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Sent: Tuesday, December 12, 2023 12:47 PM

To: City Clerk <cityclerk@cityofkeywest-fl.gov>; Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>; Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>

Subject: [EXTERNAL] File # 23-4843 Address: 638 United Street - OPPOSITION

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To: City of Key West, FL Planning Board

From: Frank Boehling, 1316 Villa Mill Aly

Pursuant to notice of the planning board meeting today, Dec 12, 2023, I oppose the subject plan and would like to share my thoughts as a close neighbor to the proposed development. I am not able to be physically present for the meeting so, in advance, thank you for your consideration of this email as my opposition to the planned development at 638 United Street.

We purchased our Key West dream home in 2020 after searching diligently for 3 years. We selected Villa Mill because it fit the general characteristics of the Casa Marina area. During our visits and search we learned the Casa Marina area is tranquil and private yet very accessible to all parts of the island. I believe what affords our area enhanced privacy and tranquility is larger lots and non-traditional home styles. All of our neighbors on Villa Mill have sizable lots and excellent privacy on a dead-end alley. That is why my wife and I picked Villa Mill. Our lot is approximately 10,000 SF and has only one home on it. Although I do not specifically know the size of the other properties on Villa Mill, they all are larger than the normal KW lot with only one single family home on each lot.

My wife and I have been concerned about the development of 638 United for a few years now. Just after we bought our home we learned that first idea of 5 townhouses at 638 United was approved by the planning board but denied by HARC. We were very thankful. Over the last couple years we've seen how certain old home sites in KW have been demolished and resurrected with a compound of "single family" homes stacked so close to each other the sun hardly shines on the ground surrounding it. Those developments are unsightly and quite honestly very disappointing to see. Is the goal to keep increasing the density in KW until it becomes something else? This plan appears to be another disappointing opportunity to stress the density in our area and it's within 100 feet of my home. It's surprising to me that the planning board is even allowing this development to be heard but here we are and I need to share with you the grounds for my opposition. I base my opposition on density, privacy and lack of similarity.

Density; Our very narrow Villa Mill Aly is currently the access for 5 single family homes on Villa Mill, 1 single family home for 707 White Street and the old apartment building on the corner of United and Villa Mill. The plan proposes two driveway/parking spaces to be accessed from Villa Mill. Adding two driveways on our Alley will present great challenges for service providers, delivery vehicles and our residents. The lot at 638 United is approximately 13,000 SF. Based on the existing homes on Villa Mill it is far too small to build 4 homes. The developer is requesting variances that are clearly related to a goal of achieving maximum density. None of the variances should be granted. These variances do nothing to support public need and will drive down the value of our adjacent properties as it reduces a greatly

valued privacy buffer. In addition, adding 4 homes with 15+ bathrooms and potentially 25+ occupants seems far to dense for 13,000 SF in the Casa Marina area and specifically Villa Mill Aly.

Privacy; The proposed plan will result in elevations that are higher than any other single family structure on Villa Mill. I would like to see a rear elevation and determine if any windows are shown on the back side of the buildings. With the high elevation of the proposed structures our neighbor at 1306 Villa Mill will have windows gazing into their backyard where they currently have good privacy for their backyard and pool area. The proposed structures are so high that rear facing windows on the second floor will also have a line of sight into our living space with no way to create a privacy buffer.

Lack of similarity and scale; As mentioned in my opening statement the houses along Villa Mill and in the Casa Marina area are generally large lots with low peak elevations. The proposed structures are awkwardly higher than adjacent single-family homes. This development will appear too tall next to comparable properties along United and Villa Mill. The 13,000 SF lot at 638 United should be a maximum of 2 single family homes with access to United only and a maximum height not exceeding the single-family homes on Villa Mill and Elizabeth Street. The concept of one or two homes would provide similar scale and size for our area.

In closing, the proposed plan appears to be another quest for a developer to squeeze a profit out of a project in KW with no regard to the neighboring residents. It lacks thought concerning density, privacy, similarity and scale of neighboring properties. We live in a very special place and those seeking to destroy it for the sake of making a dollar should be denied. As a solution I would be happy to purchase the property and build one dream home like ours so a deserving family can enjoy KW the way we do.

Thank you,

Frank Boehling
1316 Villa Mill Aly