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Sent: Wednesday, November 13, 2024 9:52 PM
To: DRC E-Mail Group <drc@cityofkeywest-fl.gov>
Subject: [EXTERNAL] application H2024-0050 218 Duval Street

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Esteemed Development Review Committee of the City of Key West-

I would like to express my opposition and grave concerns about the proposed project located behind 218 Duval Street/ 421 Caroline Street.

The first reason I oppose the proposed project is the principal owner of the business that intends to operate at the site (Smokin Tuna, principal owner Linda Turek) has a well documented history of blatant disregard for the City of Key West's noise ordinance. Her nearby business, Hank's Hair of the Dog Saloon, has at least three code violations for excessive noise over the last two years and her blatant disrespect for her neighbors has essentially destroyed the quality of life at my property located at 410/412 Caroline Street. I also own 217 Telegraph Lane (located directly next to the parcel where the proposed project would be constructed) and I fear that having outdoor live music directly on my property line operated by such a reckless and irresponsible operator such a Linda Turek would make my rental apartments uninhabitable and cause the value of my property to collapse. The proposed project contains a wooden deck, literally on my property line, which will actually function as a stage for outdoor live music with no sound mitigation whatsoever.

The second reason I strongly oppose this project is that there is simply not the space legally required on the parcel to build additional structures on it and still meet the minimum city requirements for uncovered square footage; there is not even space designated in the project's plans to accommodate garbage and recycling containers that would be clearly needed. The owner of the business that plans to operate on the site, Linda Turek, also owns the building located at 421 Caroline Street; this is a 7000 square foot building with more than 150 restaurant seats. When this building is eventually renovated and opens as a restaurant/bar, where will the garbage for such a facility be stored if the area currently used to store garbage for both 218 Duval Street and 421 Caroline (the exact parcel under consideration) is granted permission to build these new structures ?

The third reason I strongly oppose this project is that in mid October Linda Turek illegally built several dangerous, unapproved and unpermitted structures on the site and installed a massive (unapproved) foodtruck in the area that previously was used to store the garbage for both 218 Duval Street and 421 Caroline Street. Fortunately the Code Compliance department shut down the construction and ordered it to be torn down (there is an active code case regarding this). However, the foodtruck remains and the garbage containers block the sidewalk and are a smelly eyesore as there is nowhere for them to be properly stored. Linda Turek intended and attempted to build and operate an illegal and unlicensed outdoor bar/restaurant on a parcel that is not approved for such use.

I urgently request that the Development Review Committee not approve this project in any form on the outdoor parcel adjacent to my property located at 217 Telegraph Lane. Linda Turek could reopen the Smokin Tuna inside the building she owns at 421 Caroline Street without causing any quality of life, garbage, or environmental issues in the surrounding area and this is the course of action she should be required to take. My attorney Cara Higgins will be present at the HARC, DRC and Planning Board hearings to express and comment further on my concerns.

Thank You

Dr Peter Brawn
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