

Keri O'Brien

From: lobco@roadrunner.com
Sent: Thursday, May 21, 2020 1:12 PM
To: Keri O'Brien
Subject: FW: 1007 Thomas St.
Attachments: 1007 Thomas Abutters.jpg

Dear Keri,

I hope the signature comes out in the email. Let me know if it's a problem and I will try again.

Thank You
Stephanie

From: lobco@roadrunner.com <lobco@roadrunner.com>
Sent: Wednesday, May 20, 2020 4:52 PM
To: 'csmith@cityofkeywest-fl.gov' <csmith@cityofkeywest-fl.gov>; 'kobrien@cityofkeywest-fl.gov' <kobrien@cityofkeywest-fl.gov>; 'katie.halloran@cityofkeywest-fl.gov' <katie.halloran@cityofkeywest-fl.gov>; 'donna.phillips@cityofkeywest-fl.gov' <donna.phillips@cityofkeywest-fl.gov>; 'sam@conchhouse.com' <sam@conchhouse.com>; 'lauren@owentrepanier.com' <lauren@owentrepanier.com>; Serge Mashtakov <serge@artibusdesign.com>
Cc: 'Owen Trepanier' <owen@owentrepanier.com>
Subject: FW: 1007 Thomas St.

Dear City of Key West,
RE: Planning application for 1007 Thomas St.

I have been forwarded an email from a Monroe County resident requesting a postponement of a planning application on the May 21st agenda for 1007 Thomas Street . I must take exception with the correspondence from Mr. Trepanier. He is insinuating that I have not complied with the good neighbor policy or made a good faith effort to listen to the concerns of the neighbors (please see attached petition of support from the neighbors) . I have in fact spoken with the immediate neighbors on Thomas, Julia, and Truman, and to my knowledge all are very supportive of the project. None has raised any concern about the parking.

I contacted Mr. Trepanier last week (please see correspondence below) , and he made me aware of his concerns. My plan does not accommodate his request to maintain one street parking place. I can not resolve or mitigate his concern. Obviously the timing and method of my communication seems to be "inadequate" and not up to his professional standards. His opinion on the timing of my " good neighbor" efforts, I feel is not relevant. Clearly, I have complied with soliciting the concerns of those in the immediate neighborhood.

Furthermore,, I think it is exceptionally capricious to try and delay in an already long delayed project, because I won't cave in to his desires. Mr. Trepanier appears to be the owner an apartment complex on the corner of Thomas and Virginia St. It is 6 houses away and 9 parking spots from 1007 Thomas Street. His corner lot would appear to have limited street parking and no parking on the lot . I don't understand why my effort to have a code compliant residential off street parking spot should be subjugated to a property owner with a noncompliant parking arrangement of a commercial enterprise.

It should certainly not be the basis of a delay to the property being on the May 21st agenda. I have waited a very long time to have the project appear on the agenda. I would like to request that the process continue. I would like to thank you for your time and attention to this matter.

Best Regards
Stephanie Nadeau
1007 Thomas St.

"Under penalties of perjury, I declare that I have read the foregoing email and that the facts stated in it are true' "



Signature

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Tuesday, May 19, 2020 6:45 PM
To: lobco@roadrunner.com
Subject: Re: 1007 Thomas St.

Thank you. I'm afraid I oppose the variance as requested.

Owen Trepanier
Trepanier & Associates, Inc.
305-293-8983

On May 19, 2020, at 6:43 PM, "lobco@roadrunner.com" <lobco@roadrunner.com> wrote:

Dear Owen,

I am sorry I missed your call. I really appreciate you taking the time to respond and explain your position. I understand the need for street parking in the neighborhood. I also believe that the zoning ordinance has a preference for off street parking. Although you lose a car spot, I think there will be enough room for a few street scooter spots and our plan has a few scooter spots on the lot in addition to the car spot. So it isn't exactly robbing the neighborhood of net places to park vehicles.

It may add value to the property. It doesn't matter much if its not for sale. My concern is my 83 year old mother with osteoarthritis who not super well or super mobile.

Again thank your for your consideration and taking the time to respond.

Best Regards
Stephanie Nadeau

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Monday, May 18, 2020 11:37 AM
To: lobco@roadrunner.com
Cc: Lauren Mongelli <lauren@owentrepanier.com>
Subject: RE: 1007 Thomas St.

Hi Ms. Nadeau,

I called your office. The man who answered would not allow me to leave a message, nor would your cell phone accept a message.

As I explained to Serge, I support your project with the exception of the elimination of on street parking. Parking is difficult in the immediate area and the elimination of one public access space in lieu of one private space, only adds to the problem. I realize on-site parking will make your property much more valuable, however it degrades the quality of life for the remainder of the neighborhood. If you remove that portion of your request to convert the on-street to off-street, I will totally support the remaining variances.

Owen

Trepanier & Associates, Inc.

Land Planners & Development Consultants
305-293-8983

From: lobco@roadrunner.com <lobco@roadrunner.com>

Sent: Friday, May 15, 2020 5:30 PM

To: Owen Trepanier <owen@owentrepanier.com>

Subject: Re: 1007 Thomas St.

Dear Owen,

I have tried contacting you at your office number a couple times, but I assume its closed because of the virus. I am trying email. I hope you and your friends and family are safe and well in these trying times. However, you all must be kind of enjoying having the island to yourself !!

I am contacting you because Serge my architect told me that you are opposed to my plan for the wreck of house at 1007 Thomas St. , specifically the driveway. As he explained to me, you are opposed to losing a street parking space. I know that your business is land planning, and I am sure your knowledge affords you a much more sophisticated stance on the loss of street parking than I would have. I know you have a house a couple of blocks down Thomas St. and I can't imagine that it would impact the parking situation near your house. I am assuming your opposition has more to do with the impact to the neighborhood overall, than your particular parking situation. I have another house just around the corner on Julia St. where my sister lives , so I am also concerned about the impact on the neighborhood as well. I know the parking is tight, but I don't really understand how losing one street parking spot, in exchange for a driveway parking spot for one car, in addition to a few scooter parking spots negatively effects the parking situation.

The house as is , is stunningly god awful. I think Serge has done a really nice plan, and it will be a great improvement and beautify the streetscape of Bahama Village. There is a little Key West classic hiding under all the crap, and I would like to bring it back to life I have been tormented for months by the tree commission and would really like to move forward with the project. I was going to sell it, but somethings have changed in my life, at this point I may be making it my home. So I will be using the parking spot.

Maybe if you have a moment you could call me to discuss it. I only have your office phone. I appreciate your consideration of the situation .

Thank You

Stephanie Nadeau

Office :207-985-3456

Cell: 207-332-6347

<https://www.flickr.com/photos/keyslibraries/4034871869/in/photolist-79xLQn-2W7fat-BvVdxi-8gVq8n-ovW85D-QgB9dr-bJRzDn-2haBWzD-2hhTm2u-SfsFkf-ouPYJt-dwYp1Y-MMNdvf-2gaas4R-qbhMbj-dpuXN6-oeSjAd-68V1vs-bPFif2-r8hS7N-rpLoon-rpNRrs-rpRmai-22piH2a-rnAp3f-2fNkTP-Kqymtm-5iefeK-24ooDA8-3gxEP-xEGQBW-r8qPkk-RdKUGv->

[7p7RYL-44AMeV-pa7NoH-WPASTs-bALEB3-2hPkZ2w-ourPCn-iRuccE-6sTfpZ-2gRYoPy-oda6NK-68UZhY-dGtVLk-68UZRj-
adbWz3-nNVVSy-ouN5HG](#)

Renovation of 1007 Thomas St.

We would like to offer our support of the renovation project being proposed at 1007 Thomas St. It will be a great improvement to the existing structure.

Name	Address	Telephone
Donna Nadeau	224 Julia St	305-249-2942
Scott Eisenhart	1027 Howe St	305-896-1185
Jane Pritchett	227 Virginia St.	305-296-5937
John [unclear]	1023 Thomas St	
Christine Goshup	1105 Thomas St.	(305) 293-9398
Shelly [unclear]	305-307 Virginia St	305-294-5287
[unclear]	1023 Thomas St	843-810-4382
[unclear]	1015 THOMAS ST # D	305-295-2935
[unclear]	213 Julia St.	
Walter Davis	1022 THOMAS ST	305 -609-231-6386
Chersten A Davis	1022 THOMAS ST	609-231-6394