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From: Linda Donn <lindalewisdonn@gmail.com>
Sent: Friday, October 22, 2021 12:55 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Cc: John C MacMurray <johncurtismacmurray@gmail.com>
Subject: [EXTERNAL] 1325 Simonton Street

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Dear Mrs. Phillips,

I ask that you kindly circulate and file my opposition to granting the requested variances that would permit the operation of electric motor scooter and food truck concessions at 1325 Simonton Street.

I own a house at 1308 Elizabeth Alley (between United and South). My property is entitled to the protection of activities permitted to HR/O (Historical Residential/Office) zoning.

There is tension between the interests of resident neighbors for tranquility and the deterrence of gratuitous traffic - pedestrian and otherwise - within the neighborhood, and the interests of entrepreneurs to attract as many people as possible to their commercial offerings. Fortunately, this tension is resolved in the first instance by the existing Key West zoning restrictions.

Variances that would permit erosion of one or the other of these interests are not meant to be meted out just for the asking. They require the demonstration of some benefit to all inhabitants in a zone or in affected adjacent zones. It cannot be sufficient grounds to show that requested variances would enhance the earning power of an existing enterprise.

I live in a zone classified as "Historical Residential/Office." It is my hope and intention to preserve the full extent of the protection of the zoning law in our neighborhood.

Specifically, I and my neighbors are alert to the piecemeal incursions - prompted by commercial interests within and adjacent to our zone - that threaten the residential quality of our neighborhood and subject it to the risk of death by a thousand cuts.

I see no benefit to our neighborhood in these attempted commercial incursions. Moreover, the requested variances are anything but benign, and can't be thought of as having no adverse effect.

Indeed, there is nothing to be said other than to enumerate:

1. It is a certainty that scooter traffic in both directions on one-way Elizabeth Alley would be increased, with the attendant risk of injury to riders and inhabitants as well as their pets.
2. The possibility of procuring alcohol, imbibing it at a bar, and accessing electric scooter rentals - all within a 50 foot radius - is to create a noisy public nuisance that would risk injury to life and limb and disturb the tranquility of our small residential lane.

3. The temporary parking of scooters and their errant returns - some, inevitably, left scattered in the vicinity of the rental service - will reduce the number of parking spots for at least some residents whose places would likely be pre-empted.

4. The presence in our neighborhood of trucks serving fast food is the mobile equivalent of Subway and MacDonald's. Like them, the trucks would spoil the simple, tropical and rural quality of our unique little lane. I would discourage to the maximum the presence of vendors - in whatever guise - in our neighborhood. It opens a door very difficult to shut. Would tee shirts come next?

I would be very interested in hearing how the proponents of the requested variances would argue a case for any benefit other than to themselves.

Very truly yours,
Linda L. Donn