

**Albert & Margaret Leon**

1807 Greystone Heights Dr.  
Valrico, Florida 33594

July 11, 2020

Sent via U.S. Mail & E-mail to:  
[csmith@cityofkeywest-fl.gov](mailto:csmith@cityofkeywest-fl.gov)  
[Daniel.Sobczak@cityofkeywest-fl.gov](mailto:Daniel.Sobczak@cityofkeywest-fl.gov)  
[Donna.Phillips@cityofkeywest-fl.gov](mailto:Donna.Phillips@cityofkeywest-fl.gov)

Cheri Smith  
City Clerk  
City of Key West  
PO Box 1409  
Key West, FL 33041

**Re: Objection to 1218 Duval Street Variance Application (RE# 00028950-000000)**

Dear Ms. Smith:

My wife, Margaret Leon, and I are the owners of 11 Thompson Lane (ID#1029858) and 9 Thompson Lane (ID# 1029866) in Key West, Florida. My family has owned both of these properties for over 80 years. We hold both properties as tenants in common.

We object to the expansion of the consumption area at 1218 Duval Street to a size sufficient to accommodate outdoor seating in the front yard as depicted on the proposed site plan. We also object to the waiver of the required 26 off-street parking spaces on grounds that the application does not comply with the stringent evaluation criteria and standards that are applicable to support the grant of a variance in the City.

Additionally, we are concerned about recent changes in the use of the property. We have been informed that, in November 2019, the owner of 1218 Duval Street was granted an increase from 13 seats to 46 seats without formal Planning Board review. This seating increase resulted in a considerable change in use.

The addition of 32 new seats around 8 tables in the front yard of the property, as proposed in the pending variance application, would further adversely impact and affect the neighborhood.

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Our properties on Thompson Lane are located behind 1218 Duval Street. If the variance is approved, we are deeply concerned that such an expansion would generate noise, waste, and an increase in commercial traffic on Thompson Lane, which is not compatible with the residential uses of our neighborhood. Furthermore, the proposed waiver of the 26 required off-street parking spaces would create parking and through traffic issues on Thompson Lane.

Our properties on Thompson Lane are located in the HRCC-3 zoning district of Upper Duval as well, and we request that the City uphold the stringent evaluation criteria and maintain the more restrictive performance standards of the HRCC-3 designation.

In accordance with the foregoing, Albert Leon and Margaret Leon object to 1218 Duval Street's Variance Application (RE# 00028950-000000). Should you have any questions, you may contact me at 813-557-1805.

Sincerely,

Albert Leon

Albert Leon

Margaret Leon

Margaret Leon

Copy to: Stephen A. Leon, Esq.

Meeting: Planning Board

Date: July 16, 2020

Re: 1218 Duval Street Variance Application

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

Signature:

Albert Leon

Print Name: Albert Leon

Address or Organization: 1807 Greystone Heights Dr., Valrico, FL. 33594

Date: 7-11-20

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.

Meeting: Planning Board

Date: July 16, 2020

Re: 1218 Duval Street Variance Application

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

Signature:

Margaret Leon

Print Name: Margaret Leon

Address or Organization: 1807 Greystone Heights Dr., Valrico, FL 33594

Date: 7-11-20

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.