

Aguila-Ilze

From: Jan Edelstein <jmeten@comcast.net>
Sent: Tuesday, July 10, 2018 1:24 PM
To: Aguila-Ilze
Cc: Schemper-Emily
Subject: July 25 Meeting: Coco Palms Application - Contrary to Comp Plan for the Lower Keys
Attachments: Landscape and Lighting July 8 2018.pdf

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Dear Ms. Aguila:

Please see that my comments opposing the Coco Palms Application are provided to the Commission and made known at the public hearing.

Thank you,

Jan M. Edelstein

Dear Planning Commission,

I live in Cudjoe Gardens, about one half of a mile from Coco Palms. Both of these residential developments front on US 1, are currently low density residential neighborhoods containing low height/human scale buildings, are (or were before Irma) screened heavily from the highway by native Low Hammock plantings and use very low levels of night lighting, including no street lighting, all in keeping with the Community Character of the Lower Keys.

The changes in zoning are contrary to the Comprehensive Plan for the Lower Keys and should not be recommended to the BOCC. Approval of this application would almost double the current residential density, eliminate the floor area ratio requirement to allow larger buildings, and rezone the 50% of the property that is native area to Suburban Commercial to allow these larger buildings.

The Comprehensive Plan for the Lower Keys is clear; this area is to remain a low-density, rural, residential area with local businesses scaled to serve the needs of the Lower Keys residents. Although people who work in Key West might live in the Lower Keys, the vision embodied in the Comprehensive Plan is NOT to turn it in to a denser residential area to serve the housing needs of Key West. Rather, as the Comprehensive Plan makes clear, "Monroe County shall manage future growth [of the Lower Keys] to preserve the rural or low density community character, protect the natural environment of the Lower Keys".... and shall also "establish an affordable housing base for Lower Keys residents and workers."

Do not think that the County's landscaping and lighting ordinances will protect Community Character in general, or the residents and those desiring a scenic highway in particular. Please see the attached photographic presentation. Further, the County does not have a floor area limitation for you to use, and according to the staff description of the application, applicant proposes eliminating the one that currently applies to the property.

Approval of this application would saddle us with another dense residential project such as Little Torch Cottages (14 du/ac). See photo below. Please vote "disapprove."

Very truly yours,
Jan M. Edelstein
Cudjoe Key, FL

