

KEN DUGAS  
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KEY WEST FL. 33040  
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dugas@myblueLight  
.COM

July 8/20



Photo From Battle Of Britain, War War II, A Time-Life Book  
RAF pilots scramble on British Coast

"Courage is never odd, For it always arrives  
On a new wind".

Ken Dugas

KATIE HALLORAN, PLANNING  
Director  
City of Key West Planning Dept.  
PO Box 1409  
Key West FL. 33040

Re: Objection to 1218 Duval St. Variance,  
"A Plea For Balance"

At least 25 years ago as tourist, my wife  
and I cheered on the best imitation of  
Janis Joplin we had ever heard or seen.

We were sitting in Key West at 1215  
on upper Duval St.

At some point as the vocals and applause  
blaired into the street, two officers appeared  
at the door.

An obvious complaint had been made...

"Too Loud, People Live here."

I have forgotten the name of that long  
ago venue, but today at 1215 Duval, it



(2)

- It is called BANANA CAFE, a restaurant... no screaming, no bands.

I did not know or care that Mr. Wagner lived at 1207 Duval then ... he might have made the complaint.

The point hopefully made is not simply nostalgia.

It is made to remind us that in Key West we are all neighbors... not just during the day but at night as well.

Not all people have the means to live away from venues that make their living from entertainment.

I will not repeat the possible offenses and suggested alternatives delineated in the letter offered by the Firm of Cropez & Stones + Cardenas for Mr. Wagner. But will say that acceptance of the variance would be another step in lessening the quality of where we live. Mr. Wagner again steps forward to protect the civility of his own home and those he feels responsible for.



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Herb Dugas



Please remember<sup>3</sup>  
that we who live  
here made that  
choice, in some  
cases long before  
restaurants and  
bars were present.



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We all recognize  
the mix of residential and  
entertainment venues in  
Key West. It is a part of what  
some call "Key West's charm." Each adding  
something to the other.

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However, it is now within the Planning  
Board's responsibility to continue to  
recognize their role in protecting the  
neighborhoods as a holdy in the  
construction of them.  
It is a critical balance you may or  
may not choose to keep.

Sincerely, Ken Dugas  
Ken Dugas

c.c. Peter Wagner, 1215 Duval St. K.W. FL  
33040

c.c. Susan Cardenas of Orpeza, Stone  
& Cardenas, 221 Simonton St. Key West  
Fl. 33040


Name of Meeting: Planning Board

Meeting Date: 7.16.20

Subject Property Address: 1218 Duval St

Under penalties of perjury, I declare that I have read the foregoing statement dated 7/8/20 and that the facts stated in it are true.

Signature:



A rectangular box containing a handwritten signature in cursive script, which reads "Kenneth J. Dugan". The signature is written over a horizontal line.

Print Name: Kenneth J. Dugan

Address or Organization: \_\_\_\_\_

Date: 7/14/20

**Please provide this form, along with your written statement, to the City of Key West Planning Department by 3:00 PM of the date of the meeting. Please contact 305-809-3764 with any questions. Thank you.**