

Keri O'Brien

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](#)

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

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

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

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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

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
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

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

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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

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

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

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

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



Keri O'Brien

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

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

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

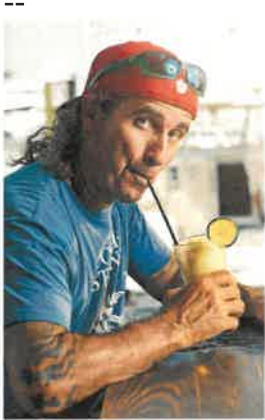
Bender & Associates Architects, P.A.

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

info@benderarchitects.com | www.benderarchitects.com

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](#)