental units or hotel rooms. I also have a concern that if the amendment were to be approved that other property owners could use this to push for similar map change designations in Key West which will only make the housing issues worse.

I respectfully urge you to vote "No" on this request and maintain the residential zoning and character of our neighborhood.

Regards,

Ann Wagner-Hauser

Note: Please include this letter in the public record of the Commission Meeting on this issue.  
Sent from my iPhone

Dear Mayor and Commissioners,

May 2, 2024

I am writing to express my strong opposition to the proposed Casa Marina rezoning request. Changing a residential zone to commercial is counterproductive to our ongoing community efforts at maintaining housing for residents and quality of life. Further commercial development and the proliferation of transient rentals not only puts our already strained infrastructure at greater risk, but negatively impacts our housing crisis. The Casa Marina needs to be a good neighbor and address the eyesore that has lingered in our residential neighborhood on Seminole since hurricane Wilma. This proposed rezoning is not in the public interest, is strongly opposed by the Planning Department, is contrary to our Land Development Regulations (1997), and our Comprehensive Plan (2013). This rezoning request benefits only one party. Therefore, I support the Planning Departments recommendation of denial. I oppose this rezoning request.

Respectfully,

Mary Ann Matter  
1309 Elizabeth St  
Key West

## Keri O'Brien

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**From:** Caroline Horn <carolinehorn714@gmail.com>  
**Sent:** Monday, May 6, 2024 5:07 PM  
**To:** City Clerk External E-Mail  
**Cc:** Mayor E-Mail; Mary Lou Hoover  
**Subject:** [EXTERNAL] Casa Marina Request for Rezoning - Oppose

**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.

Good afternoon,

I reside at 1005 Flagler Ave., and I strongly oppose the Casa Marina rezoning request. The Casa Marina and its various owner entities have let that property sit derelict for decades. They most certainly should not be rewarded for that.

I respectfully request that you allow the vote at the May 9th meeting and that you deny the request for rezoning.

Caroline Horn  
1005 Flagler Ave. #2  
Key West, FL 33040



**May 6, 2024**

**Mayor Teri Johnston**

City of Key West  
1300 White Street  
Key West, FL 33040

**RE: Casa Marina Hotel Rezoning**

Mayor Johnston and City Commissioners,

I am writing this letter in opposition to the rezoning of 3.3 acres from residential to commercial. This rezoning will allow tourist commercial uses as a “matter of right” displacing seriously needed workforce housing.

This zoning request was denied by the city zoning office because it does not comply with city land use regulations, city code section 90-521 (9) and will have an adverse impact on the surrounding neighborhood city code section 90-521 (4).

I support affordable housing. If passed, this will impact that needed affordable housing and put demands on our infrastructure. In short, it does not lessen our chronic housing crisis; it increases it and is contrary to our land development regulations of 1997 and the comprehensive plan of 2013.

This rezoning request benefits the Casa Marina Resort and diminishes our affordable housing crisis. It did pass the city planning board on its **third attempt** on a 5-2 vote. The city planning board is leaving this issue to the city commission for a decision.

You should **deny** this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bert L. Bender", with a long horizontal flourish extending to the right.

Bert L. Bender, Architect

CC: Commissioner Jimmy Weekley, District I  
Commissioner Samuel Kaufman, District II  
Commissioner Billy Wardlow, District III  
Commissioner Lissette Carey, District IV  
Commissioner Mary Lou Hoover, District V  
Commissioner Clayton Lopez, District VI  
Katie Pearl Halloran, Planning Director  
Keri O'Brien, CMC, Key West City Clerk

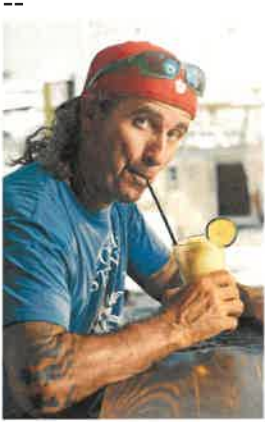
**Bender & Associates Architects, P.A.**

410 Angela Street | Key West, Florida 33040 | 305-296-1347

info@benderarchitects.com | [www.benderarchitects.com](http://www.benderarchitects.com)

Florida License AAC002022

Commissioner, I am asking you to please vote no on making any commercial exemptions to the " residential " property across from Casa Marina. Also when the commercial part is taken off the table possibly please no exemptions for transient licensing for them. As a neighbor who lives 2 blocks from there and a businessman no one should be rewarded at this point for making housing for their employees. Casa's 300+ take up a large portion of truesdel court and also stadium trailer park. If they invested in housing for their workers , they would free up a lot of affordable housing in many areas of the island. This has always been residential and has been left derelict for 14 years which should not be allowed either. We are a category 5 in the housing crisis, please don't set a president by rezoning local neighborhoods. I was at a neighborhood meeting with over 8pm people who are counting on you to not let this happen. Vote no, keep it residential and let's help them move forward with what they are allowed to do, make housing not rooms or rentals.



Aloha,

**[Paul Menta](#)**

[kiteboarder](#) | [author](#) | [chef](#) | [distiller](#)

[Salt Cured Life](#)

[305-747-8236](#)

**Keri O'Brien**

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**From:** ANN WAGNERHAUSER <annmwh@aol.com>  
**Sent:** Monday, March 31, 2025 2:42 PM  
**To:** City Clerk External E-Mail  
**Subject:** [EXTERNAL] Fwd: Rezoning Request for 715 and 811 Avenue

**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.

City Clerk of Key West-

Please include this email in the Public Record for the Commission Meeting April 1, 2025.

Thank you,  
Ann Wagner-Hauser  
Sent from my iPhone

Begin forwarded message:

**From:** Ann Wagner-Hauser <annmwh@aol.com>  
**Date:** March 31, 2025 at 8:56:10 AM EDT  
**To:** Mayor@cityofkeywest-fl.gov, districtI@cityofkeywest-fl.gov, districtII@cityofkeywest-fl.gov, districtIII@cityofkeywest-fl.gov, districtIV@cityofkeywest-fl.gov, districtV@cityofkeywest-fl.gov, districtVI@cityofkeywest-fl.gov  
**Subject: Rezoning Request for 715 and 811 Avenue**

Dear City of Key West Mayor and Commissioners-

I have followed this development for the past year and read in detail the materials presented for the Commission meeting on April 1, 2025, for the request to rezone 715 and 811 Seminole Avenue from Historical Medium Density Residential to Historical Commercial Tourist. However, my concerns and conclusions regarding this rezoning request are the following:

1)The owners are able to accomplish their conceptual plan without rezoning. The only difference is renting the villas on a monthly basis versus on a transient basis. The Comprehensive Plan for the City was put together over years taking significant effort, public input, and careful thought. I do not see the need for this change.

2)There are a lot of unanswered questions about the Conceptual Plan and proposed Deed Restrictions that I believe should be answered before any rezoning considerations, such

as; What is the Applicants plan for parking for the 311 unit Casa Marina Hotel which only has 63 parking spaces on the hotel property at 1500 Reynolds's Street. The loss of the hotel parking lot containing approximately 156 spaces at 715 Seminole will take away the hotels required parking. Where do the employees park? Does the parking then spill over into the surrounding neighborhood, as no overnight parking is allowed on Reynolds's and Seminole?; When does the pump station get built?; What impact will the 3,000 sq. ft. Laundry have on the water pressure and sewers in the neighboring properties?

3)Lastly, there are no timelines or deadlines (except the removal of the buildings which will not be renovated from 811 Seminole) and the Plans are Conceptual not concrete which is very concerning. Many times I have seen developers start with one request only to keep adding requests which leads to ending up with something much different than what was originally set forth.

I hope that each of you will review and take into consideration all these concerns and choose to preserve our residential neighborhood and vote "No" on this zoning request.

Sincerely,

Ann Wagner-Hauser  
811 Washington Street #102  
Key West, Fl 33040

Sent from my iPad

## Keri O'Brien

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**From:** Daryl Smith <darins825@gmail.com>  
**Sent:** Monday, March 31, 2025 11:57 AM  
**To:** District IV; District II; District VI; District III; District I; Keri O'Brien; Mayor E-Mail  
**Subject:** [EXTERNAL] Rezoning at casa marina

**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.

I am writing to express my opposition to the proposed rezoning of residential property to commercial by the corporation that owns the Casa Marina hotel. I am concerned that the charm of this beautiful island is slowly being destroyed by the steady push of commercial expansion. This potential takeover of residential zones sets a whole new precedent that is sure to make it easier for this to continue. My hope is that the commission will vote this down and keep the promises they made that got them elected.

Daryl smith  
1312 Elizabeth st



## Keri O'Brien

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**From:** Maryann Matter <ma@a2zmatter.com>  
**Sent:** Sunday, March 30, 2025 9:02 PM  
**To:** District V; District IV; District II; District VI; District III; District I; Keri O'Brien; Mayor E-Mail  
**Subject:** [EXTERNAL] Vote NO to rezone 811 & 815 Seminole

**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 City Commissioners,

I am writing to express my strong opposition to the rezoning request made by Park Hotels and Resorts. As a nearby, full-time resident I have spent a great deal of effort over the last several years battling the continued “commercial creep” into our quite residential neighborhoods. Traffic, parking, noise, flooding, trash, wastewater issues, safe evacuation concerns, reduced water pressure, and a burgeoning number of vacation rentals all negatively impact our quality of life and whittle away at our unique island character and charm. Not only would this zoning change set a dangerous precedent, but it also offers *absolutely no benefit* to the city or the residents and will be an added strain to our already stressed infrastructure.

NO over-development, NO dormitory housing, NO industrial laundry facility, NO massive villas. NO new commercial zones!

Please put your community first and vote NO.

Thanks for your consideration,

Mary Ann Matter  
1309 Elizabeth

**Keri O'Brien**

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**From:** George Fontana <unclegkw@yahoo.com>  
**Sent:** Sunday, March 30, 2025 10:41 AM  
**To:** District I; District II; District III; District IV; District V; District VI; City Clerk External E-Mail  
**Subject:** [EXTERNAL] Proposed Casa Marina Rezoning

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.

Commissioners:

I'm writing in opposition to the proposed rezoning project site plan by Park Hotel and Resorts (Casa Marina). The property is currently zoned for workforce and residential housing. If Park Hotels and Resorts sincerely wish to be good neighbors they can develop this property as zoned. Further development would degrade and diminish an important residential neighborhood.

Thank you,

George Fontana resident/registered voter

**Keri O'Brien**

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**From:** Roberta isleib <raisleib@gmail.com>  
**Sent:** Friday, March 28, 2025 4:44 PM  
**To:** District I; District II; District III; District IV; District V; District VI; City Clerk External E-Mail  
**Subject:** [EXTERNAL] Vote no on redevelopment in the Casa Marina

**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 commissioners, Park Hotels and Resorts, despite the **overwhelming** opposition of its immediate neighbors and the community, is seeking to rezone the 3.36 acreage adjacent to its Casa Marina Hotel (referenced as 811/715 Seminole) from Residential/Workforce to Tourist/Commercial.

We are not in favor of this! Please protect our town and our residential neighborhoods by voting no to this plan!

Roberta Isleib  
115 Front St, Key west

--

Roberta Isleib writing as Lucy Burdette  
Key West food critic mysteries

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Sign up for [Lucy's newsletter](#)