

## Owen Trepanier

---

**From:** Owen Trepanier  
**Sent:** Tuesday, July 14, 2020 9:07 AM  
**To:** joseph dyer  
**Cc:** Lauren Mongelli  
**Subject:** RE: Objection to 1218 Duval Street Variance Application (RE#00028950-000000)

Hi Mr. Dyer,  
Thank you for copying me on your email. I represent 1218 Duval Street.

As an aside, I see you are retired Navy. Thank you for your service. We might not be able to have these very discussions if it weren't for you and so many dedicated service people like you. I am appreciative.

We are seeking approval to add 32 seats to the restaurant (formally the Cork & Stogie). The Cork & Stogie is no longer in business at this location. Until recently, I lived in the neighborhood for 20 years (not as close to the property as you, but I am somewhat familiar with the Cork & Stogie). I remember it as fairly subdued, but I try not to rely on my personal impressions so I reached out to the City to find out about code violations. The Cork and Stogie did not receive any code violations in the last 6-7 years. Notwithstanding, the new operation will have additional scrutiny by the City as a result of the variance. A bar is not permitted on this property – only a restaurant. Restaurants have certain restrictions imposed by the City and the State to ensure they do not operate as bars, and the property is committed to maintaining the status as a restaurant.

We are seeking to add 32 seats, which has an associated parking impact of 10.6 spaces. The manner in which the public notice was written could have been, in my opinion, less inflammatory and more accurate regarding the actual impact of the proposal. Notwithstanding, I understand everyone is just trying to do their job to the best of the abilities.

This property, like most on Duval Street, has always attracted bikes, scooters, pedestrians, and taxis. This business, again, like most on Duval, does not require significant automobile parking to operate successfully. To meet the actual demand we intend to add 24 bike/scooter spaces on site. We will eliminate the two private driveways, which will allow the creation of 3 new on-street public-access parking spaces. The proposal is consistent with the City's new Comprehensive Plan. It is the outdated and conflicting Land Development Regulations to which we seek the variance. The is to say, the City is encouraging businesses to move away from the traditional parking-oriented development of the suburban zoning codes and move in the direction of multi-model transportation.

We also understand the concern for potential noise. Even though restaurant are a permitted use in the HRCC-3 zoning district, the owners would like to offer the following day-to-day limitation on the restaurant operation (with the reasonable exceptions for City-sanctioned special events). They propose including this as a condition of approval, which, if not followed would result in the revocation of the approval.

Operating Condition for the Proposed Additional Seating Area:

Last Outdoor Seating: 10pm, Sunday thru Thursday  
11pm, Friday & Saturday

I hope this email helps to clarify what we are prosing. If you have the time to discuss your concerns further with me, I would appreciate the opportunity.

Thank you much.  
Owen Trepanier

**THIS FORM IS TO BE ATTACHED TO ANY WRITTEN COMMENTS SUBMITTED  
FOR AN ITEM**

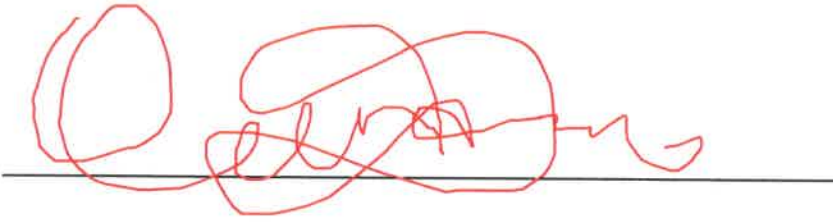
Meeting: 07/16/20

Item Reference: Item 6 - 1218 Duval Street

Date: 07/14/20

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Signature:

A handwritten signature in red ink is written over a horizontal black line. The signature is enclosed within a green rectangular border.

Print Name: Owen Trepanier

Address or Organization: 1421 First Street

Date: 07/14/20

Please provide this form, along with your written statement, to the City of Key West Clerk's Office by 3:00 PM of the date of the meeting. Please contact 305-809-3832 with any questions. Thank you.