

November 27, 2018

Hi Vicky,

My name is Alex Plotkin and I am the owner of 1311 Villa Mill Alley, Key West, FL 33040. I am unable to make the hearing because I am out of town but would like to be heard on the upcoming construction on the proposed site of Dion Oil at 638 United Street Key West Fl

Parking is already very congested on the Alley and with 23 bedrooms and 5 parking spaces for the proposed site I think it will add stress and congestion to the Alley and surrounding areas. The proposed construction would clearly cause functional integrity to the native plants and animals not only located on our property but the rest of the homes on Villa Mill. Dry retention means must be evaluated and approved by engineers specializing in such. Double frontage parcel would disrupt active Villa Mill traffic. Proposed construction would create disturbed secondary to environmental changes of the natural community. Development utility work would disrupt roadways, United and Villa Mill, and cause traffic delays for several years.

Concern exists over the toxic nature of the extent buried fuel tanks and other chemicals kept on the property and if an environmental impact study has been performed to mitigate spreading contaminated soil. I believe this should be done and made public.

The commutatively illuminated artificial light sources that will disrupt privacy and animal habitat, I believe this project will not comply with proper "Dark Sky" requirements. The possibility of disrupted utility easements. Construction will result in change of natural drainage patterns and impact adjacent properties. Given that the property has had all natural vegetation removed in violation of existing desired land use policy, we request that 25% of the existing parcel be replanted with natural vegetation to restore the habitat consistent with adjacent properties.

Consideration has to be given to impact on existing traffic patterns on United Street, and this may require a study to assess whether a traffic light or stop sign is required, given the other existing adjacent multi-dwelling facilities and businesses. Consideration should be given to airspace obstruction height in order to reduce impact of shading on adjacent properties, leading to vegetation disruption. Thank you for your consideration

Thank you

Alex Plotkin