

October 14, 2018

Todd Kemp
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1306 Villa Mills Aly
Key West, Florida
33040

City of Key West Planning Board
PO Box 1409
Key West, Florida 33041

RE: Major Development Plan – 638 United Street (RE# 00036600-000000)

Dear Planning Board Members:

Our primary residence is located at 1306 Villa Mills Aly. Our property is one lot away from the rear of the proposed development.

We are out of town this week and unable to attend the meeting in person. We are submitting this letter with our comments and requests for the Board's consideration.

We welcome and are in support of the conversion of the property at 638 United St. to residential usage. However, we have the following concerns with the proposed development plan:

- The addition of 5 single family homes (23 bedrooms) on three lots is too dense for the neighborhood. In keeping with the neighborhood, we believe the development should be 3 single family homes with 2 – 3 parking spaces and 25% landscaping.
- The documentation posted with the meeting agenda indicates the property is meeting all set backs. It appears that these are setbacks for commercial property and not standard residential set backs of 30 feet. We believe that these homes should be required to meet standard residential setbacks.
- If approved, this project will impact the Villa Mills Aly residents in several ways:
 - The homes on Villa Mills Aly are designed for privacy and the residents enjoy private back yards. The addition of the two rear, 2 story single family houses 10 feet from the property line is excessive mass and scale for the neighborhood. As proposed, these two homes will take away from the Villa Mills Aly privacy as the new homes will look into the existing back yards.

- The proposed two rear units that access Villa Mills Aly share a single 10 ft. wide driveway. The driveway leads to, two 11 ft. wide garages. This space is too small to accommodate a car along with bikes, garbage cans, etc. The result will be an overflow of items into Villa Mills Aly impacting the other neighbors.
- Five parking spaces are not enough to accommodate 5 single family homes (with 23 bedrooms). The homes on Villa Mills have two to three off street parking places and we have issues with service vehicles (e.g., pool service, yard service, deliveries, etc.) blocking the Aly. Without additional off street parking, the Villa Mills residents will be impacted by additional vehicles blocking the Aly.
- If this project is approved, we request that additional onsite parking be required and a condition that there will be no cars, bicycles, trash cans, dumpsters or service vehicles in Villa Mills Aly.
- We request that the project meet all residential landscape and vegetation requirements and codes
- There is not specific information about the drainage plan. It is noted that the development will meet drainage requirements. Our concern is that there is no storm drain on Villa Mills Aly. This has been an ongoing problem that the City has not addressed. We are requesting that a Storm Drain be added to the end of Villa Mills Aly if the development is approved.
- We funded the installation of a new water line that feeds the residents of Villa Mills Aly as part of a recent renovation. This was to address water pressure issues on the Aly. We are requesting that these new units do not use the Villa Mills water line to ensure the integrity of the water pressure for the existing residents.

Thank you for your consideration. We can be reached at 904 910-1072 with any questions

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