

Amanda McWilliams

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Tuesday, December 12, 2023 2:09 PM
To: Katie P. Halloran; sandy.shumaker@gmail.com
Cc: Amanda McWilliams; Perez-Alvarez, Nicholas; Benjamin Gagnon; Todd C. Stoughton; Sam Conch House
Subject: [EXTERNAL] Re: My Contact Information - Planning Board Meeting

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.

Dr. and Mrs. Shumaker:

I received a copy of your email from the Key West Planning Director today. Thank you for making your concerns known. In an attempt to reach you, we called the number you provided in the objection letter and left a message, we visited both of your beautiful homes here in town (btw your Casa Marina home has several large deliveries stacked on the front porch), we called your office in Sioux City, SD and left a message and finally we tried to locate a local phone number for your home in Sioux City, but we were unsuccessful.

I will address each concern below, but before I do, let me share with you that we have reviewed the plans with other of your neighboring property owners and they helped us identify an issue that will affect your property. We will alert the Planning Board tonight that we intend to revise the fenestration on the South side of the carriage house (which is closet to your Villa Mill property) to use transom windows to increase the privacy of your property's "front" door and porch immediately adjacent to the property line.

If you would like to discuss the project with me further, please don't hesitate to call. 305-293-8983
Thank you and best regards,
Owen Trepanier

Non-transient Development

- You are 100% correct, this is a non-transient residential development.

2020 Florida Keys Area Protection Act...

- I think you might be referencing the Florida Keys National Marine Sanctuary and Protection Act. The National Marine Sanctuary's jurisdiction under the Act commences at Mean High Water and does not apply to upland areas within the City of Key West.
- Many of the issues you raise pursuant to the NMS are individually addressed in the concurrency analysis provided to the City.

Other Concerns:

1. Would like a biologist to perform a ground and soil analysis prior to and after demolition

- The phase 1 environmental report indicated no ground or soil contamination.

2. Our home would be adjacent to the planned attached garages, which have a higher incidence of home fires and require particular building codes including fire resistant walls and other protective measures. We would expect an exterior fireproof wall adjacent to our home.

- The carriage house will be fully fire sprinkled

3. Downstream water pollution prevention measures from fertilizer and pesticides that would impact our health , our pet's health, and our property

- The plans are in full compliance with stormwater retention requirements of the code.

4. ERP storm water analysis with land topography alteration to analyze the increase in stormwater runoff and assess impact on our property which is at a lower elevation. Also, contractors plans for a buffer strip, lack of buffer will significantly impact our property

- No ERP is required for this project. Stormwater plans have been reviewed by the City engineers.

5. Pool and deck compliant with set back requirements.

- Pools and decks meet all setback requirements. No variances are required.

6. Land use classification clarification, 4 SF homes, but one home appears to be a multifamily home, as noted by the tree commissioner . Clear delineation of proposed land use per city ordinances. Regardless of their classification, the property is only 13,000+ sq ft, only allowing 2 residential homes per city ordinances.

- This is project consists of 4 single-family homes and is fully complaint with density limitations.

a. SF single family residential requires 6,000 sq ft or ½ acre

- SF Zoning does not apply. This property is not zoned SF

b. HPRD historic planned redevelopment /development 1 acre

- HPRD zoning does not apply. This property is not zoned HPRD

c. HMDR historic medium density residential requires 4000 sqft

- This project is fully compliant with density requirements. In fact we are proposing less then the maximum number of units.

d. HSMDR historical special medium density residential 5,000 sqft

- HSMDR zoning does not apply. This property is not zoned HSMDR

e. HHDR historic high density residential 4,000sqft

- HHDR zoning does not apply. This property is not zoned HHDR

7. Codes note all new buildings shall be constructed with a rainwater catchment system that will hold 300 gal of water, or the amount equivalent to 100% of new roof area in gallons, per new proposal it is not included.

- All units are proposed to be equipped with water catchment as required

8. Measures to prevent termite, bug, and rodent infestation during demolition.

- Such measures are a requirement of every building permit

9. Measures to prevent damage to our adjacent dwelling or property from the demolition process

- Silt fencing erosional control barrier around entire perimeter
- Drain runoff protection
- 6ft Permitter fencing with protective screening
- Vehicle washing and rinsing facility to prevent debris and dust from vehicular egress
- Best Management practices and selective demolition along all perimeters to include control jointing and minimal impact processes

10. County and State engineer to inspect garage entrance proposals and driveways that will impact Villa Mill. Villa Mill Alley is a narrow one way street, two vehicles can not drive parallel to one another without encroaching on a private drive. Commercial trucks make deliveries from United because they are either too tall and can not pass under a large olive tree, or the phone and electrical wires that are directly across from planned development and garage access.

- Plans reviewed and approved by City Engineering and City Utilities.

11. The city identified Villa Mill as an Alley, the definition of an Alley , per Cambridge dictionary, is a narrow road or path between buildings.

- No Comment. Villa Mill is a public ROW.

12. Country inspect for 45 degree rule which stipulates that any extension to rear , front, or side of property be set within a 45 degree line drawn from the nearest edge of neighboring windows.

- No such rule exists in KW Code

13. Decision regarding landscape waiver and noncompliant buffer. The waiver makes zero sense when the proposed development does not comply with city ordinances for building. Recommendations for smaller construction should be considered before landscape waiver issued.

- Modifications are standard process because setbacks vary from district to district, but the landscape code does not, so it is modified as necessary based on the unique circumstances of each development. No variances are required for this project

14. Code requires the planting of 64 plant units in 132.6 linear feet, current plans unable to accommodate the city landscape requirements. As noted, only 40 plant units instead of 64 to be planted directly adjacent to our property. We are requesting that you do not consider landscape waivers and required vegetation is planted per city ordinances and to obstruct our immediate view of their proposed 4 mf and sf homes.

- The plans meet the plant unit requirements, it is the location of the plant units that is being modified.

a. Development plan does not incorporate over 70%of required native vegetation.

- The plan incorporates 70% native

b. Code also requires 10ft wide landscape area, the proposed plan only consist of 5ft wide landscape area, which is not congruent with any of the landscaping around surrounding homes on villa mill, united, or elizabeth st.

- The 10ft buffer is a standard buffer, mentioned above for all streets in KW. Modifications are granted based on the setbacks in the district and the characteristics of the site. Most properties on all the above mentioned streets have less than the 5ft setback and less than half of the required buffer.

c. Current landscaping plans state palms will account for 67% total tree requirements, code specifically states palms shall not constitute more than 25% of the total tree requirements.

- Palms meet the required planting, however we are proposing palms in addition to the minimum requirement which throws the total ratio (not the required ratio) out of balance.

d. Plans indicate landscape strips will not be covered with living material and or mulch, No sod or grass is proposed. Gravel will be placed in non vegetative open space landscape strips, not compliant with code.

- This is not accurate. All non-walkway or drive areas will be planted pursuant to the plans.

e. In order to comply with Florida Keys area protection act the following must be considered

- This Act does not apply to this development

15. Updated Property survey for both 1306 Villa Mill and 638 United prior to demolition and construction.

- Up to date survey is part of the public record

16. Are onsite parking spaces in this proposal used for open space calculation?

- No.

17. Where will pool heaters and pumps be stored?

- As depicted on the plans

18. Where will trash receptacles be stored, will a large dumpster be required given the amount of waste products.

- As depicted on the plans. No dumpster is proposed.

Lastly, We agree with the safe demolition of 638 United, as a matter of fact we considered the acquisition of 638 United in order to maintain the charm of our historical residential area.

- This property has not been held out for sale since acquired by the Dion family in 1983.

Owen

Trepanier & Associates, Inc.

Land Planners & Development Consultants
305-293-8983

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From: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>
Sent: Tuesday, December 12, 2023 11:27 AM
To: Owen Trepanier <owen@owentrepanier.com>
Cc: Amanda McWilliams <amanda.mcwilliams@cityofkeywest-fl.gov>; Perez-Alvarez, Nicholas <Nicholas.Perez-Alvarez@stantec.com>; Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Subject: FW: [EXTERNAL] Re: My Contact Information - Planning Board Meeting
Importance: High

Hello Owen,
Please note the letter of opposition received today on the 638 project.

From: Sandy Shumaker <sandy.shumaker@gmail.com>
Sent: Monday, December 11, 2023 8:36 PM
To: Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>
Cc: City Clerk <cityclerk@cityofkeywest-fl.gov>; Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: My Contact Information - Planning Board Meeting

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Todd,
Thank you for your time today , we appreciate you responding so quickly.
Enclosed you both will find our letter for the planning board committee regarding the development of 638 United which is adjacent to our property.
If you are unable to open the attachment please let me know .
Others can reach us by email or phone if they have any questions or concerns.
I sincerely appreciate your help today,
Sandy Shumaker .