

Peter F. Wagner

Nov. 17, 2014

1206 Duval St.

1209 Duval St.

1208 Duval St.

1211 Duval St.

Applicant: Smith Oropeza, P.L.

Owner: New Potter's Cottage, LLC

Location: 1212 Duval St

To the Board,

I am grateful for the work of the Planning Board and I appreciate this opportunity to be heard.

I have worked and lived on Upper Duval for over 30 years. The entire time I have done everything I could to develop and nurture this end of Duval as an alternative to the hyper-active lower end of Duval as outlined in the intent for HRCC-3. We are different up here. Quiet, slower, and focused on a different quality of life. I think that it is important for all of us to protect that unique nature of Upper Duval.

The proposed project at 1212 Duval St. is perfect for our neighborhood and I urge the Board to approve any variances required. Also, I am familiar with other projects undertaken by the applicant and those projects are architecturally appropriate, sensitive to the surrounding properties, and quite simply beautifully done.

We are lucky to have a project of this quality and an applicant this committed on Upper Duval.

Thank you.

Pat J. Wynn  
305.296.6878

To: Key West Planning Committee

I have reviewed the applications for both 1315 Whitehead Street and 1212 Duval Street and would like to make the following comments respective to each property:

1212 Duval Street:

- I do not agree with the currently single structure being reconfigured into two separate homes. While overall ground coverage is reduced it effectively places two family homes on a lot designed to have but a single home. The area, which has little off street parking, will see its limited street parking adversely affected as additional cars are placed on our public streets. In addition, the unique Key West lane ambiance will be adversely affected by a two story home plugged into the back of the lot. This area represents one of the few residential areas in this area of Old Town and this development, as currently proposed, is against the best interest of the neighborhood. Using the footprint of an existing structure to justify dividing the building into two independent homes also sets a precedence which would encourage investors to tailor their renovations to meet pure fiscal objectives at the expense of unique neighborhoods.

1315 Whitehead:

- The current proposed development at this site is contrary to the best interest of the neighborhood. Why would the city allow a compound of seven homes right next to one of the premier tourist sites on the island? The south end of Whitehead Street is one of stately homes that reflect the historical nature of Old Town. Even the current multi-family homes are really single family homes that are currently set up as apartments. These multifamily units have sufficient off street parking and do not adversely affect parking on the neighborhood streets.
- A simple aerial evaluation of the space available, comparing the density of construction both north and south of the lot, clearly shows that the maximum number of structures that should be permitted for this address is at most three to four. This area of town has little off street parking allocated for "residents"; this compound clearly has insufficient parking which will create an intolerable mess right in the middle of what should be a jewel of good taste and community planning. Jamming 7 structures onto what effectively becomes a postage stamp of ground is not something that should be seen as suitable for Old Town Key West. As it is today it is difficult if not impossible to find a parking place in front of my home, to off load groceries , between the hours of 10 am and 3pm.

- As currently shown plans for 1315 Whitehead Street lot has only 6 parking spaces for 7 homes. I do not believe that the City of Key West should allocate an additional ROGO to the lot given that even the current existing 6 parking places are insufficient. When visitors and family 2<sup>nd</sup> vehicles are accounted for there would need to be at least two parking places for each home as well as respective storage space for GEM cars, bicycles and recreational items such as kayaks. Residential city parking permits should not be permitted if a developer knowingly creates a compound without sufficient vehicle and associated storage.
- I question the wisdom of placing so many homes in such a relatively small area. While existing homes are somewhat grandfathered in due to the realities of their placement, there is no doubt that this area at the southernmost point has some significant issues with safety. My understanding is that this is the same general area that the old lighthouse was at when it was destroyed in 1846 with the loss of 14 lives. The new lighthouse was then moved inland for safety. While it is reasonable to place residential housing at 1315 Whitehead, it is not prudent to build it up to maximum density, especially since the corner of Whitehead and United routinely floods up to 3 feet during relatively light rainstorms up to 4-8 times per year.
- I am not against building something nice on Whitehead street but 7 homes is way too much for the infrastructure in that portion of the island.

Peter Janker

Owner of:

417 United Street

1215 Whitehead Street

1301 Whitehead Street

-----Original Message-----

From: Janker, Paul L CPT USARMY (US) [<mailto:paul.l.janker.mil@mail.mil>]

Sent: Tuesday, November 18, 2014 2:11 PM

To: Kevin Bond

Subject: 1315 Whitehead Street and 1212 Duval Street applications (UNCLASSIFIED)

Classification: UNCLASSIFIED

Caveats: FOUO

Sir,

After review of the 1315 Whitehead Street and 1212 Duval Street applications, I would like to make the following points:

1212 Duval Street: I do not agree with a single plot being reconfigured into two separate homes. Traffic congestion is a major concern around United, Louisa, Duval, and Whitehead. Placing multiple homes on a lot designed for one will exacerbate and already complicated parking issue since the Southernmost Point is only a block away. Furthermore, a two-story home adversely affects the location's ambiance by placing an unsightly structure in the background.

1315 Whitehead: Seven structures proposed structures located next to the Southernmost point seems like recipe for disaster. The area suffers from a severe traffic issue, and adding multiple housing units will further exacerbate and already bad situation. Parking (which is already in limited supply) will further be complicated by additional residents on Whitehead Street. Ultimately, the current proposed development at this site is contrary to the best interest of the neighborhood.

Respectfully,

Paul Janker

Homeowner 418 United Street