

Dear Key West Planning Board and City Commissioners,

I, PATRICIA HERCE, own property at 633, 635, 637 UNITED. I have reviewed the plans for the five residential units proposed for 638 United Street and have no objection.

Patricia Lee Herce

Signature

SEPTEMBER 28TH 2018

Date

638 United Street



Dear Neighbor:

We are land use planners working for the new owners of Dion's/Uppy's Convenience Stores; home to the Dion's Quick Chick.

The proposed plan is to relocate their main office and redevelop the site by building five new homes at the site. The five new residences will be architecturally-designed, custom built, one and a half and two-story structures keeping with the character of historic Key West. The project will be fully code compliant, provide all required parking, be fully landscaped and include storm water management.

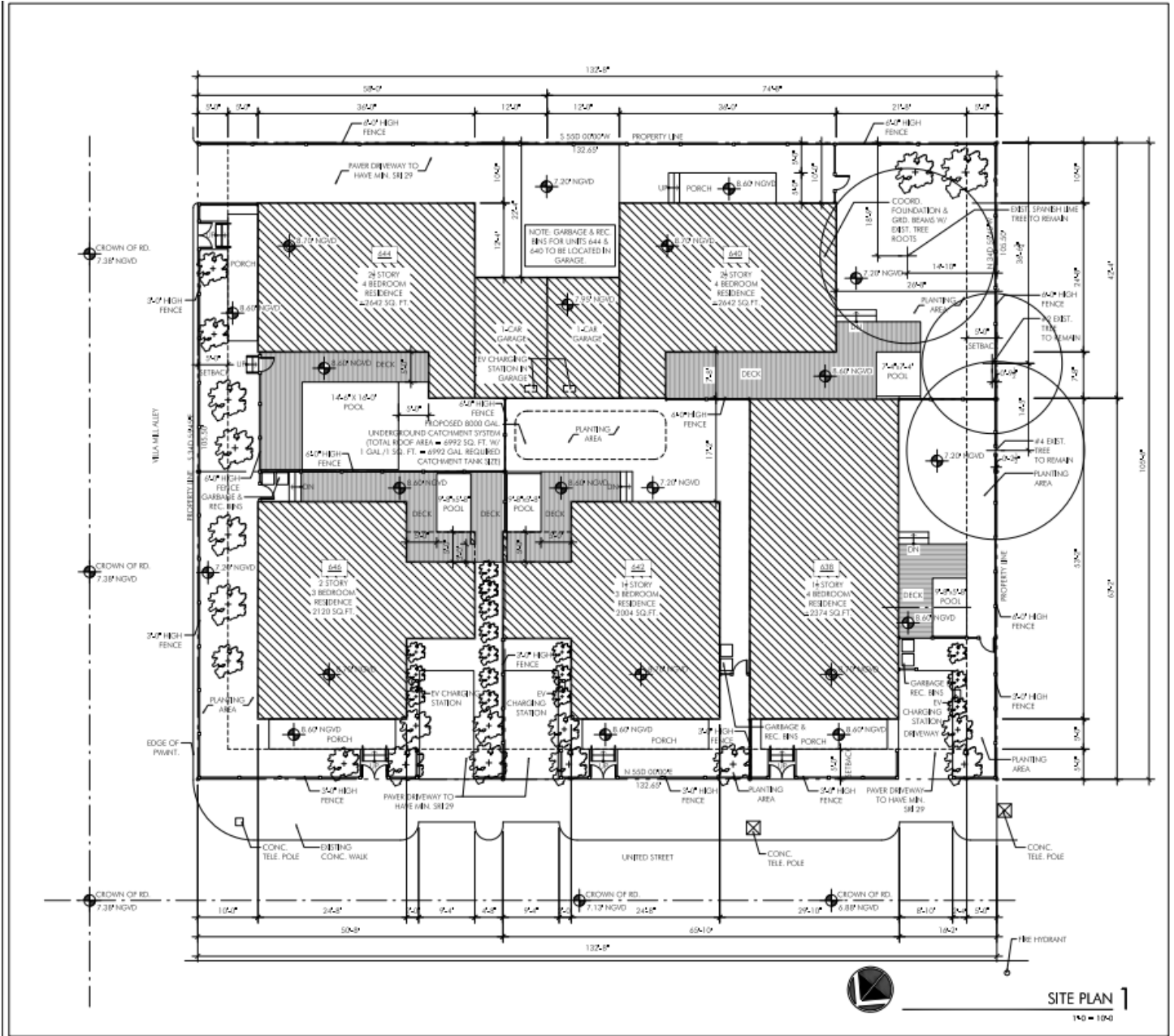
Included is a site plan and rendering for your review. We invite you to come visit the property, review the plans and share your thoughts on September 11, from 5:30-6:30 p.m. on site at 638 United Street.

If you have any questions or comments and can't attend the meeting, please don't hesitate to call us. Either I or Lori Thompson, Project Manager, are happy to discuss the project on the phone or meet in person at your convenience.

Thank you and best regards,

Owen Trepanier

638 – 646 United Street Residences



SITE PLAN 1

140 - 1040



07.17.2018

United Street elevation



United Street Residences, Key West

00028350-000100
KEY WEST STATE BANK
C/O ACCOUNTS PAYABLE
3406 N ROOSEVELT BLVD
Key West, FL 33040

00028370-000000
CENTENNIAL BANK
11290 Overseas Hwy
Marathon, FL 33050

00028370-000100
CENTENNIAL BANK
11290 Overseas Hwy
Marathon, FL 33050

00028380-000000
PINWOOD COUNSULTING INC
615 United St
Key West, FL 33040

00028380-000100
GERBRACHT JAMES JOSEPH
615 United St
Key West, FL 33040

00028390-000000
CENTENNIAL BANK
PO Box 159
Conway, AR 72033

00028400-000000
THE UTILITY BOARD OF THE CITY OF KE
1001 James St
Key West, FL 33040

00030510-000000
BERNHARDT EARL
718 Orleans Ave
New Orleans, LA 70116

00030520-000000
HERCE PATRICIA LEE REV TRUST
2001 Harris Ave
Key West, FL 33040

00030530-000000
LUBOV MICHAEL F
1533 McKay Bay Ct
Tampa, FL 33619

00030540-000000
BLAGRIFF DANIEL G
639 United St
Key West, FL 33040

00030550-000000
ROBINSON PHILLIP D
2701 Westheimer Rd
Houston, TX 77098

00030560-000000
TOWNWALK VILLAS HOMEOWNER'S AS
C/O LEAN DAMIAN
634 Louisa St Apt 1
Key West, FL 33040

00030560-000100
LEAN DAMIAN AND MERRIS
408 SW 14TH CT
FORT LAUDERDALE, FL 33315

00030560-000200
BARTON DAVID J AND CHRISTY
917 MONASTERY ST
CINCINNATI, OH 45202

00030560-000300
STATELER JEFF
634 Louisa St
Key West, FL 33040

00030560-000400
TROST BETH A
9701 Trappers Trl
Middleton, WI 53562

00030560-000500
ELDRIDGE JANICE V
624 Clems Run
Mullica Hill, NJ 08062

00030570-000000
HERCE III ANTONIO MANUEL
2001 Harris Ave
Key West, FL 33040

00030580-000000
HERCE III ANTONIO MANUEL
2001 Harris Ave
Key West, FL 33040

00030590-000000
FORTNER PAMELA A
718 Orleans Ave
New Orleans, LA 70116

00030600-000000
HOWELL KRISTIN K AMD AND REST REV
620 Louisa St
Key West, FL 33040

00030620-000000
FISHER LAURA
629 United St
Key West, FL 33040

00030620-000100
WELF LEONARDO
219 Elizabeth St
Key West, FL 33040

00030620-000200
HALTERMAN-REYNOLDS LLC
4105 PROGRESS DR
OTTAWA, IL 61350

00030630-000000
F K G COMPANY INC
C/O SUBURBAN PROPANE L P
PO Box 206
Whippany, NJ 07981

00030710-000000
MASTIC MOBILE HOMES LTD
645 United St
Key West, FL 33040

00030710-000500
MASTIC MOBILE HOMES LTD
C/O RICHARDSON TERENCE AND MARCI
645 United St Lot 5
Key West, FL 33040

00030710-003300
MASTIC MOBILE HOMES LTD
C/O DAVILA WAYNE AND MARIA
645 UNITED ST LOT 33
Key West, FL 33040

00030900-000101
WOLOSHIN DOUGLAS
C/O DUANE MORRIS LP
505 9TH ST NW STE 1000
WASHINGTON, DC 20004

00030900-000102
HARDY WILLIAM L
49 Magnolia Ln
Groton, MA 01450

00030900-000103
TAYLOR WALTER H AND MARY W
625 LOUISA ST UNIT 3
KEY WEST, FL 33040

00030900-000104
ALTOBELLO PATRICIA A
623 LOUISA ST
KEY WEST, FL 33040

00035920-000000
HIBISCUS MOTEL INC
615 United St
Key West, FL 33040

00035940-000000
MEISEL HOLDINGS FL - 1321 SIMONTON
6000 Executive Blvd
Rockville, MD 20852

00035950-000000
MEISEL HOLDINGS FL - 1321 SIMONTON
6000 Executive Blvd
Rockville, MD 20852

00036430-000000
WILLOUGHBY JENNIFER (N/Q) H/W
227 2nd Ave N
Nashville, TN 37201

00036440-000000
TYNES BONNIE
1304 Elizabeth St
Key West, FL 33040

00036450-000000
MILLER DOUGLAS
1300 S Roosevelt Blvd
Key West, FL 33040

00036470-000000
DONN LINDA
136 E 64th St
New York, NY 10065

00036480-000000
CONE PETER JOHN DEC OF TRUST 12/0
1312 Elizabeth St
Key West, FL 33040

00036520-000000
TRUDELL FAMILY TRUST 4/19/2017
7047 S Louthan Cir
Littleton, CO 80120

00036530-000000
TRUDELL FAMILY TRUST 4/19/2017
7047 S Louthan Cir
Littleton, CO 80120

00036550-000000
BETHUNE DAVID
1307 Elizabeth St
Key West, FL 33040

00036560-000000
MATTER MARY ANN
1221 N Olsen Ave
Tucson, AZ 85719

00036570-000000
KARCH JAMES
1315 Elizabeth St
Key West, FL 33040

00036580-000000
WINTERBOTTOM FREDERICK WILLIAM III
221 Antwerp Ave
Egg Harbor City, NJ 08215

00036600-000000
LAND 10031 LLC
4900 W Hundred Rd
Chester, VA 23831

00036610-000000
SHUMAKER GRANT HARPER AND SAND
921 Spyglass Cir
North Sioux City, SD 57049

00036630-000100
KEMP C TODD
PO Box 527
Key West, FL 33041

00036670-000000
MAQUIERA JUSTO
419 Cactus Dr
Key West, FL 33040

00036690-000000
MARMILLION VALSIN
1309 Villa Mill
Key West, FL 33040

00036710-000000
PLOTKIN ALEX J
1311 Villa Mill
Key West, FL 33040

00036710-000100
SCHROCK H DOUGLAS TRUST 12/13/200
631 E NORTHSHORE DR
SYRACUSE, IN 46567

00036730-000000
SOUTHERN BELL TEL AND TELEGRAPH
C/O BELLSOUTH TELECOMMUNICATIONS
PO Box 7207
Bedminster, NJ 07921

00038140-000000
MEISEL HOLDINGS FL - 1321 SIMONTON
6000 Executive Blvd
Rockville, MD 20852

00038160-000000
OMARAH KATRIN S
66 Lowder St
Dedham, MA 02026

00038170-000000
CLAPP MARY C
PO Box 1329
Key West, FL 33041

00038180-000000
MALONEY TIMOTHY S REVOCABLE TRU
703 South St
Key West, FL 33040

00038200-000000
707 ASSOCIATES LLC
4479 Chambers Hill Rd
Harrisburg, PA 17111

00038230-000000

SCHROCK H DOUGLAS TRUST 12/13/2001
631 E Northshore Dr
Syracuse, IN 46567

00038240-000000

KING HOLDINGS OF KEY WEST LLC
1602 Laird St
Key West, FL 33040

00038250-000000

KING HOLDINGS OF KEY WEST LLC
1602 Laird St
Key West, FL 33040

00038260-000000

BRUGMAN HOLDINGS LLC
11240 Tangelo Ter
Bonita Springs, FL 34135

SIGN-IN SHEET (MEETING FOR 638 United Street) 9-11-18

Name	Address	Contact info: Email &/or Phone
James Karch	1315 Elizabeth St	James.Karch@hotmail.com 305.747.4173
Judyl Rogers	128 United St	Judyr5656@gmail
Doug as H. Miller	604 United	Doug Miller
MAY AN MATTER	1309 ELIZABETH	MAY AN MATTER.COM
Theresa Faber	1229 Simons St. NW	tfaber@my100bank.com 305-676-3148
Peter Cone Coppedel	1312 Elizabeth St	305-294-1214
Brenda Donnelly	Representing C. Todd Kemp and Brian K. Boyer, 1316 Villa Mill.	Brenda@BrendaDonnelly.com
"		

Owen Trepanier

From: Owen Trepanier
Sent: Wednesday, September 12, 2018 10:05 AM
To: james.karch@hotmail.com
Subject: 638 United Street
Attachments: 2018.8.20_United Street.pdf

Hi Mr. Karch,

Thank you for coming to speak with us last night. I hope we can redevelop the property in a way that is an overall improvement to the neighborhood and the community.

I am attaching the plans so you can review them at your leisure. Please don't hesitate to call if you have any questions/ comments/ concerns etc.

Thanks again.

Owen Trepanier

Trepanier & Associates, Inc.

Land Planners & Development Consultants

1421 First Street, P.O. Box 2155

Key West, FL 33045-2155

Ph. 305-293-8983 / Fx. 305-293-8748

www.owentrepanier.com

Owen Trepanier

From: Owen Trepanier
Sent: Wednesday, September 12, 2018 10:06 AM
To: 'judy5656@gmail.com'
Subject: FW: 638 United Street
Attachments: 2018.8.20_United Street.pdf

Hi Ms. Rogers,

Thank you for coming to speak with us last night. I hope we can redevelop the property in a way that is an overall improvement to the neighborhood and the community.

I am attaching the plans so you can review them at your leisure. Please don't hesitate to call if you have any questions/ comments/ concerns etc.

Thanks again.

Owen Trepanier

Trepanier & Associates, Inc.

Land Planners & Development Consultants

1421 First Street, P.O. Box 2155

Key West, FL 33045-2155

Ph. 305-293-8983 / Fx. 305-293-8748

www.owentrepanier.com

Rear Deck: The new cottage off of Villa Mills. Will it have any second floor decks over looking into neighbors property?

Storm water: Villa Mills drains down the street to the back. It does not have a proper storm drain. Will they be putting in a proper storm drain on Villa Mills? I'm concern about over flowing storm water retention areas. Will this go to United or down Villa Mills. They use to get 3 to 4 feet of water at the end of Villa mills during major storms until the neighbors put in a illegal drain.

Water supply,: Will they be bringing in a new water line ,to all 5 buildings, from the main on United? Not feeding off the one that goes down Villa mills. I had to pay to upgrade line. I want to make sure that our water pressure is not going to be compromised

C. Todd Kemp
Brian K. Boyer
1316 Villa Mill

Owen Trepanier

From: Owen Trepanier
Sent: Wednesday, September 12, 2018 10:25 AM
To: brenda@brendadonnelly.com
Subject: 638 United Street
Attachments: 2018.8.20_United Street.pdf

Hi Brenda,

Thank you for coming to speak with us last night. I appreciate the opportunity to answer your questions. I am attaching the architectural plans and in the next email, I will send the drainage & landscape plans as well.

Please don't hesitate to call if you have any questions/ comments/ concerns etc.
Thanks again.

Questions:

1. Rear Deck: The new cottage off of Villa Mills. Will it have any second floor decks over looking into neighbor's property?

There are no decks on your client's side of the houses

2. Storm water: Villa Mills drains down the street to the back. It does not have a proper storm drain. Will they be putting in a proper storm drain on Villa Mills? I'm concern about over flowing storm water retention areas. Will this go to United or down Villa Mills. They use to get 3 to 4 feet of water at the end of Villa mills during major storms until the neighbors put in a illegal drain.

As part of the redevelopment, this property is required to fully comply with storm water management provisions of the code, which requires us to maintain our storm water on our site. The plan is install storm water retention infrastructure on site, through a combination of exfiltration trenches and retention swales. The engineers tell us, that just bringing this property into compliance, will dramatically improve the Villa Mill situation.

3. Water supply,: Will they be bringing in a new water line to all buildings, from the main on United? Not feeding off the one that goes down Villa mills. I had to pay to upgrade line. I want to make sure that our water pressure is not going to be compromised

We will certainly be running new water lines. The construction drawings are not yet underway, but I reached out to the civil engineer and asked him to address the question. As soon as I hear back, I'll get back in touch.

Owen Trepanier

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street, P.O. Box 2155
Key West, FL 33045-2155
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

Owen Trepanier

From: Owen Trepanier
Sent: Wednesday, September 12, 2018 10:29 AM
To: douglas@douglasHmiller.com
Subject: 638 United Street
Attachments: 2018.8.20_United Street.pdf

Hi Douglas,
It was nice to see you yesterday.

Thank you for coming. I hope we can redevelop the property in a way that is an overall improvement to the neighborhood and the community.

I am attaching the plans so you can review them at your leisure. Please don't hesitate to call if you have any questions/ comments/ concerns etc.

Thanks again.

Owen Trepanier

Trepanier & Associates, Inc.

Land Planners & Development Consultants

1421 First Street, P.O. Box 2155

Key West, FL 33045-2155

Ph. 305-293-8983 / Fx. 305-293-8748

www.owentrepanier.com

Owen Trepanier

From: Owen Trepanier
Sent: Wednesday, September 12, 2018 10:32 AM
To: 'MA@a2zmatter.com'
Subject: 638 United Street
Attachments: 2018.8.20_United Street.pdf

Hi Mary Ann,

Thank you for coming to speak with us last night. I hope we can redevelop the property in a way that is an overall improvement to the neighborhood and the community.

I am attaching the plans so you can review them at your leisure. Please don't hesitate to call if you have any questions/ comments/ concerns etc.

The architectural plans are attached, I'll follow this email with the landscape plan.

Thanks again.

Owen Trepanier

Trepanier & Associates, Inc.

Land Planners & Development Consultants

1421 First Street, P.O. Box 2155

Key West, FL 33045-2155

Ph. 305-293-8983 / Fx. 305-293-8748

www.owentrepanier.com

Owen Trepanier

From: Owen Trepanier
Sent: Wednesday, September 12, 2018 10:37 AM
To: 'tfaber@my100bank.com'
Cc: John Cary (jcary@dionllc.com)
Subject: 638 United Street
Attachments: 2018.8.20_United Street.pdf

Hi Ms. Faber,

Thank you for coming to speak with us last night. I hope we can redevelop the property in a way that is an overall improvement to the neighborhood and the community.

I am attaching the plans so you can review them at your leisure.

I am also cc'ing Mr. John Cary, President of Dion's. Please don't hesitate to call either one of us if you have any questions/ comments/ concerns etc.

Thanks again.

Owen Trepanier

Trepanier & Associates, Inc.

Land Planners & Development Consultants

1421 First Street, P.O. Box 2155

Key West, FL 33045-2155

Ph. 305-293-8983 / Fx. 305-293-8748

www.owentrepanier.com