

Aguila-Ilze

From: Stein-Bradley
Sent: Tuesday, February 25, 2020 4:10 PM
To: Aguila-Ilze
Subject: FW: Quarry Partners Project

Please add to 2019-205 Major CUP File

Brad Stein, AICP
Planning & Development Review Manager
Monroe County | Planning & Environmental Resources Department Stein-Bradley@MonroeCounty-FL.Gov
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2798 Overseas Highway, Suite 400
Marathon, FL. 33050

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

From: Tres Penny <tres.penny@gmail.com>
Sent: Tuesday, February 25, 2020 4:01 PM
To: District1_planning <District1_planning@MonroeCounty-FL.Gov>; District2_planning <District2_planning@MonroeCounty-FL.Gov>; District3_planning <District3_planning@MonroeCounty-FL.Gov>; District4_planning <District4_planning@MonroeCounty-FL.Gov>; District5_planning <District5_planning@MonroeCounty-FL.Gov>; Cates-Craig <Cates-Craig@MonroeCounty-FL.Gov>; BOCCDIS2 <boccdis2@monroecounty-fl.gov>; BOCCDIS3 <BOCCDIS3@MonroeCounty-FL.Gov>; BOCCDIS4 <BOCCDIS4@MonroeCounty-FL.Gov>; BOCCDIS5 <BOCCDIS5@MonroeCounty-FL.Gov>; Stein-Bradley <Stein-Bradley@MonroeCounty-FL.Gov>; acompany@gmail.com; conchybubba@gmail.com; mcelectricofkw@comast.net; callejt@aol.com; sell111xx@gmail.com
Subject: Quarry Partners Project

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Commissioners,

Good afternoon. First, thank you all for what you do in our County!

My name is Tres Penny and I am a resident living on Calle Dos, adjacent to the proposed property the latest development by the applicant Quarry Partners. First and foremost, I would like to express that my and my neighbors' concerns below are not in anyway to be construed as having an issue with any member of public office, on staff, nor toward the applicant or those he/she employs. They are simply concerns of residents trying to live comfortably and safely and hope that they will be read accordingly as we all do our best to coexist in our unique part of the world!

In 2017 I and several neighbors expressed concern about the traffic impact to our neighborhood and safety concerns at the intersection of Calle Uno/US 1. We are just now starting to see a few of the buildings originally approved become occupied and an increase in traffic, although it appears that only 3 of the 9 buildings are currently occupied, thus we anticipate much more to come.

As you know, the language included in the development agreement in 2018 states that the applicant should make every best effort to obtain an easement for the purpose of constructing an ingress/egress but did not mandate it be done. Since then, I have appreciated that some of you have specifically stated that a second ingress/egress farther down on the four lane should be a condition to any subsequent development.

Simply put, I am sympathetic that on the heels of Irma there was considerable pressure to push any project through and thus the applicant was allowed the lenience in the language for the original project. Now, however, we must recognize that the intent behind the language was that there would eventually a separate ingress/egress. Ignoring that obvious and reasonable intent and allowing the applicant to not use their own property for this purpose does not seem fair or honest toward the neighbors who did not place NIMBY objections, but instead supported the idea provided that specific concerns were met, although at the time of the original project residents of Calle Dos had not been told that they applicant would eventually seek to build directly across the street.

Traffic is about to become even more into focus as the bridge construction is paired with numerous large projects on Rockland and Stock Island. Our concern is safety first with convenience and quality of life (both of which are supposed to be considered with regards to new development) second. While we can say that convenience/quality of life/impact on adjacent property value is subjective, I guarantee that anyone living on our street is keenly aware of the impact. It is one thing for 60 units of apartments to be outside our front doors, but entirely another to have daily traffic backups and ultimately traffic accidents on a frequent basis as cars turn into or out of neighborhood that was built to serve a small handful of single family houses. I speak only for myself but if a second ingress/egress were agreed to and traffic was prevented from going on Calle Uno/Dos then I would consider that agreeable and would applaud both the County and the applicant in this circumstance.

Finally, I would like to explain why we as residents are making our requests in the final hours before the Planning Commission meeting.

In January, I read the Staff report dated 13 January. I applauded the staff for having identified that there were issues with the traffic study not accounting for other projects. There was a request for continuance filed on behalf of the applicant to delay planning meeting from 29JAN to 26FEB. In the 13JAN staff report under subsection "e." there was relatively strong language that would have required the applicant to have specific traffic mitigation in place prior to the issuance of a building permit which many of us residents took to mean a separate ingress/egress would be required and thus had no need to comment. This was, after all, the intent of the commissioners who had agreed to the original project. Just a few days ago, however, I downloaded the latest version of the staff report, 14FEB, and that language in section "e." has changed once again to something more vague, which reminds me again of a similar circumstance two years ago.

I respectfully request you take a few moments, look at the two documents, and notice the differences. I also ask that the Planning Commission please consider both the intent and previous comments by members of BOCC when looking at this issue.

Thank you all for your consideration.

Best regards,
Tres Penny

Eduardo Herrera
13 Calle Uno
Key West, FL 33040
305-304-4030

Monroe County Planning Commission

2/25/2020

Dear Commissioner,

I am writing to express my concern with some details of the Quarry Partners, LLC Affordable Housing development on Rockland Key. As a 35 year resident of the Rockland Key neighborhood and the lower keys in general I have experienced many changes throughout the years and I am very aware of the critical need for affordable housing solutions. I work in the community as well as operate a small business and I cannot deny the necessity for solutions to the housing shortages that the first phase of this project is working to fill. That being said, I also feel it is the responsibility of the residents and the officials elected to represent their constituents to protect the fabric and essence of what it means to live in the keys and above all make decisions that support the community and ensure a safe environment. The second phase expansion of this project will only exacerbate the already mounting safety issues with concerns to the access points and I strongly encourage you to consider language requiring the developer to construct suitable and dedicated ingress and egress points as a required condition of your approval of the project.

The particular concern I have, along with many other residents both in my neighborhood and throughout the lower keys is the continued use of the Calle Dos / Calle Uno ingress and egress point as the sole access point for the entire development. Throughout the final stages of review prior to approval of the first phase of the project there were many changes and suggestions made concerning access to the site. Whether through mere confusion and haste or through deliberate tactics to stall concerned residents, the developer withheld details of their intended ingress/egress points until the last minute before the original planning commission meeting leaving the commission in a difficult position to potentially stall or deny a project that was very popular in the community or approve it with limited vetting from their own staff or input from concerned residents or experts in the field. During that meeting members of the planning commission ultimately approved the development even though staff made a recommendation to postpone for additional traffic concern discussions.

Following that meeting, the BOCC gave final approvals for the project after hearing concerns from several lower keys resident, myself included. Prior to and during that meeting I spoke to individual commissioners as well as publicly during my time allotted for commentary that I personally applaud the fact that the developer is working to create more affordable housing opportunities in the keys. This is clearly an issue that concerns all residents. That being said, it is irresponsible to ignore or minimize the impact this development has had, and will continue to have after second phase approval, on traffic safety at the Calle Uno entrance / exit to US1.

The incredible increase in daily trips through the current ingress/egress from Calle Uno onto US1 is simply dangerous. This is not merely an inconvenience to the residents in Rockland Key but a safety situation for all motorists traveling down US1 and exiting the bridge. It is common for motorists to begin accelerating as they exit

this bridge in preparation for the 55mph zone, as well as the two lane stretch of highway. Adding 1,400+ daily trips to this single lane road will create an incredibly dangerous situation.

Now that this decision rests solely in the hands of the planning commission, I plead to the commission to consider the impact the traffic patterns have already had and will continue to have, not only for residents of Rockland Key, but also for all the residents of the lower keys that travel down US1 to work in the mornings and return home in the afternoons.

Fortunately there is a simple alternative that the developer has already considered. Since the developer owns many acres of land in the surrounding area, it would not seem overly cumbersome to direct the ingress/egress point through a constructed roadway in their undeveloped land adjacent to the Calle Dos rear access road that would provide an ingress/egress point onto US1 in an area where there are dual lanes in each direction (4 lane total). I am also confident that FDOT would consider this a much safer option to the aforementioned ingress/egress from Calle Uno.

I humbly ask that the commission approve the project (strictly) contingent on the developer finalizing and implementing their own original plan to use the ingress/egress point traversing the developers land onto US1 in the dual lane section as the sole access point for the development and to restrict the developer from using the ingress/egress point on Calle Uno onto US1 due to the grave safety concerns it will continue to create. This should be contingent on development of this alternative access point being completed prior to the construction of phase 2 of this projects.

Sincerely,

Eduardo Herrera

13 Calle Uno

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

From: Donny Barrios <conchybubba@gmail.com>

Sent: Tuesday, February 25, 2020 4:42 PM

To: Tres Penny <tres.penny@gmail.com>

Cc: District1_planning <District1_planning@MonroeCounty-FL.Gov>; District2_planning <District2_planning@MonroeCounty-FL.Gov>; District3_planning <District3_planning@MonroeCounty-FL.Gov>; District4_planning <District4_planning@MonroeCounty-FL.Gov>; District5_planning <District5_planning@MonroeCounty-FL.Gov>; Cates-Craig <Cates-Craig@MonroeCounty-FL.Gov>; BOCCDIS2 <boccdis2@monroecounty-fl.gov>; BOCCDIS3 <BOCCDIS3@MonroeCounty-FL.Gov>; BOCCDIS4 <BOCCDIS4@MonroeCounty-FL.Gov>; BOCCDIS5 <BOCCDIS5@MonroeCounty-FL.Gov>; Stein-Bradley <Stein-Bradley@MonroeCounty-FL.Gov>; acompany@gmail.com; mcelectricofkw@comast.net; callejt@aol.com; sell111xx@gmail.com

Subject: Re: Quarry Partners Project

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Commissioners,

I am also a resident of Calle Dos and have been for the past 10 years. When the Quarry project began, we definitely were misguided as to the completion and impacts we were going to face. We were told we would have a concrete fence as privacy and to serve as noise mitigation, but that quickly went away. We were told there would not be any traffic impacts on our streets and the project would have their own entrance/exit. The vehicles would go out to big Coppitt That also changed quickly.

Since the project commencement, we have had to endure 18 wheelers, dump trucks and other lost vehicles turning down our streets which are dead ends. We even had a crash as a result of an 18 wheeler backing up and striking a parked car on Calle Uno. If the project was to have their own entrance/exit, these issues would not even be brought up.

Also, the number of vehicles in those occupied units have began to increase, and they will continue to increase as the other buildings are completed. And now 3 more buildings are going up, and that will too increase the total number of vehicles on our streets. This most definitely is a safety concern of not only me, but all residents on our 2 streets (Calle Uno and Calle Dos).

I am asking that you reconsider this projects traffic study and make the project have their own Entrance/Exit AWAY from Calle Uno and Calle Dos.

Donny Barrios

Sent from my iPhone

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

From: Stein-Bradley <Stein-Bradley@MonroeCounty-FL.Gov>
Sent: Wednesday, February 26, 2020 8:39 AM
To: Aguila-Ilze <Aguila-Ilze@MonroeCounty-FL.Gov>
Subject: FW: Quarry Partners Project

Please add to File 2019--205

Brad Stein, AICP
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-----Original Message-----

From: Peter Sellers <sell111xx@gmail.com>
Sent: Tuesday, February 25, 2020 5:29 PM
To: Tres Penny <tres.penny@gmail.com>
Cc: District1_planning <District1_planning@MonroeCounty-FL.Gov>; District2_planning <District2_planning@MonroeCounty-FL.Gov>; District3_planning <District3_planning@MonroeCounty-FL.Gov>; District4_planning <District4_planning@MonroeCounty-FL.Gov>; District5_planning <District5_planning@MonroeCounty-FL.Gov>; Cates-Craig <Cates-Craig@MonroeCounty-FL.Gov>; BOCCDIS2 <boccdis2@monroecounty-fl.gov>; BOCCDIS3 <BOCCDIS3@MonroeCounty-FL.Gov>; BOCCDIS4 <BOCCDIS4@MonroeCounty-FL.Gov>; BOCCDIS5 <BOCCDIS5@MonroeCounty-FL.Gov>; Stein-Bradley <Stein-Bradley@MonroeCounty-FL.Gov>; acompany@gmail.com; conchybubba@gmail.com; mcelectricofkw@comast.net; callejt@aol.com
Subject: Re: Quarry Partners Project

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Commissioners

My name is Peter Sellers and have lived at 10 calle dos for the last 21 years. I am writing to express my concerns of the safety issues we will have with all the traffic the quarry project will have on our neighborhood and entering us1. Please take our concerns into consideration and make a different entrance and exit.

Thank you
Peter Sellers

Sent from my iPhone

Aguila-Ilze

From: Stein-Bradley
Sent: Wednesday, February 26, 2020 9:07 AM
To: Aguila-Ilze
Subject: FW: Traffic associated with the Quarry Project.

Please add to file 2019-205

Brad Stein, AICP
Planning & Development Review Manager
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From: Jon Conroy <jon.conroy@att.net>
Sent: Wednesday, February 26, 2020 9:04 AM
To: District2_planning <District2_planning@MonroeCounty-FL.Gov>; District3_planning <District3_planning@MonroeCounty-FL.Gov>; District4_planning <District4_planning@MonroeCounty-FL.Gov>; District5_planning <District5_planning@MonroeCounty-FL.Gov>; Cates-Craig <Cates-Craig@MonroeCounty-FL.Gov>; BOCCDIS2 <boccdis2@monroecounty-fl.gov>; BOCCDIS3 <BOCCDIS3@MonroeCounty-FL.Gov>; BOCCDIS4 <BOCCDIS4@MonroeCounty-FL.Gov>; BOCCDIS5 <BOCCDIS5@MonroeCounty-FL.Gov>; Stein-Bradley <Stein-Bradley@MonroeCounty-FL.Gov>; accompany@gmail.com; mcelectricofkw@comast.net; callejt@aol.com; Tres Penny <tres.penny@gmail.com>
Subject: Fwd: Traffic associated with the Quarry Project.

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Dear Commissioners and Planning Board members

I am an eleven year resident on Calle Uno. During that time I have enjoyed our small neighborhood, surrounded by water and the toppino industrial site. Our access to US 1 has been challenging, especially during season. Left turns onto US 1 always more so than right turns. As you are keenly aware, that is where southbound traffic accelerates coming off the Big Coppit bridge and north bound traffic accelerates, jockeying for position as the road changes from 4 lane to 2 lane. The additional traffic from the Quarry has caused an increasingly dangerous situation at that intersection.

Daily, during morning rush-hour four cars can be seen waiting to turn left, with a similar number waiting to turn right. The gore at the transition has become a de-facto acceleration lane for southbound traffic leaving the neighborhood. During evening rush hour, the left turn lane from northbound US 1 is stacked with multiple cars. Indeed, cars turning onto Calle Uno from northbound US 1 often travel far faster that is safe, because of the need to take advantage of small windows of opportunity to turn into the neighborhood. I walk in the neighborhood for exercise both morning and night most days. The rapid ingress to the neighborhood creates an especially unsafe situation for pedestrians at that intersection, as there are no sidewalks on Calle Uno, Dos, or Tres.

These increasingly dangerous conditions have resulted with only approximately 30% occupancy of the Quarry's 208 original units. As occupancy of the apartments increases, one can reasonably expect these issues to be exacerbated.

Prior to approval of the first 208 units, there were exhaustive discussion about other routes of ingress and egress for residents of the Quarry. The developer committed to make an effort to secure an easement to allow traffic to enter US 1 west of the Calle Uno intersection. That route would alleviate most of the dangerous scenarios described above.

The proposal before you asks to develop 57 additional affordable housing units as part of the Quarry project. As part of the approval process for the additional units, the alternate route of ingress and egress must be part of the proposal. Approval must be contingent on developing this alternate route into the Quarry.

Respectfully,

Jon Conroy

27 Calle Uno

Key West FL 33040

jon.conroy@att.net