



Mail

15 of 27

COMPOSE

Fwd: The Manhattanization of Key West Must Stop

Inbox x



Stacy Gibson

sgibson@keywestcity.com

May 7 (1 day ago)



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Important

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Brenden Cunningham

PB

RENDERINGS

More



- Brendon Cunningha
- Carlene Smith
- Christy Mercer
- Don Craig
- Kevin Bond
- Nicole Malo
- Nicole Malo
- Stacy Gibson



Stacy Gibson

to me

I will show u what to do with this.

Stacy L. Gibson
 Administrative Assistant II
 City of Key West Planning Department
 3140 Flagler Avenue | Key West, FL 33040
 Phone 305.809.3764 | Fax 305.809.3978
 sgibson@keywestcity.com | www.keywestcity.com

----- Forwarded message -----
 From: David Bethune <david@zimidi.com>
 Date: Tue, May 6, 2014 at 10:13 PM
 Subject: The Manhattanization of Key West Must Stop
 To: Stacy Gibson <sgibson@keywestcity.com>
 Cc: Peter & Caren Cone <kwlobsternugr@comcast.net>

Ms Gibson,

I'm writing because I was recently informed by my neighbors on Elizabeth St. that the Ocean Breeze motel wants to change its zoning to one rated for more commercial use.

If this is allowed to happen, the property will be immediately razed and replaced with high density development, such as we saw with Atlantic Shores, Jabor's Trailer Park, and now the trailer park on Simonton.

After owning my home in Old Town for 15 years, I've actually had to move into a rental on the mainland recently to get away from the horrible construction noise that has ruined life on our street --as endless buildings and swimming pools replace what was once a single family home on Villa Mill.

My neighbors and I get no peace as it is from the jackhammering, drilling, and backing-up of trucks that goes on in our midst. How much more are the people supposed to bear if a new high-density motel moves in at the end of what was once Elizabeth Alley, used mostly by bicycles?

This Manhattanization of Key West must be stopped or there will be nothing left but noise, traffic, and a lost dream of Paradise.

Sincerely,

David A. Bethune
 Owner, Zimidi, Inc. (A licensed Key West business that also moved out because of noise & construction.)
 1307 Elizabeth St.
 Key West, FL 33040

[305-509-4108](tel:305-509-4108)





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10 of 26

COMPOSE

Fwd: Elizabeth street zoning

Inbox x



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sgibson@keywestcity.com

May 7 (1 day ago)



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RENDERINGS

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Stacy Gibson

to me

Public comment for 625 South

I will show u what to do with it.

Stacy L. Gibson

Administrative Assistant II

City of Key West Planning Department

3140 Flagler Avenue | Key West, FL 33040

Phone 305.809.3764 | Fax 305.809.3978

sgibson@keywestcity.com | www.keywestcity.com

----- Forwarded message -----

From: Arlene Doty <arlenedoty@gmail.com>

Date: Wed, May 7, 2014 at 12:18 PM

Subject: Elizabeth street zoning

To: sgibson@keywestcity.com

Brendon Cunningha

Carlene Smith

Christy Mercer

Don Craig

Kevin Bond

Nicole Malo

Nicole Malo

Stacy Gibson

Dear Ms. Gibson,

I have just been notified that the Ocean Breeze Motel on the corner of South and Elizabeth streets has applied to change the zoning from HISTORICAL, RESIDENTIAL,OFFICE (HRO) to HISTORICAL,COMMERCIAL,TOURISM (HCT). This would be a DISASTER.

My husband and I bought our tiny piece of RESIDENTIAL property over thirty five years ago and little by little restored it to what is now honored by a small plaque deeming it a HISTORICAL residence. This little alley, with only room for parking on one side of the street, is a quiet street where our children can play outside and we can all enjoy walking our pets and not live in fear of speeding traffic.

If this zoning is allowed, we all know what will follow; multiple units or a business or businesses which will create the use of many more cars on our already crowded street. We only have 9 parking spaces as it is for over 10 houses, four of which have two apartments in them.

I am out of the country now until May 19th and will not be able to be at the hearing, but I want to go on record if I may as being totally, 100 percent against this proposal. It would cause problems beyond our worst fears and nightmares. I beg of this board to consider what is right for the longtime residents who have faithfully restored, paid our taxes and kept our homes beautifying Key West. I fear if this happens, I would be the first to leave Elizabeth street.

Thank you for your time and consideration. My future is in this committee's hands.

Sincerely,

Arlene Doty

1308 Elizabeth Street

Key West, Florida 33040

305_2943544'



Click here to Reply or Forward

Bari Brooks
Martin russell
703 south st
Key West
FL 33041

Dear CITY OF KEY WEST PLANNING BOARD

RE : 625 SOUTH ST (RE 00038140-000000; AK #1038890)

I say NO to any changes in this motel / hotel zoning there a fine line between commercial and residential this property has grown by annexing the property across the street(630 south st) is also is being used as one large complex the line between commercial and residential has been crossed with bending of the rules for the hotel/motel at our expense

with 627 LLC use of both properties as one (which they are) we have the following problems

parking of guests

blocking our drive ways while they unload

guest crossing back and fourth on street yelling at all hours

unmanned office and no staff at night

waste and garbage dumped out of cars

guest coming on to our property

garbage truck BACKING UP the lane in the morning BEEP BEEP because it cant fit the other way

foot traffic between the two properties(625 to 630 south)

plus staff parking

guests driving the WRONG WAY up a one way lane to lazy to drive around the block or this the directions

at their 630 south st property cars park out in to the street blocking the side walk so we have to walk in the street

guests using our trash cans (now with once a week pick up for use)

noise echoing down the lane 24 / 7 365

with the above in mind i say NO to any changes or end run around to expand this property

i will be out of town for this meeting BETH WAGNER a concerned neighbour will be attending the meeting and will have a copy of this letter of NO to changes in zoning

please hear us we need relief from these problems not more

all the best

BARI BROOK

MARTIN RUSSELL

Planning Department
PO Box 1409
Key West, FL 33041
May 12, 2014

RE# 00038140-000000; AK# 1038890

Dear Ms. Gibson:

This is in response to the public notice of a meeting to be held on Thursday May 15, 2014 pertaining to rezoning property location 625 South Street that we received in the mail. We have gone on line to view the packets today Monday May 12, 2014.

We are not in agreement to have that rezoned to HCT. It is zoned HRO and we understand it does not conform now at this present time. If there is a change to be made to that property, the change should be to conform to the existing zoning not to change the zone to conform to what exist on the property.

The application states that they are adjacent to HCT zone. What is not mentioned is they are also adjacent to HRO zone. The entire Elizabeth Street is residential. Now you are considering making the entire end of the 1300 block of Elizabeth Street Commercial. By this rezoning you are introducing Historical Commercial Tourist into a completely Residential Area. With this rezoning HCT could just keep on going down the one side of the street since they all border on HCT zoning.

We know what is there now and have lived with it since 1972 when 1317 Elizabeth St. was purchased by our family. It is transient now and we have to deal with noise, trash, and limited parking not to mention at times breaking the law when they go the wrong way on the one way street a short distance. The motel owners have understood our concerns in the past and tried to be considerate. Allowing this to be rezoned HCT would only make this situation much more difficult.

We understand that by rezoning this small area it will increase traffic, limit parking on a street where the availability is already limited. The complex could be unsupervised 24/7 which creates an environment for parties and loud noise in a Historic Residential area. Having a Commercial zone property would allow it be sold to developers that could change everything.

The beauty of our street is the quite, quaint little homes away from all the tourists and the hustle and bustle that comes with a Historic Commercial Tourist Zone. Let us reiterate we are not in favor and we oppose the Amendment to the Zoning Map for 625 South St to be rezoned Historical Commercial Tourists.

Sincerely,

Fred and Elizabeth Winterbottom

Carol Pettit

Owners of 1317 Elizabeth St.

Key West, FL 33040

May 14, 2014

Ms. Stacey Gibson
Planning Department
sgibson@keywestcity.com

Re: Zoning Map Amendment – 625 South Street (#00038140-000000; AK# 1038890)

As the saying goes, “You’re damned if you do and damned if you don’t.” Based on what I know of the property, that old adage applies here.

Should the proposed zoning map amendment NOT be approved, I foresee a continual demise of the subject property known as the Ocean Breeze Inn until ultimate condemnation some years in the future. It was built in 1958 and under the previous owners who personally managed and maintained the property on a daily basis was a neighborhood asset. In the seven years since being acquired by its current owners, it has steadily fallen into greater and greater disrepair and has, in my opinion, become a neighborhood eyesore.

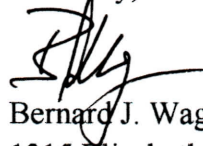
- The roofline sags, shutters are askew and routine maintenance is not apparent
- It hasn’t seen a coat of paint in years
- Parking at the designated hotel spaces with 2014 sized trucks sticking into the right-of way on Elizabeth Street has become a safety issue
- Overflow parking by the Inn’s guests onto the limited number of spaces available on Elizabeth Street for residents is a continual irritant
- The demise of the property now attracts clientele such that drunken “F-bombs” are heard by Elizabeth Street neighbors and children with as much frequency at 3pm as at 3am

Clearly, I cannot stand the thought of living on the street for the next seven years with the property at risk of continual decline under present ownership. So, “Damned if you don’t.”

If the amendment IS approved, I foresee a sale to a developer that will seek to increase the density to “make the numbers work.” Currently, there are 21 rooms and 16 parking spaces of which 5 spaces are interior to the property and 11 are diagonal spaces abutting the hotel on Elizabeth Street. More density translates to more cars. I am not an architect so I cannot envision more rooms with modern amenities and enough parking for the ultimate number of rooms on that roughly one-third of an acre lot even if two-stories are approved. So, “Damned if you do.”

I have been unable to review any plans for the property by the current owner before figuratively being asked to write a blank check by changing the zoning map. I would urge the Planning Board to require the owner to produce their plan for the property before deciding to either approve or disapprove the current zoning for 625 South Street. Perhaps the plans will show me my fears for the future are unfounded.

Sincerely,



Bernard J. Wagner
1315 Elizabeth Street
Key West, FL 33040
305-797-1885