

March 18, 2019

Key West Planning Board
1300 White Street
Key West, Florida 33040

Dear Planning Board Members,

On behalf of several residents of Gulfview Pointe (GVP), a community adjacent to the proposed development, I am writing to express opposition to the major development plan and variance application filed by Trepanier & Associates, Inc. for property located at 2407-2409 North Roosevelt Boulevard.

We were notified on or about February 12, 2019 of the proposal so I contacted Mr. Trepanier the week before the February meeting and he returned my call the following Tuesday. He spent considerable time explaining his plans and allowed me to express my concerns and ask questions.

At the conclusion of our discussion, I indicated I was still opposed, and I told him numerous residents and some of those in other adjacent properties, shared my concerns. On the day of the meeting he requested his application be postponed until March. In addition, he contacted GVP and asked to discuss his development at our annual meeting which was already scheduled for March 1, 2019.

At said meeting, Mr. Trepanier outlined his development proposal and entertained questions. While I was unable to attend, I understand he was hoping to obtain support from the GVP Homeowners' Association. Instead, four of five board members (of whom I am one of) are opposed as are other homeowners and no official support was provided. Please understand our objections are the same regardless of the targeted occupants.

Regarding the affordable workforce live-aboards: Mr. Trepanier told me this would be a phased-in project. While this is also per his plan submissions, he went on to explain the vendor they were considering to provide the seventy-four 45-ft live-aboards (increased from 30-ft as currently approved) could only produce 3-4 units per month. Since it will take approximately 2 years to complete, Mr. Trepanier said other live-aboards would be allowed in the development. Even in the most controlled circumstances which does not appear to be the case at least initially, the neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities. Parking is a major issue which is addressed elsewhere. In addition, there does not appear to be a clear and concise plan for maintenance, proper management, pump out, waste removal, hurricanes and secondary vessels.

Regarding the community space: The proposed redevelopment of the existing office building on piles into a community space with ship's store, deli and recreational space will easily double or triple the congestion in this area resulting from the 74 housing units as it appears this space is not designed to serve the tenants of the units exclusively. We appreciate the fact that the plan has been modified and no longer includes a second story however; that could change in the future creating significant noise and visual pollution.

Regarding the parking variance: we concur with and defer to the objection submitted on February 20, 2019 to the Key West Planning Board by Kenneth Metcalf, AICP.

Thank you for your attention to these concerns. We ask that you deny the major development plan and variance application.

Sincerely,

Kathy Zuiderveen
2603 Gulfview Dr.

cc Owen Trepanier
Sam Kaufman

The neighbors whose names appear below concur with the opposition noted above.

Kevin and Mary Leen
2605 Gulfview Dr.

Terry and Donna O'Hara
2607 Gulfview Dr.

Carol Ratcliffe
2609 Gulfview Dr.

Joe and Joanne Hayes
2611 Gulfview Dr.

Dr. Bruce and Janette Bryant-Hultgren
2615 Gulfview Dr.

Andrew and Wanda Mazurek
2617 Gulfview Dr.

Tami Lynch-McGrail
2619 Gulfview Dr.

Bill and Jan Malpass
2623 Gulfview Dr.

Steve and Cindy Choate
2629 Gulfview Dr.

Mike Sander
2633 Gulfview Dr.

Brian and Shannon Shotto
2645 Gulfview Dr.