

## Public Comments - 1020 18<sup>th</sup> Terrace

**From:** [islanderss@aol.com](mailto:islanderss@aol.com) [<mailto:islanderss@aol.com>]

**Sent:** Wednesday, February 17, 2016 6:08 PM

**To:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>

**Subject:** The property at 1020 18th Terrace

Attn: Melissa Paul-Leto, Planner Analyst

[mleto@cityofkeywest-do.gov](mailto:mleto@cityofkeywest-do.gov)

Re: The re zoning of the property at  
1020 18th Terrace  
Key West, FL 33040  
from a single family home to a duplex

As a 10 year homeowner adjacent to the house in question, I'm not opposed to my fellow local's making money and I am not opposed to my neighbor's renting out a back or side apartment of their house to make extra income. This is an expensive town and I understand that people do this to make ends meet.

But when it comes to our neighborhoods we "do" need to always think of the greater good. I oppose someone taking a structurally single family home and altering it to make a duplex strictly to maximize their profits primarily because for us it will mean more traffic and less parking. We already lost our privileges to keep our boats in the street. We now spend almost \$1,000 per month to have our boat in dry storage. That was a hardship for us and almost everyone we know who also have to make other arrangements for their boats.

We already have to "find" parking spaces each day. Taking a big house on a corner and dividing it into multiple structures and re zoning it just for profit will change this neighborhood for the worse. It will open doors that do not need to be opened.

That corner is already busy enough. This is a working class, family neighborhood with a lot of children playing and walking or riding their bikes to the park that backs up to this house. How many more cars and people will this re zoning allow in one structure? If it was for a family who already lived there and needed the extra income I might have a different opinion. But not for someone just looking to make an extra buck because the house is big. That is greed. There are a lot of parts of Key West that have been ruined by greed. Think of the over all picture. Think of how a change affects the neighborhood's and skyline.

There is a way for us all to make money and enjoy living in paradise, but this is not it.

We love our neighborhood. We happily raised our children on this street and now enjoy watching the next generation play.

S. McCain

[3720 Donald Ave.](#)

[Key West, FL 33040](#)

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February 17, 2016

3720 Pearlman Terrace  
Key West Fl, 33040  
City of Key West

Planning Department  
PO Box 1409  
Key West Fl, 33041-1409

Dear Representatives,

We are writing in response to the application to change the conditional use of 1020 18th Terrace, Key West, from a single family structure to a duplex.

We are against this proposal for the following reasons:

-This is a neighborhood of single family houses that brings stability and a sense of community with the people who live here. We are invested in our neighborhood for the long term.

- Granting this change would ultimately encourage other buyers to purchase properties here and convert to multi-tenant use to maximize financial potential. There are at least 5 other properties within 1 block with houses with large square footage or are two-story dwellings.

In closing, we're sure you know the impact that this decision could have now and in the future to our neighborhood.

Thank you for your consideration.

James and Andrea Schneider

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**From:** Michael Malgrat [<mailto:kwbigdog55@hotmail.com>]

**Sent:** Tuesday, February 16, 2016 7:01 PM

**To:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>

**Subject:** Conditional Use 1020 18th Terrace RE #00056840-000000 AK # 1057339

I again write to The Planning Board asking that they not approve the duplex in my single family residential neighborhood. Allowing the conversion would change our neighborhood. We all bought in this neighborhood because it was zoned single family residential. This conversion will change our quality of life in this neighborhood, of which some of us have been here more than forty years, and in our opinion it will decrease our property values.

I don't like writing this letter because I don't want to tell anyone what they can and cannot do at their home, but this will not be Mr. Bublak and Ms. Hruskova's home. They will rent it out and will not know what is happening on the property which is right next door to mine. Who will monitor how many people are actually living there and how many vehicles are in and out of there?

Again, this is not what we in the neighborhood bargained for and I would like to ask each and every one of you before making a decision, to consider how you would feel if this request was made in your neighborhood.

Thank you for your time and consideration,

Kim Grizzle-Malgrat  
1018 18th Terrace

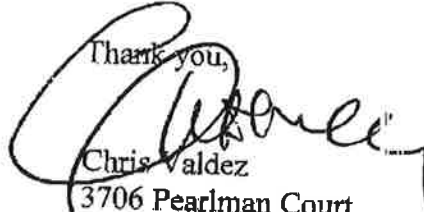
Melissa Paul-Leto, Planner  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

December 14, 2015

RE: Project at 1020 18<sup>th</sup> Terrace, Key West, Florida 33040

Dear Mrs. Paul-Leto,

I own a home down the street from this project and I completely support the owners and look forward to this project being completed. One of the biggest complaints in the City is that we don't have enough affordable housing. This project is going to create three new units and two of them will be affordable. There are many homes in this neighborhood that have multiple units and they have not created any problems. This property has more than enough room to have four units.

Thank you,  
  
Chris Valdez  
3706 Pearlman Court  
Key West, FL 33040

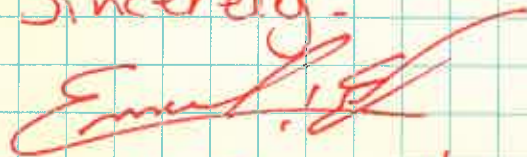
12/15/2015

Eyal Emanuel  
1016 18th Terrace

I object to trasfering from  
single home family to multiply  
family.

The members of the board would  
not like to have multiple family  
home next to your single family  
home.

Sincerely,



Eyal Emanuel

Omar Garcia  
1204 17 Th Terrace  
Key West, FL 33040

**To: Honorable Planning Board Chairman and Members of the Board**

P.O. Box 1409  
Key West, FL 33040

**RE: Planning Board Meeting on September 17, 2015 Item # 6**

Dear Members, first I would like to express my appreciation for your public service as a member of the planning board.

The following item that you are considering will have a negative impact on the quality of life on me and my family and all the neighbors of my district.

New town is a very family oriented neighborhood and it is the last front line for children and families alike to enjoy Key West. We actually know our neighbors...

Slowly but surely more and more illegal rentals are invading our quality of life and we many times turn a blind eye. But to consider the intrusion of this project in what we know will be four rental units with constant turnover in tenants will have a negative impact.

I know the representatives of this project will say and spin this request in whatever way they can but remember us the neighborhood will live with the results of your decision.

I was a chairman of The City of Key West Affordable housing committee for many years and know first-hand what our intent was in allowing accessory units for affordable housing.

The intent was for a single family the ability the have a limited dwelling on their property deed restricted for a mother in-law unit or a child in college who can't afford the high rents.

This is an attempt by a contractor to maximize his profits, knowing from the very beginning he bought a single family home.

So please do not support four units at this location!

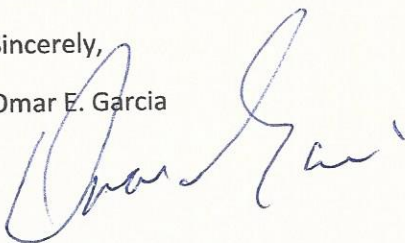
One single family home and one accessory unit is what is fair and anything else is an attempt to rebuild a multifamily apartment building in a single family district.

**PLEASE VOTE NO!**

**YOU ARE THE LEGISLATIVE BODY!**

Sincerely,

Omar E. Garcia





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2015 SEP 16 PM 2: 28

CITY OF KEY WEST  
KEY WEST, FLORIDA

9/15/2015

1025 18<sup>TH</sup> Terr  
Key West, FL 33040

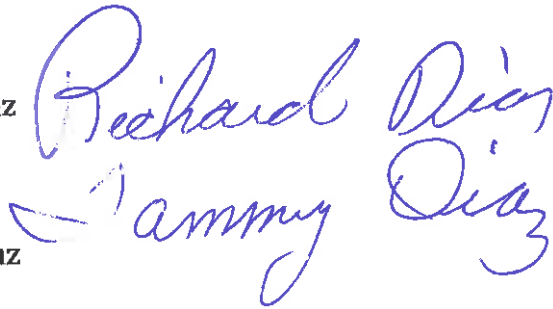
City of Key West, Planning Board

To Board Members,

We are writing this letter in response to the recent proposal/ application of change of use at 1020 18<sup>TH</sup> Terr. (RE # 00056840-000000: AK#1057339) My wife and I have lived at 1025 18<sup>TH</sup> Terr. for 30 years; we have raised our children and grandchildren here. We trust that you will do what is right for all the concerned neighbors and deny the owner to build a 4 unit, work force housing complex in a single-family neighborhood. Allowing this will disrupt the quality of life and open the door for others to further disrupt the Pearlman Estates. Please excuse my absence from the meeting on 9/17/2015, for I am not able to attend.

Thank you for your consideration

Richard Diaz



Tammy Diaz

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2015 SEP 16 PM 2: 28

CITY OF KEY WEST  
KEY WEST, FLORIDA 9/12/2015

3621 Northside Court  
Key West, FL 33040

City of Key West, Planning Board

To all board members,

I am writing this letter in response to the recent proposal/ application of change of use @ 1020 18<sup>TH</sup> Terr. (RE # 00056840-000000: AK#1057339) My wife and I both have had the pleasure of growing up and continue to live in the Pearlman Estates. I am writing this letter with great concern; I will acknowledge that more housing is needed in our city. But the Pearlman Estates is 100% the wrong neighborhood to do it in. My wife's parents live directly across from 1020 18<sup>TH</sup> Terr. And will be most effected by this. The owner of this home had to know at the time of purchase that he was buying a single family home. If the owner requested to add one accessory unit, I would not be against it. But to allow someone to come in to a single-family dwelling district, and build a 4 unit complex is totally wrong and unwanted. I am asking you to deny this proposal and any other proposal like this in the future. This area is full of hard working families with children, and we all want to continue to live that way. Please also consider that the property will not accommodate the 10-15 cars, personal watercraft, and work vehicles. We trust that you will do what is right for all the concerned neighbors.

Thank you for your service.



David L. Zarate

3720 Pearlman Terrace  
Key West, Florida 33040

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2015 SEP 16 PM 2: 28

September 3, 2015

Key West Planning Board  
3140 Flagler Blvd.  
Key West, Florida 33040

CITY OF KEY WEST  
KEY WEST, FLORIDA

Honorable Board Members,

We are writing this letter to respond to the pending application for a change of conditional use at 1020 18<sup>th</sup> Terrace (RE#0056840, AK#1057339). We feel this application should not be approved based on these points:

1. We like our neighborhood of single family residences. We have been here for 14 years and witnessed very little change in the movement of people in and out the neighborhood.
2. Traffic and parking. The addition of 4 units on this property would and could add up to 8 more vehicles on the street (or more including company vehicles). We have growing children that in a couple of years could have their own vehicles which we already see will fill up the street spaces vacant now.
3. We feel that there are better places for a multiple unit workforce housing building than in our neighborhood of single family housing. Granting this application could open the door for others to purchase homes in this neighborhood and convert them to multiple unit workforce housing. We hope that this also sheds light on affordable workforce housing opportunities that would not require business owners to create their own in this way.

We hope you strongly consider our and our neighbors views on this matter and that the need for housing for workers is needed, this is not the way do achieve it.

Thank you for your consideration,



James and Andrea Schneider



3715 Pearlman Terrace  
Key West, FL 33040

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2015 SEP 16 PM 2:27

CITY OF KEY WEST  
KEY WEST, FLORIDA

Attn: KW Planning Board

To Whom It May Concern;

We are writing in response to the recent proposal and application for a change of conditional use at 1020 18th Terrace (RE# 0056840, AK#1057339). We are writing to express our concern. This proposal should be DENIED for many reasons, however, below we will highlight just a few.

Our neighborhood has consisted of single family dwellings for as long as we can remember. Bradley, was born and raised in this house (since 1975), and we have lived here with our family for 15 years. There has been very little change over the years. The people that he grew up with have now passed down their homes to their children and grandchildren. It is very much a neighborhood for FAMILIES.

The fact that this is a proposal to add 4 units to a single family/residential neighborhood is concerning for what the implications will be on traffic and parking. We are told that there will be a small parking lot included. The people that are proposing to build there, will likely include their company vehicles. While it will not only be an eye sore, it will impact safety in our neighborhood as well. The property is at a very busy intersection where people are coming and going with their families to and from the local park. Multiple vehicles coming and going will inevitably cause dangerous vehicular situations.

The last point that we would like for you to consider is what granting this proposal would mean for the future of our neighborhood. Would adding one of these ridiculous units allow others to be built in the future?? Pearlman Estates is zoned for single family/residential homes, which would your buyer would have/should have known when they purchased the home. Pearlman Estates is not zoned (and has NEVER been zoned) for multi-units with parking lots.

I urge you to please drive around our neighborhood prior to granting this request. You will not see multi units, with parking lots crowded with overpopulation. You will not see business vehicles parked illegally. You will see families, out for bike rides with their children and dogs. You will see hard working families getting home from work with their groceries. You will see young families walking with their newborns in strollers. You will see neighbors socializing at their fences with their neighbors and friends (many of 10+ years).

We hope that you will consider this strongly. While we do acknowledge that there is a housing crisis in Key West, THIS is not the way to solve it.

Thanking you in advance,

  
Bradley and Jessica Lariz



**From:** Michael Malgrat [<mailto:kwbigdog55@hotmail.com>]  
**Sent:** Monday, September 14, 2015 3:53 PM  
**To:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>  
**Subject:** Request for conditional use 1020 18th Terrace

Dear Ms. Paul-Leto, This letter is to inform the planning board that we are against giving the owners of 1020 18th Terrace permission to convert a single family home into an apartment building. When we purchased our home 12 years ago, we bought in an exclusively single family home neighborhood because we wanted a family oriented neighborhood for our children and grandchildren and up till now it has remained that way. We have also seen plans to dig out the yard and replace with an 8 parking place parking lot. A 4 unit apartment building with an 8 space parking lot does not belong in this neighborhood. Also, if the owners receive their conditional use request, does that turn the area into commercial zoning where commercial vehicles can be parked 24/7? That has already been happening the last few weeks. Three of the owner's commercial vehicles have been parked on the property and have not moved in a couple of weeks. We can only ask that the planning board consider how they would feel if a single family home next door to their family home all of a sudden was turned in to an apartment building. Please do not approve this request, what is being asked of you does not belong in this neighborhood. Thank you for your time and consideration, Michael Malgrat and Kim Grizzle-Malgrat 1018 18th Terrace.

Tue 9/8/2015 4:27 PM

1020 18th Terrace - Variance request comment

Mr. Eyal Manuel  
1016 18<sup>th</sup> Terrace  
Objects to the variance request.

**From:** Christina Kilborn [<mailto:kilbocr@gmail.com>]  
**Sent:** Monday, September 07, 2015 3:59 PM  
**To:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>  
**Subject:** 1020 18th Terrace (RE # 00056840-000000; AK # 1057339)

Ms. Leto

I have not heard back with confirmation of when the meeting in regards to the request to change the property at 1020 18th Terrace has been rescheduled. The voice mail I received from you was inconsistent with the note on the city's website about rescheduling. I'd like to confirm the date so that I, or a representative for me, may attend if able. If I am unable, please let me know how to assure that my concerns be brought up.

Firstly, I am still concerned about parking. I believe the 6 spots proposed is not enough for 4 units since most households have at least 2 vehicles and many of my neighbors have that in addition to work vehicles. I often see work vehicles at the property currently and am concerned they will have both personal and work vehicles at the property on a regular basis. Furthermore, 6 spots could not accommodate for the new residents' guests.

I am also concerned about how the property change would affect my home's value long term. Particularly due to the deed restriction and change to multiple units, meaning more traffic.

Thank you again for considering my concerns.

Regards,  
Christina Kilborn