

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chair and Planning Board Members

**From:** Ginny Haller, Planner II

**Through:** Patrick Wright, Interim Planning Director

**Meeting Date:** April 20, 2017

**Agenda Item:** **Alcohol Sales Special Exception – 700 Eaton Street (RE # 00006120-000000, AK # 9102622)** – A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial-2 (HNC-2) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

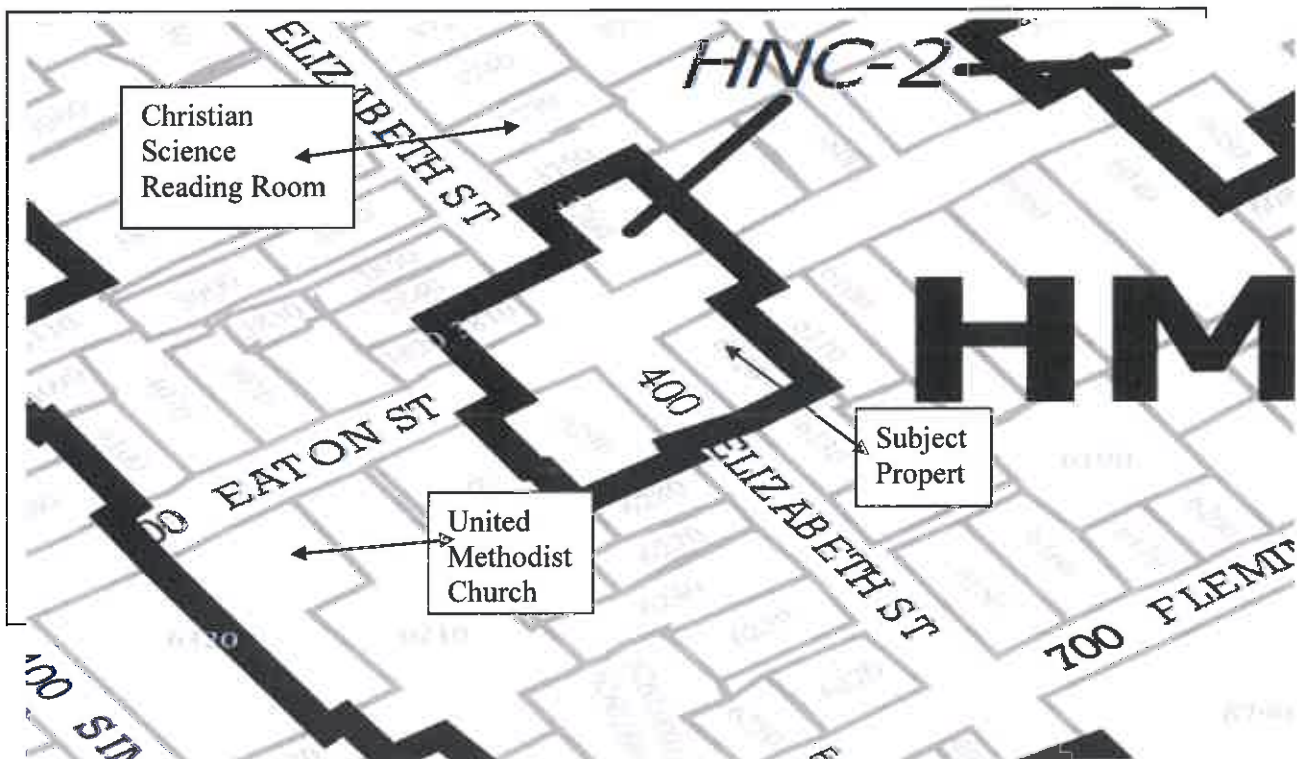
**Request:** A request to allow on-site alcohol package sales in a new two-story mixed use building located within 300 feet of two churches.

**Applicant:** Richard McChesney, Spottswood, Spottswood & Spottswood

**Property Owner:** Poinciana Partners, LLC

**Location:** 700 Eaton Street (RE # 00006120-000000)

**Zoning:** Historic Neighborhood Commercial-2 (HNC-2)



**Background and Request:**

Section 18-28 of the Code of Ordinances of the City of Key West prohibits the sale of alcoholic beverages where such place of business is within 300 feet of an established church, school, cemetery or funeral home. However, the Planning Board may grant a special exception if the criteria in City Code Section 18-28(b)(2) are met.

The property is located at the eastern corner of Eaton and Elizabeth Streets within the HNC-2 Zoning District. The property was a 4,557 square foot vacant lot of record. The property owner received Minor Development approval for the construction of a two-story mixed use building with 899 square feet of commercial retail area on the first floor; and 1,410 square feet of residential floor area on the second floor (Planning Board Resolution 2015-45). The Historic Architectural Review Commission approved the project at their November 16, 2015 meeting. The owner obtained a BPAS allocation in Year 1 for one (1) market rate unit granted through Planning Board Resolution 2015-06.

The applicant proposes to operate a wine boutique on the first floor that will also offer craft beer and gourmet foods such as caviar and rare cheeses; and also occasional wine tastings. Commercial retail low intensity less than or equal to 2,500 square feet is a permitted use. The sale of food and alcoholic beverages for on-site consumption is not permitted. This use would classify the operation as a bar/lounge or restaurant and the latter would require a separate conditional use approval.

The property is within 300 feet of the following:

**Churches:**

- Christian Science Society and Reading Room, 327 Elizabeth Street.
- United Methodist Church, 600 Eaton Street

Schools: None.

Funeral homes: None

Cemeteries: None.

**Process:**

Planning Board:

April 20, 2017

Local Appeal Period:

10 days

DEO Review:

Up to 45 days

**Evaluation for Compliance with Section 18-28 of the Code of Ordinances:**

- (a) Pursuant to Section 18-28 of the City Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.

(b) The prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages:

- (1) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or
- (2) Pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety, or welfare after consideration of all of the following criteria:

**A. Compatibility with surrounding existing uses;**

The property is located within the HNC-2 Zoning District, which is described in City Code Section 122-836 as being “restricted to small offices, neighborhood shops, restaurants with very limited seating, or other commercial uses similar in character to traditional neighborhood commercial services which have very limited square footage and generate low volumes of traffic.” This section also says the “mixed use subareas are comprised of both residential and commercial activities and shall continue to be allowed to develop as mixed use neighborhood centers.” Retail sales are a permitted use in the HNC-2 zoning district.

**B. The extent of conflict between the proposed use and the hours of operation of the facilities described in section (a) above;**

According to the website for the Key West United Methodist Church, general service times are 8:30 a.m. and 11:00 a.m. on Sundays. The Christian Science Society and Reading room has Sunday services at 10 a.m.

The Key West United Methodist Church has submitted a letter of no objection. Originally the Director of the Christian Science Society and Reading Room submitted a letter no objection. Since that time a member of the Christian Science Society and Reading Room has submitted a letter of objection, but did not state the hours of operation as the reason for the objection.

**C. Mitigation measures agreed to be implemented by the applicant;**

The Applicant previously met with the churches to discuss the potential concerns regarding alcohol sales. The Applicant submitted letters of no objections, including a letter from the Larry Thompson, the Administrative Council Chair of the Key West United Methodist Church, and also Gloria Shaw, Director, Christian Science Society and Reading Room. In new objection letter dated December 13, 2016 from Vanessa McCaffrey, a member of the Society, she states the letter supersedes the previous communication from Gloria Shaw who has passed away. On April 17, 2017 Philip Sheldon, Chairman of the Christian Science Society, submitted a letter of objection on behalf of the Christian Science Society. Staff is not aware of any mitigation measures to be implemented by the applicant.

**D. Public input;**

To date, the Planning Department has received 19 letters of objection and 67 letters of support regarding the request for the alcohol exception.

**E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;**

To date the applicant has submitted a letter of non-objection from the Key West United Methodist Church and 41 letters of non-objection. The Planning Department has received 15 letters of objection from surrounding property owners as well as a letter of objection from the Christian Science Society and Reading Room.

**F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare;**

According to City Code Section 18-28(c), special exceptions granted for alcoholic beverage sales within 300 feet of churches, schools, cemeteries or funeral homes may be approved with conditions, which conditions shall be monitored through a conditional approval permit in accordance with City Code Section 18-610. Should the Planning Board approve the special exception request, City Code Section 18-28(c) requires that the approval be specific to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. As a result, these operational controls would be embedded as conditions of approval. However, based on public input at the public hearing, additional conditions may be necessary to ensure continued neighborhood compatibility.

**The Planning Board shall make factual findings regarding the following:**

**That the standards established by City Code Section 18-28(b) for special exceptions have been met by the applicant.**

Per Section 18-28(e) which states “upon receipt of an application, the planning board shall hold a public hearing upon the application in accordance with the procedures cited in section 90-393 and shall render an order granting or denying such application. In granting such application the planning board must make specific findings respecting each of the matters specified in subsection (b)(2), above.”

As stated above, the Planning Board must make a specific finding on the criteria. Staff recommends to the Planning Board that the response to the criteria outlined in the staff report be taken into consideration in rendering an order to grant or deny the request.

# Application

**SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD, PLLC**  
ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
WILLIAM B. SPOTTSWOOD  
ERICA H. STERLING  
CRISTINA L. SPOTTSWOOD  
WILLIAM B. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY

Telephone | 305-294-9556  
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD (of Counsel)

VIA HAND DELIVERY AND ELECTRONIC MAIL

October 17, 2016

Thaddeus Cohen, Planning Director  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

RE: Alcohol Sales Special Exception – 700 Eaton Street, Key West, Florida 33040

Dear Mr. Cohen,

Please find enclosed a completed alcohol sales special exception application on behalf of my client, Poinciana Partners, LLC, a Delaware limited liability company (“Applicant”), for 700 Eaton Street, Key West, Florida 33040 (the “Property”), pursuant to Section 18-28(b) of the Code of Ordinances. The Property is located within 300 feet of the Key West United Methodist Church and the Christian Science Society and Reading Room triggering the need for a special exception.

If you have any questions regarding this application, please do not hesitate to contact me.

Very Truly Yours,



Richard McChesney, Esq.

RJM  
Enc:  
As stated

## ALCOHOL SALES SPECIAL EXCEPTION APPLICATION

12. Description of Use and Exception Requested:

The Property is located within three-hundred feet of the Key West United Methodist Church and the Christian Science Society and Reading Room which triggers the requirement for an alcohol sales special exception to Sec. 18-28(a), pursuant to 18-28(b). The Applicant proposes to operate an upscale wine boutique that will also offer craft beer and gourmet food options such as caviar, rare cheeses and truffle infused olive oil not readily available to locals and visitors elsewhere on the Island. The Applicant also proposes to offer wine tastings.

13. Demonstrate compatibility with surrounding existing uses:

The Property is located within one of four Historic Neighborhood Commercial-2 ("HNC-2") districts along the Eaton Street corridor. It is also one block away from the Historic Neighborhood Commercial-1 district running along Simonton Street. Within 500 feet of the Property you can find single family and multi-family residential homes, a laundry mat, guest homes, a bakery, a pet grooming shop, a seafood market, restaurants, a theater, galleries, The Studios of Key West, and a book store.

The proposed use will have hours of operation that coincide with other commercial uses in the immediate area. Additionally, the proposed use is listed as a "permitted use" within the HNC-2 district. Finally, both Churches have submitted letters of no objection and the Applicant has received over thirty-eight (38) letters of support for the project as of the date of this application.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

The Applicant does not believe any conflict exists between the proposed use and the hours of operation. The nature of the business does not lend itself to having hours of operation that last long into the night. The proposed wine boutique will generally be open during the daytime into early evening.

15. What are the mitigated measures proposed to be implemented by the applicant:

The Applicant herein owns the Property and recently obtained approvals for a mixed-use structure. Inherent in obtaining this approval, the mixed-use building will comply with all land development regulations and Florida Building Code requirements. No variances were needed to obtain these approvals. Additionally, the structure meets all parking requirements which will help mitigate the congestion in this area. The Property also complies with all impervious surface ratio, open space, and setback requirements, unlike the majority of commercial properties in this area. Because this is a commercial use, the property will have a commercial account with waste management providing commercial level trash removal. Although the proposed use is generally quiet in nature, the new structure will comply with all building codes which requires impact windows. As a result, noise from within the structure will not be an issue to the surrounding neighborhood.

The Applicant seeks to compliment and improve the neighborhood and is willing to implement additional reasonable measures necessary to do so.



# ALCOHOL SALES SPECIAL EXCEPTION APPLICATION INFORMATION SHEET

City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL  
(305) 809-3720



Please read the following carefully before filling out the application

## Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC).
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Community Affairs (DCA) for rendering. The rendering period is 45 days.

## **PLEASE NOTE:**

- Applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

## FEE SCHEDULE

|                                 |            |
|---------------------------------|------------|
| Alcohol Sales Special Exception | \$2,000.00 |
| Advertising and Noticing Fee    | \$ 100.00  |
| Fire Department Review Fee      | \$ 50.00   |

**Please include the following with this application:**

1. A copy of the most recent recorded warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check.
3. Verification and Authorization Forms (available online at [keywestcity.com](http://keywestcity.com) under forms and applications or they can be picked up at the Planning Department)
4. PDF or compatible electronic format of entire application on compact disk.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



THE CITY OF KEY WEST  
Planning Department

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS  
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD  
MEMBERS ABOUT THE REQUEST  
OUTSIDE OF THE HEARING**

***Alcohol Sales Special Exception  
Application***

Please print or type a response to the following:

1. Site Address 823 Fleming Street, Key West, Florida 33040
2. Name of Applicant Richard McChesney, Spottswood Spottswood & Spottswood
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 500 Fleming Street, Key West, Florida 33040
5. Phone # of Applicant (305) 294-9556 Mobile# \_\_\_\_\_ Fax# (305) 292-1982
6. E-Mail Address richard@spottswoodlaw.com
7. Name of Owner, if different than above Poinciana Partners, LLC
8. Address of Owner 601 Amalfi Drive  
Pacific Palisades, CA 90272
9. Phone Number of Owner \_\_\_\_\_ Fax# \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel HNC-2 RE# 00006120-000000
12. Description of Use and Exception Requested  
Please see attached letter.

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Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

Please see attached letter.

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14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

Please see attached letter.

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15. What are the mitigative measures proposed to be implemented by the applicant:

Please see attached letter.

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DEED

DEED

Return to: (Enclose self addressed stamped envelope)  
Name: STONES & CARDENAS  
Address: 221 Simonton Street  
Key West, FL 33040

Doc# 1964456 01/09/2014 12:37PM  
Filed & Recorded in Official Records of  
MONROE COUNTY RAY HEAVILIN

This Instrument Prepared By:

STONES & CARDENAS  
221 Simonton Street  
Key West, FL 33040  
(305) 294-0252

01/09/2014 12:37PM  
DEED DOC STAMP CL: Krvs \$0.70

Doc# 1964456  
Bk# 2666 Pg# 1559

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 3<sup>rd</sup> day of January, 2014 by and between Premium Mortgage, Inc., a Florida corporation, whose address is 716 W. Fletcher Avenue, Tampa, FL 33612, party of the first part, and Poinciana Partners, LLC, a Delaware limited liability company, whose address is 601 Amalfi Drive, Pacific Palisades, CA 90272, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

A parcel of land in a part of Lot 3, Square 35 in the City of Key West, Florida, according to William A. Whitehead's map of the Island of the City of Key West, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southeasterly property line of Eaton Street and the Northeasterly property line of Elizabeth Street, bear Southeasterly along the Northeasterly property line of Elizabeth Street for a distance of 88.0 feet to the Point of Beginning of the parcel of land hereinafter described; from said Point of Beginning, continue bearing Southeasterly along the Northeasterly property line of Elizabeth Street for a distance of 2.60 feet to a point; thence with a deflected angle to the left of 88°50'55" and Northeasterly for a distance of 50.26 feet to a point; thence with a deflected angle to the left of 91°09'05" and in a Northwesterly direction for a distance of 3.60 feet to a point; thence at right angles and in a Southwesterly direction for a distance of 50.25 feet, back to the Point of Beginning.

SUBJECT TO: Taxes for the year 2014 and subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, if any.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances

thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

PREMIUM MORTGAGE, INC., a  
Florida corporation

[Signature]  
Signature of Witness

Bevrie Ziegler  
Printed Name of Witness

By: [Signature]

Theodore J. Couch, Jr., Vice-President

[Signature]  
Signature of Witness

Debra A. Register  
Printed Name of Witness

STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH

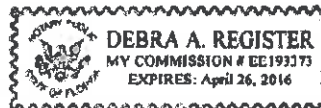
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PREMIUM MORTGAGE, INC., a Florida corporation, by and through its Vice-President, THEODORE J. COUCH, JR., who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced \_\_\_\_\_ as identification, and he has acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Hillsborough, County of HILLSBOROUGH, State of Florida, this 3rd day of January, 2014.

[Signature]  
Printed Name of Notary

My Commission Expires: 4/26/14

[Signature]  
NOTARY PUBLIC



LIMITED LIABILITY COMPANY AGREEMENT  
FOR  
**POINCIANA PARTNERS, LLC,**  
A DELAWARE LIMITED LIABILITY COMPANY

This Limited Liability Company Agreement (the "Agreement") is made as of July 26, 2012 by and between Michael J. Downer ("Downer") and Jessica B. Johnson ("Johnson").

WITNESSETH:

A. Downer and Johnson (collectively referred to as the "Members" and individually referred to as a "Member") have caused to be filed with the Delaware Secretary of State a Certificate of Formation (the "Certificate of Formation") for Poinciana Partners, LLC (the "Company"), a limited liability company under the laws of the State of Delaware.

B. The Members desire to adopt and approve an operating agreement for the Company under the Delaware Limited Liability Company Act (6 Del. C. §§ 18-101, et seq.), as hereafter amended from time to time (the "Act").

NOW, THEREFORE, the Members hereby declare as follows:

ARTICLE I  
ORGANIZATIONAL MATTERS

1.1 Name. The name of the Company shall be "Poinciana Partners, LLC". The Company may conduct business under the aforesaid name or any other name approved by the Members.

1.2 Certificates/Filings. The Members have filed with the Delaware Secretary of State, the Certificate of Formation for the Company. Any Member may execute and file with the Delaware Secretary of State any amendments to the Certificate of Formation approved by all of the Members. If there exists a conflict between this Agreement and the Certificate of Formation, the Certificate of Formation shall control. The Members from time to time shall execute or cause to be executed all such certificates and other documents, and do or cause to be done all such filings, recordings, publishings and other acts as are necessary to comply with the Act for the formation and operation of the Company (if required) in Delaware or the registration of the Company all other jurisdictions in which the Company is authorized to conduct business.

Delaware.gov

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Department of State: Division of Corporations

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|                             |                           |   |                           |
|-----------------------------|---------------------------|---|---------------------------|
| <a href="#">File Number</a> | 5189801                   | <a href="#">Incorporation Date / Formation Date</a> | 7/26/2012<br>(mm/dd/yyyy) |
| <a href="#">Entity Name</a> | POINCIANA PARTNERS, LLC   |   |                           |
| <a href="#">Entity Kind</a> | Limited Liability Company | <a href="#">Entity Type</a>                         | General                   |
| <a href="#">Residency</a>   | Domestic                  | <a href="#">State</a>                               | DELAWARE                  |

**REGISTERED AGENT INFORMATION**

|                         |                                  |                             |       |
|-------------------------|----------------------------------|-----------------------------|-------|
| <a href="#">Name</a>    | REGISTERED AGENT SOLUTIONS, INC. |                             |       |
| <a href="#">Address</a> | 1679 S DUPONT HWY STE 100        |                             |       |
| <a href="#">City</a>    | DOVER                            | <a href="#">County</a>      | Kent  |
| <a href="#">State</a>   | DE                               | <a href="#">Postal Code</a> | 19901 |
| <a href="#">Phone</a>   | 888-716-7274                     |                             |       |

Additional information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax, annual report, annual filing history and more for a fee of \$25.00.

Would you like: ☐ Status ☐ Status, Tax & History Information

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# VERIFICATION & AUTHORIZATION FORMS

### Authorization Form

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Jessica Johnson, member, Poinciana Partners LLC  
Please Print Name(s) of Owner(s)

Richard McChesney, Esq.  
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City.

blu  
Signature of Owner, member Poinciana Partners, LLC Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 09/14/2016 (date) by

Jessica Johnson  
Please Print Name of Affiant

He/She is personally known to me or has  
presented a California Driver's License as identification.

[Signature]  
Notary's Signature and Seal



SARKIS KARAPETYAN

Name of Acknowledger printed or stamped

NOTARY PUBLIC

Title or Rank

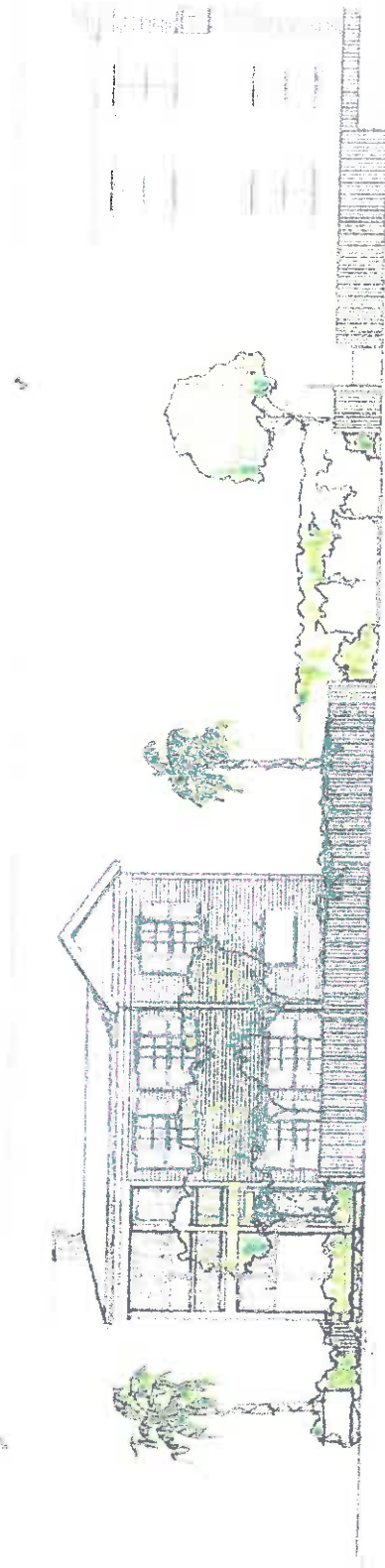
2136912

Commission Number (if any)

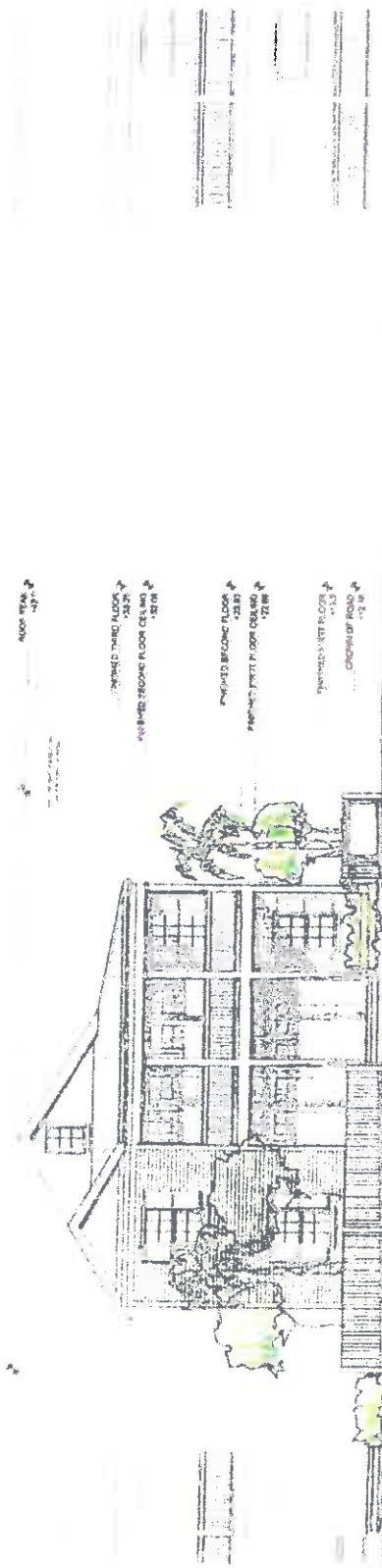
*(Where Authorized Representative is an entity)*

Page 1 of 1

# SITE PLANS



2 ELIZABETH STREET ELEVATION



EATON STREET ELEVATION

MIXED USE DEVELOPMENT

A3.1.1 K M

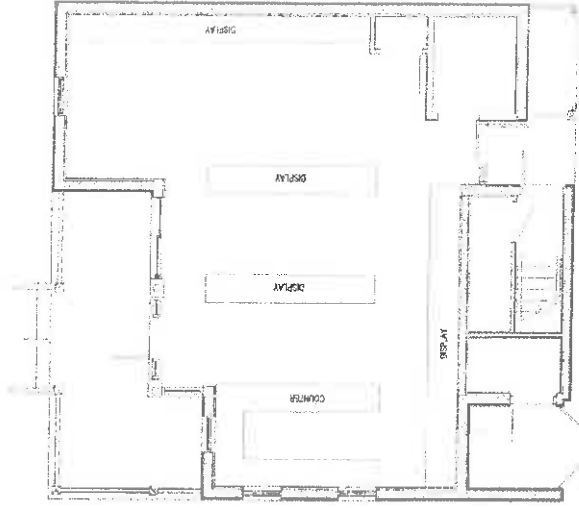
COMMITMENT TO SUSTAINABLE DEVELOPMENT



CONSULTANT



PROJECT APPROVALS  
MAY 18, 2016  
LANDING 8 - 13, 442



FIRST FLOOR PLAN (COMMERCIAL)

SCALE: 1/8" = 1'-0"

700 EATON ST.  
KEY WEST, FL

FLOOR  
PLANS

M.B. INGRAM, R.A.  
MAY 20, 2016

A2.1.1

# SAMPLE WINE LIST



| CHAMPAGNE                                    |  |  | 285 |
|--|--|--|-----|
| 1  | Louis Roederer Cristal, France 2004                                    | Luminous, lively nose and wonderful richness combine with a sublime balance of subtle elegance             |     |
| 2  | Moët & Chandon Cuvée Dom Pérignon, France 2004                         | amazingly mouth-filling and seductive with a brilliant finish  | 275 |
| 3  | Billecart-Salmon Rosé Brut, France N/V                                 | light orange, tangerine, ruby grapefruit and spicy aromas  | 98  |
| 4  | Veuve Clicquot Ponsardin Yellow Label, France N/V                      | crisp, lively, freshly washed. Rounded with white peach and perfect acidity                                | 92  |
| 5  | Perrier-Jouët Grand Brut, France N/V                                   | white cherry and light apricot with a fresh, spicy finish  | 78  |
| 6  | Louis Roederer Brut Premier, France N/V                                | well-balanced flavors of pear and apple with toasted almonds in a full body                                | 76  |
| 7  | Moët & Chandon Impérial, France N/V                                    | balanced and harmonious, with mellows, well-developed flavor   | 76  |
| SPARKLING WINES                              |  |  |     |
| 8  | Schramsberg Brut Rosé, Napa Valley 2009                                | tropical fruit and strawberry aromas with hints of citrus and pear   | 72  |
| 9  | Antinori Montepulciano Franciacorta Brut, Lombardia Italy N/V          | crisp rich and elegant apple, pear and tropical fruit mixed with hints of spice                            | 58  |
| 10   | Ruederer Estate, Anderson Valley N/V                                   | crispy green apples and vanilla, yeasty but with a racy finish   | 42  |
| 11   | Gloria Ferrer Private Cuvée Brut, Sonoma County N/V                    | pear and floral notes with toasty almonds and green apple  | 36  |
| 12   | Canella Prosecco di Conegliano, Veneto Italy N/V                       | light and refreshing with hints of melon and pear  | 34  |
| SAUVIGNON BLANC                              |  |  |     |
| 13   | Cloudy Bay, Marlborough New Zealand 2013                               | the spiciness of fennel, basil, mandarin and zesty lemon cake  | 52  |
| 14   | Duckhorn, Napa Valley 2013   | melons, Meyer lemons, kiwi and pineapple aromas complemented by jasmine, honey, thyme, and a hint of spice | 48  |
| 15   | Antinori Conte della Vipera, Umbria Italy 2012                         | rich citrus notes with complex minerality and notes of honey and nuts                                      | 46  |
| 16   | Domaine Reverdy de Croux Saumur, Loire Valley France 2014              | rich lemongrass and honey with exceptional minerality  | 44  |
| 17   | Grigich Hills Fumé Blanc, Napa Valley 2013                             | green apple, zesty citrus, white peach, pineapple and white flowers  | 42  |
| 18   | Suete Landt, Marlborough New Zealand 2013                              | passion fruit and citrus with grass, grapefruit and pear   | 38  |
| 19   | Bianchi, Monterey Coast 2013   | crisp stone fruit, balanced by flavors of melon and citrus with a long finish                              | 28  |
| PINOT GRIS / PINOT GRIGIO                    |  |  |     |
| 20   | Santa Margherita, Alto Adige Italy 2013                                | clean, crisp fragrance with intense and elegant flavors of quince  | 46  |
| 21   | Trofenbrunner, Trentino-Alto Adige Italy 2012                          | green pear and melon with winter flower aromas   | 36  |
| 22   | The Eyre Vineyards, Dundee Hills Oregon 2013                           | citrus blossom with grapefruit and orange peel, excellent acidity and finish                               | 34  |
| 23   | Elk Cove Vineyards, Willamette Valley Oregon 2014                      | honeysuckle and a hint of springtime freshness   | 32  |
| CHARDONNAY                                   |  |  |     |
| 24   | Peter Michael Belle Côte, Sonoma County 2012                           | lychee, nut, citrus, rose petals, orange blossom and complex mineral undertones                            | 98  |
| 25   | Kistler McCrea Vineyard, Sonoma County 2012                            | lemon oil, peaches, melon, guava and caramelized spices with crisp acidity and a long, complex finish      | 94  |
| 26   | Christophe Buisson, Chassagne-Montrachet Burgundy France 2013          | crisp ripe green fruit with exceptional minerality and a velvety long finish                               | 92  |
| 27   | Merryvale Silhouette, Napa Valley 2012                                 | aromas of hazelnut, tropical fruit and ripe apple framed by crisp minerality and sweet toasty oak          | 86  |
| 28   | Ramey-Hyde Vineyard, Carneros 2013                                     | citrus fruit, vanilla, toasted oak and crème caramel   | 84  |
| 29   | Staglin Family Salus, Napa Valley 2011                                 | orange blossom, honeysuckle, pear, apple and lemon with a long finish                                      | 82  |
| 30   | Louis Jadot Chassagne, Montrachet Burgundy France 2012                 | ripe white peach, citrus and floral scents with hints of tangerine peel                                    | 74  |
| 31   | Castello Antinori Cervaro della Sala, Umbria Italy 2011                | citrus, pineapple and pear with exquisite structure and hints of vanilla                                   | 72  |
| 32   | Cakebread Cellars, Napa Valley 2013                                    | sweet green apple with aromas of straw   | 70  |
| 33   | Paul Hobbs Edward James Russian River Valley 2013                      | sauced fig, apple and nectarine aromas   | 68  |
| 34   | Nickel & Nickel Stirling Vineyard, Russian River Valley 2012           | toasty flavors of oak harmonize with exotic fruit and a long, creamy finish                                | 64  |
| 35   | Anaca, Atlas Peak Napa Valley 2013                                     | lemon peel, flowers, spices and crushed rocks with hints of mint and jasmine                               | 62  |
| 36   | Rombauer, Carneros 2013  | rich tropical fruit, peaches, pears and apples   | 58  |
| 37   | Grigich Hills, Napa Valley 2013  | white peaches, minerality and a hint of nuttiness  | 56  |
| 38   | Rusack, Santa Barbara County 2013                                      | orange blossom, Fuji apple and citrus notes with a long elegant finish                                     | 52  |
| 39   | Martina Torres Acero, Russian River Valley 2013                        | key lime and tangerine with excellent minerality   | 44  |
| 40   | Trefethen, Napa Valley 2014  | lemon and peonies aromas with flavors and accents of new oak   | 42  |
| 41   | Chateau Ste. Michelle Canoe Ridge, Columbia Valley Washington          | complex and vibrant flavors of orchard fruit and citrus  | 42  |
| 42   | Vasse Felix Fillard Margaret River Australia 2015                      | white peach, lemon lime and baby pineapple flavors   | 42  |
| 43   | Au Bon Climat, Santa Barbara County 2013                               | very buttery blocks with tropical fruit  | 40  |
| 44   | Roland Lavanturux Chablis, Burgundy France 2013                        | crisp, lively freshness and zesty citrus aromas with deep oyster shell minerality                          | 40  |
| 45   | Merryvale Starmont, Napa Valley 2013                                   | fruit-driven with notes of stone fruit, melon and minerals   | 40  |
| 46   | Jermann Vinissoli, Venezia Giulia Italy 2013                           | ripe green apple and banana with delicate minerality   | 38  |
| 47   | Talbot Logan, Monterey 2012  | pear, custard, melon, honey and French oak   | 36  |
| 48   | Joseph Drouhin Maçon-Villages, Burgundy France 2014                    | crispy acidity and structure with flavors of fresh orchard fruit   | 34  |
| 49   | Vermonte, Casablanca Valley Chile 2013                                 | ripe green melon and pear offset by floral notes   | 28  |
| 50   | Oxford Landing, South Australia 2014                                   | white peach, citrus and honeydew with melon and tangerine  | 26  |
| RIESLING                                     |  |  |     |
| 51   | Robert Sinskey Abraxas Vin de Terror, Carneros 2010                    | aromas of apple, citrus and stone fruit with flowers and herbs   | 54  |
| 52   | Dr. Loosen Bernkasteler Lay, Mosel Saar Ruwer Germany 2007             | flavors of citrus and stone fruits with a firm mineral structure   | 48  |
| 53   | Long Shadows Wineries Post's Leap, Columbia Valley Washington 2014     | key lime, fresh citrus peel and apricot or white peach accented by rich minerality                         | 40  |
| 54   | Chateau Ste. Michelle & Dr. Loosen Erloia, Washington 2012             | mandarin orange, sweet lime and mouth-watering acidity   | 38  |
| OTHER VARIETALS                              |  |  |     |
| 55   | Badenhorst Secateurs Chenin Blanc, Cape Town South Africa 2012         | crisp and vibrant on the palate with lemon, pear, grapefruit and lychee                                    | 44  |
| 56   | Conundrum White Meritage, Rutherford Napa Valley 2013                  | aromas of peach and apricot with flavors of honeysuckle, lemon and lime                                    | 42  |
| 57   | Summerland Paradise Road Viognier, Santa Ynez Valley 2014              | peaches and apricot with floral aromas   | 42  |
| 58   | Paolo Savino White Blend, Langhe Piedmont Italy 2012                   | crisp white peaches and ylang-ylang with notes of spring flowers   | 40  |
| 59   | Terredora di Paolo, Greco di Tufo Campania Italy 2012                  | honeysuckle, citrus and spring herbs with a long finish  | 38  |
| 60   | Jorge Ordoñez Bosani Dry Muscat, Sierras de Málaga Spain 2013          | fresh green apple, mandarin orange and a hint of spring flowers  | 38  |
| 61   | Blohof Pratsch Rotenpflüen Grüner Veltliner, Austria 2011              | green apple, white peach, apricot and a touch of peppery grass with fresh acidity                          | 36  |
| 62   | Yalumba Viognier Eden Valley Australia 2014                            | apricot fruit aromas and flavors with luscious texture and orange finish                                   | 36  |
| 63   | Bodegas La Cava Albariño, Rías Baixas Spain 2013                       | lemon peel and spices with floral notes and hints of pineapple   | 34  |
| 64   | Dos Minas Torrontés, Salta Cafayete Argentina 2013                     | flower aromas with pure fruit taste and touches of honey and oregano                                       | 26  |
| DESSERT WINES - 375ML UNLESS OTHERWISE NOTED |  |  |     |
| 65   | Grigich Hills Violetta Late Harvest, Napa Valley 2008                  | rich honey, vanilla, burnt scotch and toasted almonds with a hint of spring flowers                        | 84  |
| 66   | Chateau Ste. Michelle & Dr. Loosen Ice Wine, Washington 2006           | exotic, luscious aromas of apricot and honey   | 82  |
| 67   | Castello della Sala Muffato, Umbria Italy 2008                         | rich red fruit with spicy, honey elegance and earthiness   | 76  |
| 68   | Chateau Couet Sémillon-Sauvignon Blanc, Sauternes Bordeaux France 2006 | rich citrus, candied fruit, honey, vanilla and baking spices   | 76  |
| 69   | Royal Tokaji Aszú 5 Putronyos Furmint Blend, Hungary 2007 (500 ml)     | elegant, playful balance with apricot and orange peel  | 64  |
| 70   | Weingut Dr. Heyden Riesling, Rheinhessen Germany 2009                  | nectarine, figs and ripe pear  | 62  |
| 71   | Antinori Trebbiano, Vin Santo del Chianti Classico Tuscany Italy 2008  | honey and dried fruit with a hint of spice   | 62  |
| 72   | Elderson Bosytis Sémillon, Barossa Valley Australia 2009               | honey, ripe apricot and rich candied fruit   | 56  |
| 73   | Adelsheim Pinot Noir Deglacé, Yamhill County Oregon 2012               | fresh raspberries and strawberries with hints of honey and cream   | 42  |

PINOT NOIR

|   |   |     |     |  |     |
|---|---|-----|-----|--|-----|
| 101   | Krista, Russian River Valley 2012                           | 94  | 154 | Polkney, Napa Valley 2012  | 167 |
| black in aromas with a hint of blackberry and hints of apricot and forest floor |   |     | 155 | Lesclapier, Santa Rita Hills, Santa Barbara County 2012            |     |
| 102   | Asylum, Sonoma Coast 2011                                   | 95  | 156 | Leonetti, Central Valley, Washington 2007                          | 168 |
| 103   | Lynnar, Quail Hill, Russian River 2009                      | 96  | 158 | D.R. Stephens, Mount Veery Vineyard, Napa Valley 2007              | 169 |
| 104   | Red Car, Heuvel and Earth, Bohlen Estate, Sonoma Coast 2012 | 97  | 160 | Morgan Vineyards, Bolinas, Los Angeles County 2007                 | 170 |
| 105   | Joseph Drouhin, Gevery, Chateau, Burgundy, France 2011      | 98  | 162 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 171 |
| 106   | Solar, Minero, Springs Ranch, Oregon 2011                   | 99  | 164 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 172 |
| 107   | Merry Edwards, Klapp, Ranch, Russian River Valley 2012      | 100 | 166 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 173 |
| 108   | Williams, Syrah, Russian River Valley 2012                  | 101 | 168 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 174 |
| 109   | Goldeneye by Duckhorn, Anderson Valley 2006                 | 102 | 170 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 175 |
| 110   | Louis, Barthelemy, Pommard, Burgundy, France 2009           | 103 | 172 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 176 |
| 111   | Donna, Donna, Oregon, Dundee Hills, Williams Valley 2012    | 104 | 174 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 177 |
| 112   | Eden, Francis, Vineyard, Russian River Valley 2012          | 105 | 176 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 178 |
| 113   | Vila Maria, Taylor, Paso, Sonoma Coast, New Zealand 2010    | 106 | 178 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 179 |
| 114   | Tanquer, O'Connell, Paso, Sonoma Coast, New Zealand 2010    | 107 | 180 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 180 |
| 115   | Powers, Sonoma Coast 2012                                   | 108 | 182 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 181 |
| 116   | Troncy, Silver Oak, Anderson Valley 2010                    | 109 | 184 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 182 |
| 117   | Louis, Jader, Nuts, St. George, Burgundy, France 2012       | 110 | 186 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 183 |
| 118   | Ernst, Carneros 2012  | 111 | 188 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 184 |
| 119   | Kent, Brown, Red's Crown, Santa Rita Hills 2012             | 112 | 190 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 185 |
| 120   | Mary, Taylor, "Michael Vineyard" 2006                       | 113 | 192 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 186 |
| 121   | Frank, Family Vineyards, Carneros Napa Valley 2012          | 114 | 194 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 187 |
| 122   | Merrill, Carneros 2011                                      | 115 | 196 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 188 |
| 123   | Martinez, Torres, La Piedad, Russian River Valley 2009      | 116 | 198 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 189 |
| 124   | Hartley, O'Connell, Redwood, Santa Rita Hills 2010          | 117 | 200 | Stag's Leap, Wente Cellars, Stag's Leap District, Napa Valley 2012 | 190 |

## MERLOT

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|-----|---|----|-----|---|-----|
| 129 | <b>Prismeyer, Napa Valley 2012</b>  | 75 | 178 | <b>Château LaFite Rothschild, Puisse Bordeaux France 2004</b>                 | 4F5 |
|     | blackberry, cedar and Asian spice in a long, layered finish                 |    |     | and a hint of plum skin with exceptional length and structure                 |     |
| 130 | <b>Duckhorn, Napa Valley 2012</b>   | 60 | 179 | <b>Opus One by Robert Mondavi, Napa Valley 2009</b>                           | 225 |
|     | Asian spice, red currant, plum, candied cherry, rose and cinnamon           |    |     | fresh citrus and with dark chocolate and plums                                |     |
| 131 | <b>Northstar, Columbia Valley Washington 2009</b>                           | 58 | 180 | <b>Maryvale Profile, Napa Valley 2008</b>                                     | 130 |
|     | concentrated black cherry, plum and orange                                  |    |     | black, currant, olive oil, chocolate, iodine and a big, full-bodied structure |     |
| 132 | <b>Rothbaber Vineyards, Carneros 2005</b>                                   | 56 | 181 | <b>Château Les Clos-Payres St. Julien, Bordeaux France 2012</b>               | 6+  |
|     | elegant aroma of kumquat and black cherry with nuances of vanilla and ylang |    |     | blackberry, dense purple in color and floral notes mixed with blackberry      |     |
| 133 | <b>Grange Hills, Napa Valley 2008</b>                                       | 48 | 182 | <b>Robert Foley The Grail, California 2010</b>                                | 10  |
|     | juicy, black and red berries with solid structure and lingering finish      |    |     | black currant and allspice with an elegant finish                             |     |

## SYRAH / SHIRAZ

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|-----|--|-----|--|----|------------------------|
| 134 | <b>Araujo Estate Estate Vineyard, Napa Valley 2009</b><br>wild blackberry, violet and peach with dense, juicy and moist skin                               | 148 | <b>184 Cabo Mendocino Napa Valley 2009</b><br>sweet red berry, flower, licorice and menthol with structure and elegance                | 56 |                        |
| 135 | <b>Dela Segre, de Maugon, Clos de la Roche, Rhône Valley France 2006</b><br>plum and smoky wild bacon, blood fruit, rosehips, and rich black currant fruit | 54  | <b>185 Châteauneuf la Cadrerie Bordeaux France 2010</b><br>ripe raspberry and black cherry with hints of vanilla earth and fresh hints | 46 |                        |
| 136 | <b>McIntoshes Blue Eyes Bay, South Australia 2013</b><br>powerful, aromatic ripe fruit and a flawless texture  | 29  | <b>186 Hedges Estate, Red Mountain Washington 2005</b><br>rich and complex with elegant black and red fruit and well-integrated spice  | 44 |                        |
| 137 | <b>Low Estate, Leaveland, Paso Robles 2011</b><br>rich, spicy black fruit with notes of olive tapenade   | 74  | <b>187 Châteauneuf la Cadrerie Cahors, Languedoc France 2010</b><br>lean, blackberry, spicy hints of licorice and plum                 | 36 |                        |
| 138 | <b>Marthini Ansonin, Le Bracciano Braccanale Cortona, Italy 2009</b><br>dark, cherry, dark chocolate, chewy black lic. & moist spice                       | 68  |  |    | <b>OTHER VARIETALS</b> |
| 139 | <b>188 Ansonin, Tignanello, Super Tuscans, Italy 2012</b><br>peachy and fresh aromas of low-s berry and bronze wild violet blossoms                        | 112 |  |    |                        |
| 140 | <b>189 E. Guigal, Châteauneuf du Pape, Rhône Valley France 2006</b><br>plum and a blend of much more   | 64  |  |    |                        |
| 141 | <b>190 Owen Roe, El Limón, Columbia Valley Washington 2011</b><br>raspberry, licorice, rich papaya and red licorice in the palate, through the finish      | 56  |  |    |                        |
| 142 | <b>191 Russack, Santa Barbara County 2012</b><br>cherry and blackberry with hints of coffee and spice  | 54  |  |    |                        |
| 143 | <b>192 Cannon, Santa Barbara 2010</b><br>light licorice and peachy black licorice with red licorice, spicy elegance and leafiness                          | 48  |  |    |                        |
| 144 | <b>193 Laurent, Maquis Nord Sud, Languedoc France 2010</b><br>black raspberry, mocha and vanilla with red licorice and vibrant tannins                     | 32  |  |    |                        |

CABERNET SAUVIGNON

|     |  |  |   |
|-----|--|--|---|
| 144 | Quilombos Creek Columbia Valley Washington 2010                | 200  | ripe red berry fruit with complementary aromas of sweet spices and coffee |
| 145 | Peter's Michael Lee Pineda, Knights Valley, Sonoma County 2010 | 198  | 195 Capizucos-Cavaj Small Red Blend, Priost, Santa Ynez 2006              |
| 146 | Rudi Fasella, Napa Valley 2007                                 | 199  | ripe tannic berry with Mediterranean herbs and sweet spice                |
| 147 | Grigori Hile, Yacaréville Napa Valley 2009                     | 200  | 196 Eranche Petite Sirah, Paso Robles 2009                                |
| 148 | Frank Family Vineyard, Winston Hill Napa Valley 2007           | 201  | black, tannic with herb and plum berry                                    |
| 149 | Tim Mondavi, Continuum, Napa Valley 2006                       | 202  | 197 Scollom La Cuadrilla Red Rhine Blind, Santa Ynez 2013                 |
| 150 | 150  | black cherry aroma, pepper and spicy oak                               | 198 Cuyler to Pinedo Chateau Chateau Reserve, Tassery July 2011           |
| 151 | 151  | ripe red berry with complementary aromas of sweet spices and coffee    | ripe red berry with complementary aromas of sweet spices and coffee       |
| 152 | 152  | ripe tannic berry with Mediterranean herbs and sweet spice             | ripe tannic berry with Mediterranean herbs and sweet spice                |
| 153 | 153  | ripe red berry with complementary aromas of sweet spices and coffee    | ripe red berry with complementary aromas of sweet spices and coffee       |
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## Bordeaux Blends

|     |   |     |
|-----|---|-----|
| 178 | Château Lafite Rothschild, Puisseau Bordeaux France 2004<br>ripe cassis   | 485 |
| 179 | Opus One by Robert Mondavi Napa Valley 2009<br>fresh cut grasses with dark chocolate and plummy   | 225 |
| 180 | Maryvale Profile, Napa Valley 2006<br>black currant, ripe oak, chocolate, licorice and a big, full bodied structure                               | 130 |
| 181 | Château Les Clos Puyfeyta St Julien, Bordeaux France 2012<br>big bodied dense purple in color with floral notes, hard wax like blackberry         | 68  |
| 182 | Robert Foley The Griffin, California 2010<br>black currant and allspice with an elegant finish  | 88  |
| 183 | Cot Solera, Red Mountain Washington 2007<br>black cherry, cassis and ripe black berries with subtle notes of espresso, vanilla and dark chocolate | 82  |
| 184 | Coho Meadows Napa Valley 2009<br>sweet red berries, flowers, licorice and notes with structure and elegance                                       | 56  |
| 185 | Château La Courbeix Bordeaux France 2010<br>ripe raspberry and black cherry with lots of vanilla, earth and fresh herbs                           | 46  |
| 186 | Hedges Estate, Red Mountain Washington 2005<br>rich and complex with elegant black and red fruit and well integrated spice                        | 44  |
| 187 | Château la Courmeille Cahors Cuvée, Languedoc France 2010<br>blackish blackberry spicy hints of licorice and plum                                 | 36  |

### OTHER VARIETALS

|      |   |     |
|------|---|-----|
| 1981 | Anonimo: Tigrianello Super-Tuscan Blend, Tuscany Italy 2012                                 | 512 |
|      | peaty and fishy aromas of tomato, herbs and bronze with subtle tannins                      |     |
| 1982 | Gregory Hills: Merano Old Vines Zinfandel Napa Valley 2006                                  | 513 |
|      | well-integrated, ripe, huge expression of berries and spice                                 |     |
| 1983 | Antoni Wini: Ciel du Cheval Red Blend, Red Mountain Washington 2006                         | 78  |
|      | dark, lush fruit aromas and flavors, exhibiting trace of spicy black fruit                  |     |
| 1984 | Frat. Della Vigna Sangiovese, Brunello di Montalcino Tuscany Italy 2010                     | 74  |
|      | dark, fleshy, hints of flowers, full-bodied with soft tannins, and a delicate touch         |     |
| 1985 | Bodega: Muga Reserva Tempranillo, Rioja Spain 2009  | 52  |
|      | black raspberry, mocha and vanilla with light earthiness and vibrant tannins                |     |
| 1986 | Domini de Palus Les Penitents de Palus Cotes du Rhone France, Cuvée Les Vals de France 2010 | 49  |
|      | black cherry, black berry, ripe, soaked raspberry and violet                                |     |
| 1987 | Tenuta Guido di Tasso Il Brunato Super-Tuscan Blend, Bolgheri Italy 2013                    | 48  |
|      | ripe red berry fruit with complementary aromas of sweet spice and coffee                    |     |
| 1988 | Capitulos: Cabal Small Red Blend, Priorat Spain 2006  | 47  |
|      | ripe berries, ripe with Mediterranean hints, and vanilla spice                              |     |
| 1989 | Marche: Fede Srafi, Paso Robles 2009  | 46  |
|      | earthy, spicy with hints of plum and rose   |     |
| 1990 | Scarlatta: La Cuadrilla Red Rhône Blend, Santa Ynez 2013                                    | 39  |
|      | black cherry, anise, pepper and spicy oak   |     |
| 1991 | Cassaro e Mezio: Chianti Classico, Reserva, Tuscany Italy 2011                              | 38  |
|      | ripe red cherries with floral and vanilla notes   |     |
| 1992 | Cantale: Coloni Nero d'Avola, Sicily Italy 2012   | 36  |
|      | fresh fruit, blackberry, almond and chocolate covered cherry with soft tannins              |     |
| 1993 | Bodega: Borja San Jaz Pinos Garnacha, Campo de Borja Spain 2012                             | 35  |
|      | raspberry, plum, chocolate, light spice, light herb flavors and orange peel                 |     |

# LETTERS OF SUPPORT

**Subject:** 700 Support Letter-Dale Jr.  
**From:** Amy Reimann (amy@dalejr.com)  
**To:** jessicabjohnson@yahoo.com;  
**Date:** Monday, September 26, 2016 11:27 AM

Hi Jessica!

Please see the inserted support letter from us regarding the alcohol permit. Please let us know if we can assist further!

Thanks,

Amy Reimann  
704-402-5936

Dear City of Key West:

I own 708 & more recently acquired 704 on Eaton St. in Key West. We would like to express full support for Mike Downer's alcohol sales application for a wine boutique at 700 Eaton Street. We believe it would be a great addition to the neighborhood while also enhancing Old Town Key West. We are looking forward to this project and fully intend on supporting their business when we are in town!

Best,

Mr. Dale Earnhardt Jr.

**Subject:** 700 Eaton Street Application

**From:** Stan Day (sday@sram.com)

**To:** jessicabjohnson@yahoo.com;

**Date:** Friday, September 16, 2016 6:15 AM

Dear City of Key West:

I endorse the granting of a special exception for an alcohol sales license to Mike Downer at 700 Eaton street. He and his wife Jessica are committed to making Key West a better place, and an example is their investment in rehabilitating this lot from an eye-sore smelly barren junkyard. Their intended use that includes a small boutique wine shop will be a welcome addition to the community.

My wife and I own and live at 416 Elizabeth. I applaud Mike Downer's efforts.

Thanks,

Stan Day

9/26/2016

Print

**Subject:** Re: 700 Eaton Street update  
**From:** Arlo Haskell (arlohaskell@gmail.com)  
**To:** jessicabjohnson@yahoo.com;  
**Date:** Friday, September 16, 2016 4:53 PM

This all sounds great, Jessica, and I'm happy to sign on:

Sample Letter or E-mail of Support:

Dear City of Key West:

We live at 716 Love Lane in the City of Key West. We would like to express our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. We think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,

Arlo Haskell & Ashley Kamen

**Subject:** Re: 700 Eaton Street update  
**From:** Christine Fifer (cfiferbeach@gmail.com)  
**To:** jessicabjohnson@yahoo.com;  
**Date:** Monday, September 19, 2016 11:48 AM

TO: City of Key West

I am writing this letter in regards to the efforts of Jessica and Mike Downer in their application for the alcohol sales exception/permit necessary to open a wine boutique at 700 Eaton Street. I live in the immediate neighborhood (316 Elizabeth Street), and I think a shop of that distinction would be a welcome addition to our Elizabeth/Eaton Street community.

Sincerely,  
Christine Fifer  
316 Elizabeth Street  
KW, FL 33040  
305.619.9559

**Subject:** RE: 700 Eaton Street  
**From:** Jeff Cornfeld (jeff@cornfeldgroup.com)  
**To:** jessicabjohnson@yahoo.com;  
**Date:** Saturday, September 24, 2016 4:22 PM

TO: The City of Key West

RE: Mixed Use Development at 700 Easton Street

To Whom it May Concern:

We are residents of Key West and live at 426 Elizabeth Street. We have reviewed the proposal for Mike Downer's alcohol sales application for a wine boutique at 700 Eaton Street and are in support of this use. We feel that they have designed their structure in a manner that would allow their intended use of the site to be upscale and complementary to our existing neighborhood.

Sincerely,

Jeff & Julie Cornfeld

426 Elizabeth Street



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# ★ DANGER ★ CHARTERS

September 16, 2016

407 Caroline St.

Key West, FL 33040

Dear City of Key West:

We do business at the Westin marina in the City of Key West. We would like to express our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. We think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,



Wayne Fox

Dear City of Key West:

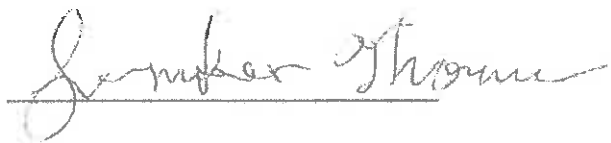
We live at 1619 Seminary St in the City of Key West. We would like to express my/our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. We think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,

Brian Thomas And Jennifer Thomas



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Sept. 24, 2016

Dear City of Key West:

I have discussed Mike Downer's plans to open an upscale wine boutique at 700 Eaton Street and support his alcohol sales exception application. Mike wants to improve and compliment the neighborhood. I commend his efforts.

Thank you,

Sarah Calabrese  
222 Duval St, Key West

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# ★ DANGER ★

## CHARTERS

September 16, 2016

407 Caroline St.  
Key West, FL 33040

Dear City of Key West:

We do business at the Westin marina in the City of Key West. We would like to express our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. We think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,



Jonathan Johnson

September 26, 2016

Dear City of Key West:

I am a resident of Key West. I support Mike Downer's alcohol sales special exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

A handwritten signature in dark ink, appearing to read "JOHN LEPOWSKI". The signature is stylized with a large, sweeping initial "J" and "L".


JOHN LEPOWSKI  
(owner of Key West 24hr Fitness Center)

September 26, 2016

Dear City of Key West:

I am a resident of Key West. I support Mike Downer's alcohol sales special exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kawana Staffney', with a large, stylized flourish extending from the end of the name.

Kawana Staffney  
329 Oliva St.

Dear City of Key West:

I/we live at 1535 5<sup>TH</sup> STREET in the City of Key West. I/we would like to express my/our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. I/we think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,

*Robert Reilly*

404 Cactus Drive  
Key West, FL 33040  
September 25, 2016

To the City of Key West,

I have lived in Key West for 40 years. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Thank you,



Jaimi Johnson



Abaco Gold, Inc.  
418 Front Street  
Key West, FL 33040  
September 25, 2016

To the City of Key West,

I have been a resident and business owner in Key West for over 30 years. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Thank you,

A handwritten signature in cursive script, reading "Angela Williamson-Kunke". The signature is written in dark ink and is positioned above the printed name.

Angela Williamson-Kunke

September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

*Jane E. Janning*  
2904 HARRIS AVE

Dear City of Key West:

I/we live at 3875 Flagler Av - LKW in the City of Key West. I/we would like to express my/our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. I/we think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,

A handwritten signature in black ink, consisting of a series of loops and strokes, positioned to the right of the closing text.

September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

*Elaine Downer*  
*417 Catherine Street*

Dear City of Key West:

I live at 7305 Seidenberg Ave in Key West. I would like to express my support for Mike Downer's alcohol sales special exception application for a wine boutique at 700 Eaton Street. I believe it would enhance and compliment the neighborhood in a positive, upscale manner.

Very truly yours,

Kari's Roetne

September 23, 2016

To whom it may concern at the City of Key West,

I am writing this correspondence in regards to the proposed plans for the property at 700 Eaton Street. My name is Catherine Mahan and I have been a resident in Key West for 40 years. I have viewed the present owner's respective plans for 700 Eaton Street and feel that their proposal is low key and will add to the casual backdrop of the surrounding neighborhood. Having known the statute of profession and attention to detail that both Jessica and Mike Downer strive for in their lives, leave me no doubt that the final outcome will be an attribute to our island lifestyle. I see no problem and only opportunity to grow with the development of a wine shop on said property and have no doubt that it will be an improvement for Key West.

Sincerely yours,




Catherine Mahan  
1420 6th Street  
Key West, FL, 33040

September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,



H : 1616 TRINIDAD DR KEY WEST FL 33040  
W : 333 EATON ST KEY WEST, FL 33040

Dear City of Key West:

I/we live at NORTH SIDE DRIVE Apt. 116 in the City of Key West. I/we would like to express my/our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. I/we think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,

*DM Bpr*



DANGER CHARTERS  
245 FRONT STREET  
KEY WEST, FL 33040

SEPTEMBER 26, 2016

DEAR CITY OF KEY WEST:

I SUPPORT MIKE DOWNER'S ALCOHOL SALES SPECIAL EXCEPTION APPLICATION TO OPEN A WINE BOUTIQUE AT 700 EATON STREET. I FEEL THAT MIKE'S SHOP WILL IMPROVE AND COMPLIMENT THE NEIGHBORHOOD AND BE A WELCOME ADDITION TO THE COMMUNITY. I APPLAUD HIS EFFORTS.

SINCERELY,

NICHOLAS "HAIG" SMITH,  
MANAGER

A handwritten signature in black ink, appearing to read 'N. Haig', written over the printed name.

Dear City of Key West:

I live at 2201 STAPLES in Key West. I would like to express my support for Mike Downer's alcohol sales special exception application for a wine boutique at 700 Eaton Street. I believe it would enhance and compliment the neighborhood in a positive, upscale manner.

Very truly yours,



Dante Varella

Dear City of Key West:

I/we live at 3204 DUCK CR. in the City of Key West. I/we would like to express my/our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. I/we think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,

A handwritten signature in dark ink, appearing to be "Paul J. [unclear]".

September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

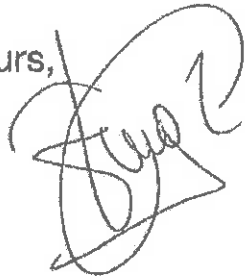
Sincerely,

*Bree Anne Buckley*

Dear City of Key West:

I/we live at 1909 SEIDENBERG LANE in the City of Key West. I/we would like to express my/our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. I/we think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,

A handwritten signature in black ink, appearing to be "Lynn", written over the "Very truly yours," text.

September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

Anthony M. Dorne

92 Bay Dr. 33040

Dear City of Key West:

I/we live at 384 North side DL #116 in the City of Key West. I/we would like to express my/our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. I/we think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,

John Smith

September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

*H Robert De Haven*

*407 Cactus Dr.*

*Key West, FL 33040*



Dear City of Key West:

I live at 2201 STABLES AVE in Key West. I would like to express my support for Mike Downer's alcohol sales special exception application for a wine boutique at 700 Eaton Street. I believe it would enhance and compliment the neighborhood in a positive, upscale manner.

Very truly yours,



William Schultz

Dear City of Key West:

I/we live at 1612 BAHAMA DR in the City of Key West. I/we would like to express my/our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. I/we think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Bob Velez". The signature is fluid and cursive, with a long horizontal stroke at the end.

September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. J. ...' with a long horizontal stroke extending to the right.

1420 6th St.

September 26, 2016

Dear City of Key West:

I am a resident of Key West. I support Mike Downer's alcohol sales special exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,



SCOTT STANLEY

Sept.30,2016

Dear City Of Key West,

I am a resident of 2 Hibiscus Lane Key West, Fl. for 36 years and I writing you in support of the project at 700 Eaton I have seen the plans and discussed the plans with Jessica and Mike Downer, owners of said property and am in favor of it. I have known them for many years and know that they want to improve the corner lot in a way that is respectful to the historic district that we all love so much with the utmost integrity.

I urge you to approve their plans and gran them all necessary permits and licenses needed to support their success.

Thank you for your attention.

Sincerely,

Robin Kaplan

**Richard McChesney**

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**From:** jessica johnson <jessicabjohnson@yahoo.com>  
**Sent:** Saturday, October 15, 2016 12:28 PM  
**To:** Richard McChesney  
**Cc:** Mike Downer  
**Subject:** Fwd: Letter

Hi Richard, Please submit these letters with Mike's application. Thank you.

Begin forwarded message.

**From:** Danette Baso Silvers <dmbasilvers@me.com>  
**Date:** October 14, 2016 at 9:28:18 PM PDT  
**To:** jessicabjohnson@yahoo.com  
**Subject:** Letter

Dear City of Key West:

I am a local, born and raised in Key West. I currently lease studio space at The Studios of Key West, 533 Easton St. I would like to express my support for Mike Downer's alcohol sales application for a wine boutique at 700 Eaton St. I believe it would enhance and compliment the neighborhood in a positive, upscale manner.

Very respectfully,  
Danette Baso Silvers  
(305) 923-7989

**Richard McChesney**

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**From:** jessica johnson <jessicabjohnson@yahoo.com>  
**Sent:** Friday, October 14, 2016 4:21 PM  
**To:** Richard McChesney  
**Cc:** Mike Downer  
**Subject:** Fwd: Letter of Support for 700 Eaton St

Begin forwarded message:

**From:** s basner <[s.basner@gmail.com](mailto:s.basner@gmail.com)>  
**Date:** October 14, 2016 at 3:38:13 AM PDT  
**To:** Jessica Johnson <[jessicabjohnson@yahoo.com](mailto:jessicabjohnson@yahoo.com)>  
**Subject:** Letter of Support for 700 Eaton St

To the City of Key West:

I am a resident and business owner on Key West. I own and live at 1915 Fogarty Ave in the City of Key West, and am an owner of the Date & Thyme market at 829 Fleming St.

Please accept this letter of support for Mike Downer's application for an alcohol sales special exception at 700 Eaton St.

I am confident that his elegant wine boutique at 700 Eaton Street will be a wonderful addition and benefit to Old Town Key West. This project is a welcome addition and asset to our community.

Very truly yours,

Simon Basner

David Kesar

October 14, 2016

Sam Holland, Jr.  
Chairman City of Key West Planning Board  
3140 Flagler Ave.  
Key West, FL 33040

Re: 700 Eaton Street Alcohol Sales Special Exemption

Dear Chairman and Members of the Board,

I am writing to encourage you to approve the Alcohol Sales Special Exemption for Michael Downer and Jessica Johnson at 700 Eaton Street.

Michael and Jessica shared their plans for this wine shop with me almost three years ago. I was then and am now wholehearted in my support for their store. It is exactly the upscale, low impact business that is appropriate for Old Towne Key West. No garish neon, no vulgar tee shirts. It is the type of business that is in such short supply. Local owner/ operator with a vested interest in the neighborhood since they live next door.

Michael and Jessica have become friends since they purchased my former home at 411 Elizabeth and their full time residency here in Key West will be a tremendous asset to the community. Jessica a skilled and compassionate physician will practice here. Michael is a very well respected attorney who in his retirement would like to share his love of wine in the form of a small wine shop. They are humble and gracious people with a love of the island. I see no reason that they will not be successful in their venture and wish them well.

As you are probably aware the property under previous ownership was the subject a long and drawn out Code Enforcement case. A well-meaning but misguided local woman kept, at one census, 27 cats on the property. To say that it was unsightly and an assault to the air quality of the neighborhood is a tremendous understatement. Michael and Jessica's plan are a huge upgrade to the previous condition of the lot.

Please approve the Special Exemption and take a step forward to improving the neighborhood and upgrading the retail environment of Key West.

Sincerely,



P.O. Box 1146  
Key West, FL  
33041



**Subject:** Wine Shop  
**From:** michelboye@aol.com (michelboye@aol.com)  
**To:** jessicabjohnson@yahoo.com;  
**Date:** Tuesday, September 27, 2016 4:32 PM

Dear City of Key West,

I have known the Johnson family for 20 years and I am writing to support their idea of opening a wine shop on their property at 700 Eaton Street in Key West. I have looked over the designs for the building and I think it looks great and it has a good Key West look. Very nice. I think the shop would be conveniently located in old town. I live at 1828 Fogarty Ave. in Key West and wholeheartedly support this endeavor.

Thank you,

Michael Boyer  
1828 Fogarty Ave.  
Key West, FL 33040  
305-395-8338

# Additional Letters of Support



*Key West*  
*United Methodist Church*

600 Eaton Street  
Key West, Florida 33040  
(305) 296-2392 [keywestumc@bellsouth.net](mailto:keywestumc@bellsouth.net)  
website: <http://keywestumchurch.org/>

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September 22, 2016

To Whom It May Concern:

A decision was made in recent discussions with the Administrative Council of the Key West United Methodist Church to not block the application and granting of an alcohol sales exception at 700 Eaton Street, Key West, Florida 33040.

Thank you for your consideration.

Sincerely,

  
Larry Thompson  
Administrative Council Chair

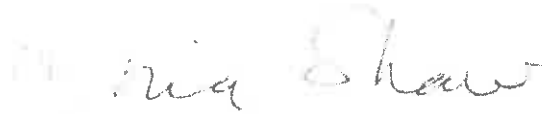
Christian Science Society and Reading Room  
327 Elizabeth Street  
Key West, FL 33040  
December 1, 2015

Re: 700 Eaton Street, Key West, FL 33040

To Whom it May Concern,

I discussed the proposed plans for 700 Eaton Street with Mike and Jessica Downer and I'm not opposed to the concept of a wine shop operating at that address.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gloria Shaw".

Gloria Shaw  
Director, Christian Science Society and Reading Room

**Subject:** Special Exception for 700 Eaton Street

**From:** Ginny Stones (ginny@keyslaw.net)

**To:** mikedowner2@yahoo.com;

**Date:** Friday, October 7, 2016 12:40 PM

Mike:

Please feel free to forward this letter of support to the City of Key West as an expression of my support for your application for Special Exception to be permitted to sell alcohol within 300 feet of a church, school, cemetery or funeral home.

I am confident that you and Jessica will take all steps necessary to protect your church neighbors as well as all persons residing and working in your neighborhood.

Good luck and best wishes.

Adele V. Stones

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

Phone: (305) 294-0252

Facsimile: (305) 292-5442

[www.stonescardenas.com](http://www.stonescardenas.com)

NOTICE: The sender intends the information contained in this electronic mail transmission for the use of the named individual or entity to which it is directed as it may contain information that is privileged or otherwise confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee. It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply email to: [ginny@keyslaw.net](mailto:ginny@keyslaw.net), or by telephone at 305-294-0252, so that our address records can be corrected. Thank you.

September 26, 2016

Dear City of Key West:

I am a resident of Key West. I support Mike Downer's alcohol sales special exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

*Arthur P. Downer*

*417 Elizabeth St #6*

Sept. 25, 2016

Dear City of Key West:

I live at 1409 ALBURY #2 in Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I commend his efforts.

Thank you,

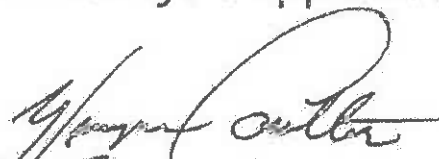
  
KERRY G. MARTIN

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

  
Yvonne Carter  
3229 Piquet Ave.



October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,  Nov. 23, 2016  
459 Gold Club Dr.

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

Sean Seaman  
801 Eaton St.  
SEAN SEAMAN

September 26, 2016

Dear City of Key West:

I am a resident of Key West. I support Mike Downer's alcohol sales special exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

*Arthur P. Downer*

*417 Elizabeth St. #6*

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

Donna L. Daniels  
6 Riviera Drive  
Key West, FL 33040

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

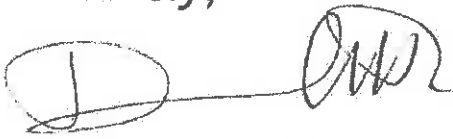
Gr Dail  
Greg Dail  
6 Rivier Dr.  
Key West FL  
33040

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

A handwritten signature in dark ink, appearing to read "John Spottwood III". The signature is stylized, with a large, looped initial "J" and a series of connected, fluid letters for the rest of the name.

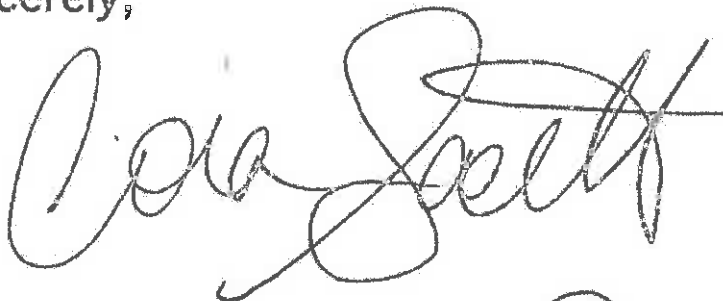
John Spottwood III  
536 Fleming St. Unit A

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lisa Smith". The signature is fluid and stylized, with a large loop at the end.

16 Riviera Dr.

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,



10-28-16

BENJAMIN PRICE  
1500 WASHINGTON ST  
KEYWEST FL 33840



October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

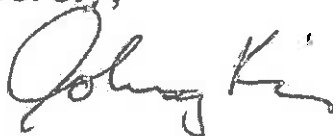
Kimberly Hull 1500 Von Phister St  
Key West, FL

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

A handwritten signature in cursive script that reads "Johnny King".

1107 Ray Plaza #453  
Key West, FL. 33040  
Johnny King

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

*Paulie D. Wallman*  
3536 NORTHSIDE CT.

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

*Andrew Seara* 1411 Eliza Street Key West

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

Dr. DERRICK BROWNING  
1216 VIRGINIA ST  
KEY WEST, FL 33040

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.


Sincerely,

*Jamie L. Searce*

1411 Eliza St. Key West, FL 33040

Dear City of Key West:

I/we live at 3314 Northside Dr #56 in the City of Key West. I/we would like to express my/our support for Mike Downer's application for an alcohol sales special exception at 700 Eaton Street. I/we think that his wine boutique at 700 Eaton Street will enhance Old Town Key West, represents the kind of investment we want to encourage and will be an asset to the community.

Very truly yours, 

September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

Sean Wilson 2523 Patterson Ave. Keywest FL 33040  





September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

  
Aaron Prides  
814 Windsor Lane  
Key West, FL 33040

September 25, 2016

To the City of Key West,

I am a resident of Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

Wally Owen  
2008 Harris Ave  
KW, FL 33040

September 26, 2016

Dear City of Key West:

I am a resident of Key West. I support Mike Downer's alcohol sales special exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

  
SL Gilman  
1025 Duval St

September 26, 2016

Dear City of Key West:

I am a resident of Key West. I support Mike Downer's alcohol sales special exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Wee', with a stylized, loopy design.

Wee  
Nail Bar  
1015 Duval St.

September 26, 2016

Dear City of Key West:

I am a resident of Key West. I support Mike Downer's alcohol sales special exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I applaud his efforts.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Kristen Onderdonk', with a stylized, flowing script.

521 FLEMING ST.  
Key West, FL 33040  
Kristen Onderdonk

October 28, 2016

Dear City of Key West:

I am a resident of <sup>the greater</sup> Key West <sup>area</sup> and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

Jason Nor

30422 Oleaner blvd

B,3 B,3a Key FL

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1015 Truman blvd

Key west

Sept. 25, 2016

Dear City of Key West:

I live at 1409 ALBURY #2 in Key West. I support Mike Downer's alcohol sales exception application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood and be a welcome addition to the community. I commend his efforts.

Thank you,

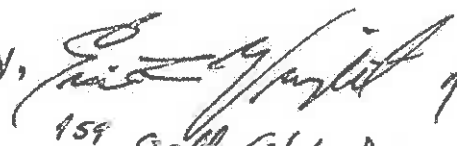
  
KERRY G. MARTIN

October 28, 2016

Dear City of Key West:

I am a resident of Key West and I support Mike Downer's alcohol sales application to open a wine boutique at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive, upscale manner and be a welcome addition to the community. I applaud his efforts.

Sincerely,

 Nov. 23, 2016  
159 Gold Club Dr.



# Letters of Objection

## Vicky Walker

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**From:** Patrick Wright  
**Sent:** Wednesday, December 14, 2016 9:05 AM  
**To:** Vicky Walker  
**Cc:** Melissa Paul-Leto; Thaddeus L. Cohen  
**Subject:** FW: Planning Board agenda Dec 15, Item 7: 700 Eaton Street  
**Attachments:** 700 Eaton admin interpretation bar lounge restaurant.pdf; 700 eaton Large File Application Package (4).pdf

FYI public comment 700 Eaton Street.

**From:** naja girard [mailto:najagirard@yahoo.com]  
**Sent:** Tuesday, December 13, 2016 6:51 PM  
**To:** Patrick Wright <pwright@cityofkeywest-fl.gov>  
**Subject:** Planning Board agenda Dec 15, Item 7: 700 Eaton Street

Hello Patrick,

Please forward this comment from my husband to the members of the Planning Board [or to the proper person who can do that for us]. Please let me know the proper procedure for future reference [I don't see emails for board members on the City website]. Please include the attachments for the board members.

Please acknowledge receipt of this email.

Thank you!

Naja

Dear Members of the Planning Board:

My name is Arnaud Girard. I own an apartment building at the corner of Eaton and Elizabeth [630 Eaton] **directly across the street from 700 Eaton**. I have two concerns: one is parking, the other is noise.

My tenants [7 apartments] have a very difficult time finding parking for their cars in our neighborhood. Their only salvation is that after 5 pm people start leaving work and parking spots on Elizabeth Street open up.

I believe the four parking spots designed for the 700 Eaton Street project will be adequate for the approved **retail store** and one apartment. People will be in and out of the retail store in the few minutes needed to make their purchase. However, if people begin to congregate socially at 700 Eaton Street to "taste wine" and meet for "wine tasting events" cars will remain in those three spots and considerable additional off-street parking will be needed to support the business. Those spots now open to my tenants and others living in the neighborhood will no longer be available. This will make the parking problem considerably worse.

My second concern is noise. I have three apartments with windows that directly face 700 Eaton. All of my tenants work days and sleep nights. I follow this rule specifically to avoid conflicting noise patterns among the residents in my apartments.

However, as the proposed business model at 700 Eaton was described to me by the owner, there will be a bar with bar stools, tables and chairs, and an outside porch seating area. He explained to me that between 5 to 10 bottles of wine will be open for "tasting by the glass" **for a fee**. If people begin to congregate socially to "taste" wine across the street then the laughter, the music, even the conversations, will impact my tenants' right to peaceful quiet nights. Under HARC guidelines I cannot replace my historic wooden windows with soundproof windows.

I also plan to move into the first floor apartment at 630 Eaton Street in the future and will be personally affected by any noise coming from a bar/lounge across the street when I do so.

It is my understanding that HNC-2 zoning prohibits bars and lounges and authorizes restaurants only with a conditional use permit. To my knowledge, 700 Eaton Street does not have such a permit. Such a permit would obviously require **adequate off-street parking** - more parking than is shown in the current approved design for 700 Eaton Street which is for a **retail shop and one apartment**.

I will support this project ONLY if the permit to allow alcohol sales clearly states that there will be NO CONSUMPTION ON THE PREMISES, NO "EVENTS", and that any "wine tasting" will be similar to tastings at local supermarkets: the offer of a VERY SMALL FREE SAMPLE to customers who are shopping for a take out bottle of wine.

Sincerely,  
Arnaud Girard  
1214 Newton Street  
Key West, FL 33040  
(305) 304-6882

Below is some background information and a summary of City Code that shows that the business model described by the owners of 700 Eaton Street [bar/lounge] is apparently prohibited in our neighborhood.

A Minor Development Plan for 700 Eaton was approved Jan 20, 2016: <https://keywest.legistar.com/LegislationDetail.aspx?ID=2547158&GUID=9455D077-3FD4-4FDE-B3A1-39703C8C3161&Options=&Search=>

In their application for a Minor Development Plan they responded to the question: Consumption area for restaurant and bars?: "not applicable". This is on page 25 of the attached document [large file]. The property owners said in their application that the first floor would be used for "retail" and parking was calculated accordingly. 1 for every 300 sf of retail and 1 for the market rate residential unit.

**ZONING:**

In our zone [HNC-2] small retail use [under 2500 sf] is allowed **as of right**. "Restaurants" are allowed as a **conditional use**. Bar/lounges are not listed. Any use not found specifically or provisionally in the zoning code is prohibited.

## DEFINITION OF BAR/LOUNGE

The definition of "bar or lounge" and of "restaurant" are not contained in the code, but the City came up with an administrative definition back in 2008. [See attachment page 18] Basically if wine, beer, or other alcohol is being consumed **on the premises** then it is a "bar or lounge" unless there is also food and the food portion of sales is at least 51% - then it is a restaurant.

## PARKING REQUIREMENTS

City Code Sec. 108-571. Parking for bar/lounges or restaurants **1 space for every 45 sf of consumption or serving area**. Not **1 space for every 300 sf. of retail area** which is what has been permitted and is currently being built at 700 Eaton.

## City's Zoning Code:

### Subdivision III. - Historic Neighborhood Commercial District (HNC-2)[13]

#### Sec. 122-836. - Intent.

The historic neighborhood commercial district (HNC-2) is restricted to small offices, neighborhood shops, restaurants with very limited seating, or other commercial uses similar in character to traditional neighborhood commercial services which have very limited square footage and generate low volumes of traffic. In the future in-fill within the HNC-2 district shall be strictly governed by performance criteria which ensures continued land use compatibility and stability within and among adjacent residential areas. The HNC-2 district mixed use subareas are comprised of both residential and commercial activities and shall continue to be allowed to develop as mixed use neighborhood centers. Qualitative and quantitative performance criteria shall be used to prevent encroachment by incompatible commercial uses characterized by excessive scale and intensity.

(Ord. No. 97-10, § 1(2.5.5.4(2)(A)), 7-3-1997; Ord. No. 99-18, § 1 (Exh. A(2-5.5.4(2)(A))), 9-8-1999)

#### Sec. 122-837. - Uses permitted.

Uses permitted in the historic neighborhood commercial district (HNC-2) are as follows:

- (1)  
Single-family and two-family residential dwellings.
- (2)  
Multiple-family residential dwellings.
- (3)  
Group homes with less than or equal to six residents as provided in section 122-1246.
- (4)  
Places of worship.
- (5)  
Business and professional offices.
- (6)  
Commercial retail low intensity less than or equal to 2,500 square feet.
- (7)

Medical services.

(8)

Parking lots and facilities.

(9)

Veterinary medical services, without outside kennels.

(10)

Parks and recreation, active and passive on the Truman Waterfront parcel, only.

(Ord. No. 97-10, § 1(2.5.5.4(2)(B)), 7-3-1997; Ord. No. 99-18, § 1 (Exh. A(2-5.5.4(2)(B))), 9-8-1999)

**Sec. 122-838. - Conditional uses.**

Conditional uses in the historic neighborhood commercial district (HNC-2) are as follows:

(1)

Group homes with seven to 14 residents as provided in section 122-1246.

(2)

Cultural and civic activities.

(3)

Educational institutions and day care.

(4)

Nursing homes, rest and convalescent homes.

(5)

Parks and recreation, active and passive.

(6)

Protective services.

(7)

Public and private utilities.

(8)

Commercial retail low intensity greater than 2,500 square feet and less than or equal to 5,000 square feet.

(9)

**Restaurants**, excluding drive-through. However, restaurants are expressly excluded from lots fronting the south side of Caroline Street, west of William Street and extending west 50 feet past Peacon Lane to include the lot abutting both the west side of Peacon Lane and the south side of Caroline Street.

(Ord. No. 97-10, § 1(2.5.5.4(2)(C)), 7-3-1997; Ord. No. 99-18, § 1 (Exh. A(2-5.5.4(2)(C))), 9-8-1999)

**Sec. 122-839. - Prohibited uses.**

**In the historic neighborhood commercial district (HNC-2), all uses not specifically or provisionally provided for in this subdivision are prohibited.**

(Ord. No. 97-10, § 1(2.5.5.4(2)(D)), 7-3-1997; Ord. No. 99-18, § 1 (Exh. A(2-5.5.4(2)(D))), 9-8-1999)

**Sec. 122-840. - Dimensional requirements.**

The dimensional requirements in the historic neighborhood commercial district (HNC-2) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines:

(1)

Maximum density: 16 dwelling units per acre (16 du/acre).

(2)

Maximum floor area ratio: 1.0. Refer to section 122-776 for additional restrictions that regulate the square footage of gross leasable floor area based on trip generation within HNC areas.

(3)

Maximum height: 30 feet.

(4)

Maximum lot coverage:

a.

Maximum building coverage: 40 percent.

b.

Impervious surface ratio: 60 percent.

(5)

Minimum lot size: 5,000.

a.

Minimum lot width: 50 feet.

b.

Minimum lot depth: 100 feet.

(6)

Minimum setbacks:

a.

Front: 10 feet.

b.

Side: 5 feet.

c.

Rear: 15 feet.

d.

Street side: 7.5 feet.

(Ord. No. 97-10, § 1(2.5.5.4(2)(E)), 7-3-1997; Ord. No. 99-18, § 1 (Exh. A(2-5.5.4(2)(E))), 9-8-1999; Ord. No. 10-04, § 11, 1-5-2010)



## Virginia Haller

---

**From:** Vicky Walker  
**Sent:** Wednesday, December 14, 2016 7:57 AM  
**To:** Virginia Haller  
**Subject:** FW: 700 Eaton St variance for alcohol exemption

**From:** Gwen [mailto:gwene@bellsouth.net]  
**Sent:** Tuesday, December 13, 2016 8:01 PM  
**To:** Vicky Walker <vwalker@cityofkeywest-fl.gov>  
**Subject:** 700 Eaton St variance for alcohol exemption

Dear Planning Board Members,

I am writing to express my opposition to the alcohol sales special exemption request for 700 Eaton St. **I am a full time year-round resident and reside across Eaton Street from the subject property.** The overwhelming majority of my neighbors believe this proposal is not a good fit for our neighborhood. I hope the owners of 700 Eaton respect the wishes of their immediate neighbors and change the proposed use of this newly constructed concrete structure.

The proposed use of the commercial space by the Downers would not work because of many reasons including problems associated with:

- traffic
- trash & recycling
- δελιτωερψ/box trucks and the amount of space needed for these are not present on this site
- Αλσο, I am concerned that the Downer's plan to move out of the neighborhood therefore no longer would feel the affects of this request for variance.

Thank you.

Gwen Esbensen, Realtor  
Berkshire Hathaway Home Services  
Knight & Gardner Realty  
Ph 305-923-5196  
[gwene@bellsouth.net](mailto:gwene@bellsouth.net)  
OWNER/RESIDENT OF 709 EATON STREET, KEY WEST, FL 33040



## Virginia Haller

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**From:** Vicky Walker  
**Sent:** Wednesday, December 14, 2016 7:57 AM  
**To:** Virginia Haller  
**Subject:** FW: Opposition to Alcohol Sales - 700 Eaton St.

**From:** Will Langley [mailto:will@keysrealestate.com]  
**Sent:** Tuesday, December 13, 2016 4:03 PM  
**To:** Vicky Walker <vwalker@cityofkeywest-fl.gov>  
**Cc:** 'Will Langley' <will@keysrealestate.com>  
**Subject:** Opposition to Alcohol Sales - 700 Eaton St.

Dear Planning Board Members,

I am writing my opposition to the alcohol sales special exemption at 700 Eaton St. I own and live full time, year around, at the property diagonally opposite 700 Eaton St. I have to side with the overwhelming majority of my neighbors that this is not a good fit for our neighborhood. I am opposed to any conditions or restrictions and would kindly ask Mr. & Mrs. Downer to respectfully listen to what their immediate neighbors are saying and asking for and change the use of their desired use to something that fits in the neighborhood.

At this point, even the Church closest to this property is opposed to this use.

I am opposed to this use for many reasons including but not limited to:

- traffic
- trash & recycling
- noise
- box trucks delivering (his driveway is not big enough for a truck to pull in and back out on Elizabeth St.),
- quality of life issues that are left if I am left being the enforcer of conditions- (I shouldn't have to be the one to call code enforcement when they break a rule).
- Lastly I am concerned that the Downer's are now moving out of the neighborhood so they won't have to deal with what they are planting.

I am more than happy to discuss this with anyone, Feel free to call or e-mail me.

Thank you,

Will

Will Langley

305.294.5155 | office 305.394.9020 | mobile

will@keysrealestate.com | e-mail

Owner of 627-629 Eaton St.

## Virginia Haller

---

**From:** Vicky Walker  
**Sent:** Monday, December 12, 2016 4:20 PM  
**To:** Virginia Haller  
**Subject:** FW: 700 Eaton Street

fyi

-----Original Message-----

From: John O'Leary [mailto:joleary311@gmail.com]  
Sent: Monday, December 12, 2016 4:16 PM  
To: Vicky Walker <vwalker@cityofkeywest-fl.gov>  
Subject: 700 Eaton Street

December 12, 2016

To the City of Key West,

We are residents of the city of Key West and reside within 300 feet of the above mentioned property.

We do not support this request for Alcohol Sales Special Exemption.

We believe the quality of life and traffic impact will severely affect our immediate neighborhood.

Sincerely,

Karen and John O'Leary  
412 Elizabeth Street  
Key West, Florida 33040

Sent from my iPhone

## Virginia Haller

---

**From:** Vicky Walker  
**Sent:** Tuesday, December 13, 2016 7:45 AM  
**To:** Virginia Haller  
**Subject:** FW: Alcohol Sales 700 Eaton Street

Public comment

**From:** Donna Carpenter [mailto:akeylimey@aol.com]  
**Sent:** Monday, December 12, 2016 11:37 PM  
**To:** Vicky Walker <vwalker@cityofkeywest-fl.gov>  
**Subject:** Alcohol Sales 700 Eaton Street

December 12, 2016

Members of the Key West Planning Department

I have owned my home at 330 Elizabeth Street for over 20 years, and live here full time. I am within 300 feet of the property at 700 Eaton Street.

I am strongly opposed to the Alcohol Sales Special Exception at 700 Eaton Street.

This is not a good location for a wine bar. Not only is there a church across the street from my house, but the corner of Eaton and Elizabeth is an extremely busy and dangerous intersection that has seen numerous traffic accidents. A wine bar is just going to add to the congestion at this intersection with increased cars, bicycles, and foot traffic. Most cars don't stop for people and bikes in the crosswalk trying to cross Eaton Street. People dart out expecting the cars to stop, but they don't. Double, triple or more the number of people trying to cross, and it's only a matter of time before someone is going to get killed.

Another problem is the limited amount of parking in the area. I know that there will be some parking spots behind 700 Eaton Street, but it won't be enough for a wine bar that will attract even more people. There isn't enough parking for the residents, and the spill over from a wine bar will make it even worse for residents trying to find a place to park. I expect there will be special promotions and tastings which will bring in even more people, not to mention the delivery and trash and recycle trucks that will end up double parking or parking on the sidewalk out front.

There will also be increased noise from a bar that will affect the quality of life for all the neighbors.

This is not a good fit for the neighborhood, and I urge you to uphold the ordinance to prohibit alcoholic beverage sales within 300 feet of a church, and not approve the request for a special exception.

Thank you for your consideration.

Donna Carpenter  
330 Elizabeth Street  
305 304-4584

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 PM, April 20, 2017, City Commission Chambers, 1300 White Street, Key West, Florida, the purpose of the hearing will be to consider a request for:

Alcohol Sales Special Exception - 700 Eaton Street (RE# 00006120-000000, AK# 1006343) - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial-2 (HNC-2) Zoning District pursuant to the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street or call 305-809-3764 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).



City of Key West, Florida  
Planning Department  
PO Box 1409  
Key West, Florida 33041-1409

## PUBLIC MEETING NOTICE



City of Key West, Florida  
Planning Department  
PO Box 1409  
Key West, Florida 33041-1409

## PUBLIC MEETING NOTICE

**YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

**Alcohol Sales Special Exception - 700 Eaton Street (RE# 00006120-000000, AK# 1006343)** - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial-2 (HNC-2) Zoning District pursuant to the Code of Ordinances of the City of Key West, Florida.

**Date of Hearing:** April 20, 2017

**Time of Hearing:** 6:00 PM

**Location of Hearing:** City Commission Chambers, 1300 White Street, Key West, FL 33040

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to:** City of Key West Planning Department

E-mail: [nhill@cityofkeywest-fl.gov](mailto:nhill@cityofkeywest-fl.gov), Phone: 305-809-3764 or Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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|   |  |  |
|---|--|--|
| KEEFE DAVID J & JULIS S<br>727 EATON ST<br>KEY WEST, FL 33040-6847                | PULLEM BARBARA S<br>325 PEACON LN<br>KEY WEST, FL 33040-6885   | FIRST CHURCH OF CHRIST SCIENTIST<br>C/O MUNCIE MAURICE O TRUSTEE<br>327 ELIZABETH ST<br>KEY WEST, FL 33040-6804  |
| FREEMAN SHIRLEY VAN METER<br>724 EATON ST<br>KEY WEST, FL 33040-6844              | THAYER EDGAR L<br>5458 S EVERETT AVE APT 3<br>CHICAGO, IL 60615-5962   | BATTY PETER H & ELLEN<br>912 GEORGIA ST APT HOUSE<br>KEY WEST, FL 33040-7206   |
| ESBENSEN GEORGE & GWENDOLYN<br>SCHULTZ<br>709 EATON ST<br>KEY WEST, FL 33040-6843 | FOHRMAN DARRYL<br>322 ELIZABETH ST<br>KEY WEST, FL 33040-6805  | PHILLIPS LEWIS PHILIPPE SKAIFE<br>4516 AV MARCIL<br>MONTREAL, QUEBEC H4A 3A1 CANADA  |
| CARPENTER DONNA L<br>330 ELIZABETH ST<br>KEY WEST, FL 33040-8605                  | DELAUNE ROBERT L<br>619 EATON ST STE 1<br>KEY WEST, FL 33040-6994  | CLARK CHARLES R<br>417 ELIZABETH ST APT 3<br>KEY WEST, FL 33040-6886   |
| FAR NIENTE LLC<br>1920 N CLARK ST<br>CHICAGO, IL 60614-5453                       | HURST ANNE HAHN REV TR AG<br>3/17/2010<br>2248 LUSTERS GATE RD<br>BLACKSBURG, VA 24060-9214  | 316 ELIZABETH STREET LLC C/O<br>MEYERS AND ASSOCIATES CPA PA<br>4540 PGA BLVD STE 216<br>PALM BEACH GARDENS, FL 33418-3945   |
| DOWNER MICHAEL<br>601 AMALFI DR<br>PACIFIC PALISADES, CA 90272-4507               | ROWAN WILLIAM L<br>321 PEACON LN<br>KEY WEST, FL 33040-6885  | SCHMITZ HAROLD R & CATHLEEN M<br>316 PEACON LN<br>KEY WEST, FL 33040-6848  |
| KNOWLES FAMILY TRUST 8/7/2006<br>35297 PAXSON RD<br>ROUND HILL, VA 20141-2544     | SHARPE ROBERT F & MARIA R<br>723 FLEMING ST<br>KEY WEST, FL 33040-6827   | CHRISTIAN SCIENCE SOCIETY<br>327 ELIZABETH ST<br>KEY WEST, FL 33040-6804   |
| KEY WEST NC LLC<br>PO BOX 330<br>MOORESVILLE, NC 28115-0330                       | BASCOM RICHARD N 2008 REVOCABLE<br>TRUST 8/17/2008<br>105 KEYES RD<br>SUNAPEE, NH 03782-3304<br>CSS OF THE KEYS INC<br>724 EATON ST<br>KEY WEST, FL 33040-6844 | SERBINSKI MARK T & KRISTINA<br>C/O SMITH OROPEZ HAWKS PL<br>142 SIMONTON ST<br>KEY WEST, FL 33040-6627<br>STAHL JOYCE E LIVING TRUST<br>5/30/2003<br>328 WILLIAM ST<br>KEY WEST, FL 33040-6846 |
| CAWOOD M CAMPBELL L/E<br>320 PEACON LN<br>KEY WEST, FL 33040-6848                 | CRUZ LOUIS B JR AND MARY H<br>327 PEACON LN<br>KEY WEST, FL 33040-6885   | NADBORNE LEONARD S TRUST<br>7/21/1992<br>1468 SHERWOOD RD<br>HIGHLAND PARK, IL 60035-2836  |

|   |  |  |
|---|--|--|
|   |  | PALMER DOMINIQUE ALFANDRE<br>PO BOX 2069<br>RESTON, VA 20195-0069  |
| BOLAK ROBERT ALAN & JAMIE MARIE<br>36 PIMA CT<br>BOULDER, CO 80303-3969                           | PELTIER MICHAEL JOSEPH<br>2420 ANDALUSIS WAY NE<br>ST PETERSBURG, FL 33704                                     | FAR NIENTE LLC<br>C/O STAN DAY<br>1920 N CLARK ST APT 17P<br>CHICAGO, IL 60614-5401                      |
| LANGLEY BENTON W<br>336 DUVAL ST<br>KEY WEST, FL 33040-6500                                       | TEMPEL DENISON<br>613 EATON ST<br>KEY WEST, FL 33040-6802  | DALBISSIN ARNAUD GIRARD<br>1214 NEWTON ST<br>KEY WEST, FL 33040-7024                                     |
| POLATZ JOHN J& SUSAN E<br>719 FLEMING ST<br>KEY WEST, FL 33040                                    | SZOT WALTER AND DAWN<br>617 FLEMING ST APT 8<br>KEY WEST, FL 33040-6899  | HUMPHRIES CARL A & LUANNE S<br>2883 MOUNT OAK RD<br>ARAB, AL 35016-4575                                  |
| DETWILER ERIC R<br>617 FLEMING ST APT 4<br>KEY WEST, FL 33040-6898                                |  | MORGAN ANDREA SHAYE<br>621 EATON ST<br>KEY WEST, FL 33040-6802   |
| OBERMEYER PETER W & SARA M<br>C/O MED TECH MEDICAL<br>927 WOODLAND ST<br>NASHVILLE, TN 37206-3753 | VEREB PAUL R & PAMELA M<br>701 SPANISH MAIN DR LOT290<br>CUDJOE KEY, FL 33042-4333                             | SZOT WALTER S & DAWN<br>PO BOX 208<br>MECHANICSVILLE, MD 20659   |
| KEMP JAMES & PATRICIA<br>P O BOX 159<br>EDWARDS, CO 81632-0159                                    | KAMPETER ANN M<br>1309 EVERGREEN LN<br>WARDSVILLE, MO 65101-8708   | WESTBROOK TRACE LLC<br>4651 ROSWELL RD STE B105<br>ATLANTA, GA 30342-3054                                |
| OBERMEYER PETER W C/O MED TECH<br>MEDICAL<br>927 WOODLAND ST<br>NASHVILLE, TN 37206-3753          | BANK OF NEW YORK<br>C/O SHELLPOINT MORTGAGE<br>SERVICING<br>55 BEATTIE PL STE 110<br>GREENVILLE, SC 29601-5115 | ELITCHER ANTHONY JAY<br>420 ELIZABETH ST<br>KEY WEST, FL 33040-6807                                      |
| ISLAND DREAMS INC<br>3685 SEASIDE DR<br>KEY WEST, FL 33040-5225                                   | HIGGS LANE ENTERPRISES LLC<br>7 HIGGS LN<br>KEY WEST, FL 33040-6808  | LANE LEONARD B JR<br>QUAL PER RES TRUST<br>510 E NASA BLVD<br>MELBOURNE, FL 32901-1987                   |
| MCMANUS JAMES M<br>87 SUMMER ST<br>HINGHAM, MA 02043-1962   | ANDERSON STEVE D & WHITNEY A<br>PO BOX 4733<br>KEY WEST, FL 33041-4733   | ZERBY JEFFREY E SR & RUTH ANN C/O<br>BOARDWALK PLAZA INC<br>2 OLIVE AVE<br>REHOBOTH BEACH, DE 19971-2806 |



GRIFFITH RICHARD P & KERSTIN  
ELISABETH ROOS  
717 FLEMING ST  
KEY WEST, FL 33040-6827

WILSON LAURIE DECLARATION OF  
TRUST 3/16/2016  
1955 N BURLING ST  
CHICAGO, IL 60614-5123  
LAND TRUST 426KW 2/11/2010  
3850 HOLLYWOOD BLVD STE 400  
HOLLYWOOD, FL 33021-6746

VERGE WILLIAM G  
329 PEACON LN  
KEY WEST, FL 33040-6885

SBM LLC  
66 WESTWIND RD  
LOUISVILLE, KY 40207-1521

PAOLINI LARRY & TRICIA  
2311 DUNE DR  
AVALON, NJ 08202-2008

DESCOTEAU DAVID A & JUDITH L  
3 HIGGS LN  
KEY WEST, FL 33040-6808

DROZD RICHARD G & LISA  
834 ATKINSON CIR  
HILLSBOROUGH, NJ 08844-3430  
KEY WEST NC LLC  
PO BOX 330  
MOORESVILLE, NC 28115-0330

SHARPE AUDREY R IRREVOCABLE TRUST  
6/6/2012 C/O SHARPE ROBERT F JR  
TRUSTEE  
723 FLEMING ST  
KEY WEST, FL 33040-6827

FIRST UNITED METHODIST CHURCH  
600 EATON ST  
KEY WEST, FL 33040-6803

ROBINSON NIKKI SOLITA REVOCABLE  
TRUST 12/30/2000  
1012 JOHNSON ST  
KEY WEST, FL 33040-4826  
408 WILLIAM ST LLC C/O MEYERS AND  
ASSOCIATE CPA PA  
4540 PGA BLVD STE 216  
PALM BEACH GARDENS, FL 33418-3945  
POINCIANA PARTNERS LLC  
601 AMALFI DR  
PACIFIC PALISADES, CA 90272-4507

GCI LLC  
538 LAWRENCE AVE  
WESTFIELD, NJ 07090-3118

KELLER DAVID M & JANINE C  
617 FLEMING ST APT 9  
KEY WEST, FL 33040-6899

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Monroe

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NAL PARCEL NO

NAME

ADD1



**"Preserve Our Residential Neighborhood - Keep It Alcohol Free" Petition Signatures as of 4/20/17**

| <u>Name</u>               | <u>City</u> | <u>State</u> | <u>Postal Code</u> | <u>Country</u> | <u>Signed On</u> |
|---------------------------|-------------|--------------|--------------------|----------------|------------------|
| 1 John O'Leary            | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 2 Jackson O'Leary         | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 3 Charlotte O'Leary       | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 4 Gabrielle O'Leary       | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 5 Jason Polansky          | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 6 Will Langley            | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 7 Mark Jacob              | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 8 Dana Day                | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 9 Roger McVeigh           | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 10 Sharon Wells           | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 11 Ruth Gardner Lamere    | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 12 Ian Stewart            | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 13 Gwen Esbensen          | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 14 Teresita López         | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 15 Darryl Fohrman         | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 16 Tony Elitcher          | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 17 Kathryn Andrea Taras   | Key West    | Florida      | 33040              | United States  | 3/12/2017        |
| 18 Marcela Gregory        | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 19 Koby Ben               | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 20 Emmett McCarthy        | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 21 Dakin Weekley          | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 22 Leslie Stewart         | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 23 Emily Schulten         | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 24 Patricia Perrone       | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 25 rob verner             | key west    | Florida      | 33040              | United States  | 3/13/2017        |
| 26 Rev Dr Randolph Becker | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 27 Daniele Fazekas        | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 28 Cathy Sawtelle Thorpe  | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 29 Laura Fisher           | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 30 jennifer lloyd         | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 31 Magali Medina-Milner   | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 32 Deborah Dilks          | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 33 ANTHONY LAZARUS        | KEY WEST    | Florida      | 33040              | United States  | 3/13/2017        |
| 34 Kathryn Norris         | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 35 walter szot            | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 36 Stan Day               | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 37 david descoteau        | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 38 JenaRose Wilkinson     | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 39 Eric Detwiler          | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 40 Breanne Erickson       | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 41 Shirley Freeman        | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 42 William R Grose        | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 43 William Rowan          | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 44 Jimmy weekley          | Key West    | Florida      | 33040              | United States  | 3/13/2017        |
| 45 kenneth clarke         | Key West    | Florida      | 33040              | United States  | 3/14/2017        |
| 46 Carey Alexander        | Key West    | Florida      | 33040              | United States  | 3/14/2017        |
| 47 JOHN JAWORSKI          | Key West    | Florida      | 33040              | United States  | 3/14/2017        |
| 48 Linda Jurin Cruz       | Key West    | Florida      | 33040              | United States  | 3/14/2017        |
| 49 Patrice Viola Popovic  | Key West    | Florida      | 33040              | United States  | 3/14/2017        |

|     |                      |          |         |       |               |           |
|-----|----------------------|----------|---------|-------|---------------|-----------|
| 50  | Katie Innis          | Key West | Florida | 33040 | United States | 3/15/2017 |
| 51  | Kenneth Nealy        | Key West | Florida | 33040 | United States | 3/15/2017 |
| 52  | Ben Anders           | Key West | Florida | 33040 | United States | 3/15/2017 |
| 53  | Jo Socha             | Key West | Florida | 33040 | United States | 3/16/2017 |
| 54  | Andy Parsons         | Key West | Florida | 33040 | United States | 3/16/2017 |
| 55  | Karen O'Leary        | Key West | Florida | 33040 | United States | 3/18/2017 |
| 56  | Claire Perrault      | Key West | Florida | 33040 | United States | 3/18/2017 |
| 57  | Jim Henahan          | Key West | Florida | 33040 | United States | 3/18/2017 |
| 58  | Tony Gregory         | Key West | Florida | 33040 | United States | 3/18/2017 |
| 59  | Leda Andrews         | Key West | Florida | 33040 | United States | 3/18/2017 |
| 60  | Stephanie Hellstrom  | Key West | Florida | 33040 | United States | 3/18/2017 |
| 61  | Nancy stock          | Key West | Florida | 33040 | United States | 3/18/2017 |
| 62  | darene cahill        | key west | Florida | 33040 | United States | 3/18/2017 |
| 63  | John Martini Martini | KEY WEST | Florida | 33040 | United States | 3/19/2017 |
| 64  | Deb Pansier          | Key West | Florida | 33040 | United States | 3/19/2017 |
| 65  | JULIE REID           | KEY WEST | Florida | 33040 | United States | 3/19/2017 |
| 66  | Bobby schrom         | key west | Florida | 33040 | United States | 3/19/2017 |
| 67  | Debbie Sidorski      | Key West | Florida | 33040 | United States | 3/19/2017 |
| 68  | Mary G. Higgins      | Key West | Florida | 33040 | United States | 3/19/2017 |
| 69  | Michael Spirnack     | Key West | Florida | 33040 | United States | 3/19/2017 |
| 70  | S Miller             | Key West | Florida | 33040 | United States | 3/19/2017 |
| 71  | Ann Kanpeter         | Key West | Florida | 33040 | United States | 4/3/2017  |
| 72  | Thomas Markowski     | Key West | Florida | 33040 | United States | 4/7/2017  |
| 73  | Paula Applebee       | Key West | Florida | 33040 | United States | 4/8/2017  |
| 74  | Robin Mitchell       | Key West | Florida | 33040 | United States | 4/10/2017 |
| 76  | Valerie White        | Key West | Florida | 33040 | United States | 4/18/2017 |
| 77  | Mary Parsons         | Key West | Florida | 33040 | United States | 4/18/2017 |
| 78  | Irina Bakala         | Key West | Florida | 33040 | United States | 4/18/2017 |
| 79  | Lisa Stuart          | Key West | Florida | 33040 | United States | 4/18/2017 |
| 80  | C Rollings           | Key West | Florida | 33040 | United States | 4/18/2017 |
| 81  | Mare Nickel          | Key West | Florida | 33040 | United States | 4/18/2017 |
| 82  | Melissa McElvaney    | Key West | Florida | 33040 | United States | 4/18/2017 |
| 83  | Churchill churchill  | Key West | Florida | 33040 | United States | 4/18/2017 |
| 84  | James F. Stocklas    | Key West | Florida | 33040 | United States | 4/18/2017 |
| 85  | carolyn myers        | Key West | Florida | 33040 | United States | 4/18/2017 |
| 86  | Pat Henriques        | Key West | Florida | 33040 | United States | 4/18/2017 |
| 87  | Pamela Peachey       | Key West | Florida | 33040 | United States | 4/18/2017 |
| 88  | Wm. A. Cimino        | Key west | Florida | 33040 | United States | 4/19/2017 |
| 89  | Melanie Griffith     | Key West | Florida | 33040 | United States | 4/19/2017 |
| 90  | melanie mosher       | key west | Florida | 33040 | United States | 4/19/2017 |
| 91  | Donny Hines          | Key West | Florida | 33040 | United States | 4/19/2017 |
| 92  | Daniela Braswell     | Key West | Florida | 33040 | United States | 4/19/2017 |
| 93  | Michael Plowman      | Key West | Florida | 33040 | United States | 4/19/2017 |
| 94  | RUSSELL BRITAIN      | Key West | Florida | 33040 | United States | 4/19/2017 |
| 95  | Melissa Trader       | Key West | Florida | 33040 | United States | 4/19/2017 |
| 96  | Trevor Thomas        | Key West | Florida | 33040 | United States | 4/19/2017 |
| 97  | Amy Rittler          | Key west | Florida | 33040 | United States | 4/19/2017 |
| 98  | Sandra Kophamer      | Key West | Florida | 33040 | United States | 4/19/2017 |
| 99  | Jody Carlson         | Key West | Florida | 33040 | United States | 4/19/2017 |
| 100 | James Sherrington    | Key West | Florida | 33040 | United States | 4/19/2017 |
| 101 | Carla Lavanco        | Key West | Florida | 33040 | United States | 4/19/2017 |
| 102 | Amanda Stover        | Key West | Florida | 33040 | United States | 4/20/2017 |

|     |                        |                  |                |       |               |           |
|-----|------------------------|------------------|----------------|-------|---------------|-----------|
| 103 | Dawn Messing           | Key West         | Florida        | 33040 | United States | 4/20/2017 |
| 104 | debbie scardina        | key west         | Florida        | 33040 | United States | 4/20/2017 |
| 105 | Donna Weeks            | Key West         | Florida        | 33040 | United States | 4/20/2017 |
| 106 | Aleida Alexander       | Key West         | Florida        | 33040 | United States | 4/20/2017 |
| 107 | Vanessa McCaffrey      | Key West         | Florida        | 33041 | United States | 3/12/2017 |
| 108 | Robert Goldman         | Key West         | Florida        | 33041 | United States | 3/13/2017 |
| 109 | Julia Benner           | Key West         | Florida        | 33041 | United States | 3/16/2017 |
| 110 | chuck banks            | Key West         | Florida        | 33041 | United States | 4/18/2017 |
| 111 | jane demeo             | key west         | Florida        | 33045 | United States | 4/20/2017 |
| 112 | Cliff Hartman          | Key west         | Florida        | 33040 | United States | 4/18/2017 |
| 113 | Ralph Masiello         | Belchertown      | Massachusetts  | 01007 | United States | 3/14/2017 |
| 114 | kaitlin oconnell       | leominster       | Massachusetts  | 01453 | United States | 4/19/2017 |
| 115 | Tom Egan               | Lynn             | Massachusetts  | 01902 | United States | 3/12/2017 |
| 116 | Erin A                 | Millis           | Massachusetts  | 02054 | United States | 3/13/2017 |
| 117 | Karli Theleman         | Boston           | Massachusetts  | 02115 | United States | 3/13/2017 |
| 118 | Patrick Dyer           | Boston           | Massachusetts  | 02127 | United States | 3/13/2017 |
| 119 | Mark Surtel            | Johnston         | Rhode Island   | 02919 | United States | 3/13/2017 |
| 120 | Stephen Murphy         | Litchfield,      | Connecticut    | 06759 | United States | 3/13/2017 |
| 121 | Kirsten Martin         | Brookfield       | Connecticut    | 06804 | United States | 3/13/2017 |
| 122 | Ron Greschner          | Greenwich        | Connecticut    | 06831 | United States | 3/12/2017 |
| 123 | Stephen Dyer           | Westfield        | New Jersey     | 07090 | United States | 3/13/2017 |
| 124 | John Miele             | Jersey City      | New Jersey     | 07302 | United States | 3/13/2017 |
| 125 | Joe Whitney            | Allendale        | New Jersey     | 07401 | United States | 3/13/2017 |
| 126 | Samuel Kim             | Palisades Park   | New Jersey     | 07650 | United States | 3/13/2017 |
| 127 | Helen Sacco            | West Long Branch | New Jersey     | 07764 | United States | 3/12/2017 |
| 128 | Joseph Avellino        | Long Valley      | New Jersey     | 07853 | United States | 3/12/2017 |
| 129 | Tom Marron             | Annandale        | New Jersey     | 08801 | United States | 3/13/2017 |
| 130 | Christine Kopp         | New York         | New York       | 10005 | United States | 3/12/2017 |
| 131 | Alexis Faro            | New York         | New York       | 10006 | United States | 3/12/2017 |
| 132 | Brandon Heroux         | New York         | New York       | 10016 | United States | 3/13/2017 |
| 133 | Corrine Parkinson      | New York         | New York       | 10016 | United States | 3/13/2017 |
| 134 | tim donovan            | NY               | New York       | 10038 | United States | 3/15/2017 |
| 135 | Michel Lehr            | New York         | New York       | 10121 | United States | 3/13/2017 |
| 136 | Joanne Fortune         | Bronxville       | New York       | 10708 | United States | 3/13/2017 |
| 137 | Owen Luck              | Blooming Grove   | New York       | 10914 | United States | 4/19/2017 |
| 138 | Alexis Williams        | Sunnyside        | New York       | 11104 | United States | 3/13/2017 |
| 139 | Miranda Haraughty      | Fresh Meadows    | New York       | 11366 | United States | 3/13/2017 |
| 140 | Victoria Ku            | Woodside         | New York       | 11377 | United States | 3/13/2017 |
| 141 | Jack McClellan         | Jamaica          | New York       | 11432 | United States | 3/13/2017 |
| 142 | Joe Danaher            | Massapequa Park  | New York       | 11762 | United States | 3/13/2017 |
| 143 | Cynthia Tomai          | North Versailles | Pennsylvania   | 15137 | United States | 4/18/2017 |
| 144 | Dantw Addona           | Springfield      | Pennsylvania   | 19064 | United States | 3/13/2017 |
| 145 | Stacey Govito          | Beaufort         | South Carolina | 29906 | United States | 3/16/2017 |
| 146 | Dennis Putt            | Covington        | Georgia        | 30014 | United States | 3/15/2017 |
| 147 | Lenora Perry           | Smyrna           | Georgia        | 30329 | United States | 4/18/2017 |
| 148 | sandra yates           | melbourne        | Florida        | 32935 | United States | 3/12/2017 |
| 149 | Leonard Lane           | Melbourne        | Florida        | 32935 | United States | 3/13/2017 |
| 150 | rachel garreau         | cooper city      | Florida        | 33026 | United States | 4/20/2017 |
| 151 | Lesley Thompson        | Summerland Key   | Florida        | 33042 | United States | 3/14/2017 |
| 152 | Jessica pita           | Summerland Key   | Florida        | 33042 | United States | 4/19/2017 |
| 153 | Laurie Swanson         | Key Colony Beach | Florida        | 33051 | United States | 3/15/2017 |
| 154 | Diomedes Raul Bermudez | Miami            | Florida        | 33133 | United States | 3/12/2017 |

|            |                        |                  |            |            |                |           |
|------------|------------------------|------------------|------------|------------|----------------|-----------|
| <b>155</b> | Eileen Farr            | Miami            | Florida    | 33133      | United States  | 3/12/2017 |
| <b>156</b> | M. D. Robinson         | Coconut Grove    | Florida    | 33133      | United States  | 3/15/2017 |
| <b>157</b> | Robert Kerstein        | Saint Petersburg | Florida    | 33701      | United States  | 3/12/2017 |
| <b>158</b> | Robin Jones            | Saint Petersburg | Florida    | 33701      | United States  | 4/19/2017 |
| <b>159</b> | Sue Markowski          | Clearwater       | Florida    | 33759      | United States  | 4/3/2017  |
| <b>160</b> | Jason Oakes            | Lakeland         | Florida    | 33810      | United States  | 4/18/2017 |
| <b>161</b> | Sandie Howe            | Naples           | Florida    | 34102      | United States  | 4/20/2017 |
| <b>162</b> | Craig Quirolo          | Brooksville      | Florida    | 34601      | United States  | 3/13/2017 |
| <b>163</b> | VICKI RILEY-FISCHER    | ST CLOUD         | Florida    | 34769      | United States  | 3/13/2017 |
| <b>164</b> | Robert Melton          | Niota            | Tennessee  | 37826      | United States  | 3/14/2017 |
| <b>165</b> | Andreas Brink          |                  |            | 45470      | Germany        | 4/4/2017  |
| <b>166</b> | robert and marie evans | bloomingtondale  | Michigan   | 49026      | United States  | 3/13/2017 |
| <b>167</b> | Joan George            | Beaver Dam       | Wisconsin  | 53916      | United States  | 4/9/2017  |
| <b>168</b> | Leah Ann Hillgert      | Holts Summit     | Missouri   | 65043      | United States  | 4/3/2017  |
| <b>169</b> | malcolm willison       | new orleans      | Louisiana  | 70116      | United States  | 3/13/2017 |
| <b>170</b> | John Hall              | New Orleans      | Louisiana  | 70118      | United States  | 3/13/2017 |
| <b>171</b> | Taylor Alderete        | Los Angeles      | California | 90024      | United States  | 3/13/2017 |
| <b>172</b> | maya khuzam            | Los Angeles      | California | 90024      | United States  | 3/13/2017 |
| <b>173</b> | Roderick Hall          | Temecula         | California | 92591      | United States  | 3/14/2017 |
| <b>174</b> | Lisa Alderete          | Anaheim          | California | 92808      | United States  | 3/13/2017 |
| <b>175</b> | Craig Alderete         | Anaheim          | California | 92808      | United States  | 3/13/2017 |
| <b>176</b> | BRIAN OLSON            | Albany           | Oregon     | 97321      | United States  | 3/13/2017 |
| <b>177</b> | Michael Cooper         | Seattle          | Washington | 98101      | United States  | 3/16/2017 |
| <b>178</b> | Julie Martin           | Frederic         | Wisconsin  | 54837-8918 | United States  | 3/13/2017 |
| <b>179</b> | Carol Shipman          | Havant           |            | Po4 0ll    | United Kingdom | 3/19/2017 |

## Virginia Haller

---

**From:** Mike <mikedowner2@yahoo.com>  
**Sent:** Wednesday, April 12, 2017 11:12 AM  
**To:** Phil Sheldon  
**Cc:** Patrick Wright; Virginia Haller; George Wallace; richard@spottswoodlaw.com; Natalie Hill  
**Subject:** Re: Alcohol Sales Special Exception - 700 Eaton Street

Dear Mr. Sheldon:

Your continuing refusal to meet with us or even speak with us as to why, after over a year, the Society inexplicably chose to reverse a position that we have been relying on in good faith in proceeding with the development of our mixed-use building at 700 Eaton and our proposed wine shop is disappointing.

This posture underscores the impediments the Society has erected in the past several months to our being a good neighbor in reaching out to you. In spite of this, we believe that we have structured the operation of our proposed wine shop in a way that would be highly sensitive to the Society's presence in the neighborhood.

As we have represented, we would be a high-end, low-volume wine shop -- not a bar. We would not be open during your Sunday morning services. We would not offer tastings during your regularly scheduled meetings. Our hours would be consistent with neighboring businesses across the street -- we would not be open late at night.

We remain willing to work with you and the other members of the Society to address concerns about our proposed wine shop.

Very truly yours,  
Mike and Jessica Downer

On Apr 5, 2017, at 6:32 PM, Phil Sheldon <[psheldon@aol.com](mailto:psheldon@aol.com)> wrote:

Dear Dr. and Mr. Downer,

I have shared the information which you passed on to us with my fellow Board members and with several members of our congregation.

By unanimous vote of our Board, we continue to oppose the application for an Alcohol Sales Special Exemption at 700 Eaton Street.

We would also like to be clear that we have no objection to the original Mixed Use Development proposal with the downstairs portion having a commercial purpose that does not require any special exemption from city ordinances.

If you would like a point-by-point response to the items in your letter, please let me know and I will be happy to send you a detailed response.

Philip Sheldon  
Chairman of the Board  
Christian Science Society, Key West

-----Original Message-----

From: Mike Downer <[mikedowner2@yahoo.com](mailto:mikedowner2@yahoo.com)>

To: Phil Sheldon <[psheldon@aol.com](mailto:psheldon@aol.com)>

Cc: pwright <[pwright@cityofkeywest-fl.gov](mailto:pwright@cityofkeywest-fl.gov)>; vhaller <[vhaller@cityofkeywest-fl.gov](mailto:vhaller@cityofkeywest-fl.gov)>; gwallace <[gwallace@cityofkeywest-fl.gov](mailto:gwallace@cityofkeywest-fl.gov)>; richard <[richard@spottswoodlaw.com](mailto:richard@spottswoodlaw.com)>; nhill <[nhill@cityofkeywest-fl.gov](mailto:nhill@cityofkeywest-fl.gov)>

Sent: Fri, Mar 24, 2017 6:37 pm

Subject: Re: Alcohol Sales Special Exception - 700 Eaton Street

Dear Mr. Sheldon,

Thank you for responding. A copy of Ms. Shaw's letter of non-opposition to our proposed wine shop is attached per your request. Ms. Shaw was responding to our discussions with her as noted in her letter. Our discussions with Ms. Shaw are consistent with what our application states. Please let us know if you need anything else.

Sincerely,

Mike and Jessica Downer

---

From: Phil Sheldon <[psheldon@aol.com](mailto:psheldon@aol.com)>

To: [mikedowner2@yahoo.com](mailto:mikedowner2@yahoo.com)

Cc: [pwright@cityofkeywest-fl.gov](mailto:pwright@cityofkeywest-fl.gov); [vhaller@cityofkeywest-fl.gov](mailto:vhaller@cityofkeywest-fl.gov); [gwallace@cityofkeywest-fl.gov](mailto:gwallace@cityofkeywest-fl.gov); [richard@spottswoodlaw.com](mailto:richard@spottswoodlaw.com); [nhill@cityofkeywest-fl.gov](mailto:nhill@cityofkeywest-fl.gov)

Sent: Friday, March 24, 2017 8:59 AM

Subject: Re: Alcohol Sales Special Exception - 700 Eaton Street

Dear Mr. and Mrs. Downer,

Thank you for contacting us about the application for an alcohol exemption for the property at 700 Eaton Street.

First of all, my letter regarding the Planning Board should have been dated March 12, 2017, which was the date of the email to the City Attorney's office. I apologize for leaving the date off of the letter itself.

A member of our Board had to suddenly leave town this week due to a family situation. When I am able to get her input, we will send our Board's response to your letter.

Meanwhile, so that we can all look at the same information, please send us the following:

- \* The letter that you said the late Gloria Shaw wrote to you in December 2015
- \* The correspondence that Gloria was responding to when she wrote that letter

Best regards,

Philip Sheldon

Chairman of the Board, Christian Science Society, Key West, Florida

-----Original Message-----

From: Mike <[mikedowner2@yahoo.com](mailto:mikedowner2@yahoo.com)>

To: psheldon <[psheldon@aol.com](mailto:psheldon@aol.com)>

Cc: Patrick Wright <[pwright@cityofkeywest-fl.gov](mailto:pwright@cityofkeywest-fl.gov)>; vhaller <[vhaller@cityofkeywest-fl.gov](mailto:vhaller@cityofkeywest-fl.gov)>; gwallace <[gwallace@cityofkeywest-fl.gov](mailto:gwallace@cityofkeywest-fl.gov)>; Richard McChesney <[richard@spottswoodlaw.com](mailto:richard@spottswoodlaw.com)>; nhill <[nhill@cityofkeywest-fl.gov](mailto:nhill@cityofkeywest-fl.gov)>



Sent: Tue, Mar 21, 2017 9:03 pm

Subject: Alcohol Sales Special Exception - 700 Eaton Street

Dear Mr. Sheldon,

Please see attached letter regarding the above referenced application.

Thank you,

Mike and Jessica Downer

Sent from my iPhone

## Virginia Haller

---

**From:** Mike <mikedowner2@yahoo.com>  
**Sent:** Tuesday, March 21, 2017 9:03 PM  
**To:** psheldon@aol.com  
**Cc:** Patrick Wright; Virginia Haller; George Wallace; Richard McChesney; Natalie Hill  
**Subject:** Alcohol Sales Special Exception - 700 Eaton Street  
**Attachments:** letter to Society.pdf

Dear Mr. Sheldon,

Please see attached letter regarding the above referenced application.

Thank you,  
Mike and Jessica Downer

Christian Science Society and Reading Room  
327 Elizabeth Street  
Key West, FL 33040  
December 1, 2015

Re: 700 Eaton Street, Key West, FL 33040

To Whom it May Concern,

I discussed the proposed plans for 700 Eaton Street with Mike and Jessica Downer and I'm not opposed to the concept of a wine shop operating at that address.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gloria Shaw".

Gloria Shaw  
Director, Christian Science Society and Reading Room

Mike and Jessica Downer  
411 Elizabeth Street  
Key West, FL 33040

March 21, 2017

Mr. Philip Sheldon  
Chairman of the Board  
Christian Science Society, Key West, FL  
327 Elizabeth Street, Key West, FL 33040

Re: Alcohol Sales Special Exception Application - 700 Eaton Street

Dear Mr. Sheldon:

We are the owners of 700 Eaton Street and applicants for the above referenced exception. Before we finalized our building plans with regard to this property, we consulted with Gloria Shaw, the long-time Director of the Christian Science Society, Key West. She told us that she had the authority to make decisions on its behalf and confirmed in a letter dated December 1, 2015 that she was "not opposed" to our proposed wine shop at 700 Eaton. On this understanding, we commenced construction and hired an attorney to assist us with the above referenced application.

Over a year after receiving Ms. Shaw's letter and well into construction, we were shocked to read Vanessa McCaffrey's e-mail dated December 13, 2016 to the City regarding our application. This unexpected communication from a member of the Society, just two days prior to the Planning Board hearing on December 15, 2016, forced us to postpone the hearing.

Ms. McCaffrey's e-mail provided no rationale for reversing a position that we, in good faith, have relied on. No one from the Society consulted us about its change in position. Our calls to the Society went unanswered, and there was no way to leave a message. The Society's signage was removed and no one answered the door when we tried to visit. Our attorney tried to contact Ms. McCaffrey multiple times, but she was either unresponsive or unwilling to discuss this matter.

Jessica's mother attended two meetings at the Society in January 2017, in which members discussed that the Society is not a "Church" because it only has 12 members. This is consistent with the Society's designation on [www.ChristianScience.com](http://www.ChristianScience.com). Because the Society did not respond to requests for clarification, we contacted the Christian Science Mother Church who informed us that the Society does not have enough members or a "practitioner" required to be designated a Church. We shared this information with our attorney who shared it with the City to opine on the matter since our attempts to discuss this with the Society were unsuccessful.

We were also surprised to read your undated letter that was made public just two days prior to the March 16, 2017 Planning Board hearing. This unexpected communication from the Society forced us to postpone the hearing again. Your letter asserts that we made misrepresentations to Ms. Shaw, which is not true. Our discussions with Ms. Shaw outlined exactly what our application states and what we are stating now. We have consistently presented one project seeking to do one thing.

We are disappointed that your letter referenced our e-mail to neighbors, which included our contact information, yet no one from the Society has ever contacted us about our application. If the Society was considering reversing a decision that we have, in good faith, relied on -- expending significant time, money and effort on this project -- at a minimum the Society should have afforded us an opportunity to address member's concerns first.

Our mixed-use building and landscape plans have been thoroughly reviewed and permitted as discussed in public meetings. These plans meet or exceed all City requirements, including parking. The small, less than 900 square foot, retail portion is consistent with past and present zoning. Wine sales do not change the nature of the retail use.

Wine and beer is currently sold within a block from the Society at Caroline Street Market and Eaton Street Seafood. Wine tastings and other alcohol related events are hosted a half block away from the Society at the Marker's Harbor House event space at corner of Caroline and Elizabeth. We are unaware of the Society publicly opposing these businesses, so we are puzzled as to the circumstances and basis on which the Society reversed its original position of non-opposition to our proposed shop.

Had the Society responded to our attempts to discuss member's concerns, we could have attempted to address them. For example, we could have assured members that our proposed shop would be closed during Sunday morning services. While we would like to occasionally offer small complimentary wine samples or tastings, this would not occur during regularly scheduled religious services at the Society.

Please contact us to discuss how we can address this serious situation. We could meet with you in person in Key West if you are available on March 31, April 1 or April 2 or we could set up a call with you if it is more convenient.

Very truly yours,

Michael Downer 

Mike Downer, 310-699-9668, mikedowner2@yahoo.com

Jessica Downer, 310-770-4793, jessicajohnson@yahoo.com

# CHRISTIAN SCIENCE SOCIETY, KEY WEST, FL

327 Elizabeth Street, Key West, FL 33040

April 17, 2017

TO: City of Key West Planning Board

RE: Church Opposition to Alcohol Sales Special Exemption for 700 Eaton Street

The applicant for this exemption is in non-compliance with Section 18-28 of the Code of Ordinances in the City of Key West. ("Pursuant to Section 18-28 of the City Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home.")

**Our church is within 300 feet of this business, and we are responding to the email letter that the Applicants (Mike and Jessica Downer) sent to our church on March 21, 2017. Since they copied several city officials on their letter, we would like our response added to the public record.**

**The Board of the Christian Science Society of Key West, incorporated as a church in Key West continuously since 1901, along with our entire membership, continues to unanimously oppose the application for an Alcohol Sales Special Exemption at 700 Eaton Street.**

**We would also like to be clear that we have no objection to the original Mixed Use Development proposal with the downstairs portion having a commercial purpose that does not require any special exemption from city ordinances.**

We would like to address several points raised by the Applicants in their March 21 email:

The Downer's letter said that they made the false assumption of non-objection from our congregation based on a written statement from the late Ms. Gloria Shaw, dated December 1, 2015:

Gloria was a Director of our church in December 2015, but as stated in her letter dated December 1, 2015, she was giving her personal opinion ("I'm not opposed ... to a wine shop"). And we presume that this was typed by the Downers, since Gloria never used a PC or typewriter.

We have no way of knowing the content of the discussions between Gloria and the Downer's or their representatives since the Applicants cannot produce anything to show what information Gloria was responding to. To be clear, in December 2015, neither the Applicants nor the City of Key West asked our church to give an official position related to alcohol sales at 700 Eaton St.

In any case, Gloria's letter is superseded by the official notice we received from the city a month later, on January 8, 2016. That notice was regarding "Approving a Minor Development Plan ... for a New Mixed Use Building ..." Gloria DID share this with me and other officers of the church. Since there was no indication from the city that there would be a request for an alcohol or other exemption, there was no need for a church within 300 feet to weigh in, so we did not make a formal response. In fact, we were delighted to welcome a permitted "Mixed Use Building" on that empty lot.

Regarding the December 13, 2016 email to the Planning Board from church officer Vanessa McCaffrey, and my March 12 letter on behalf of our church to the Planning Board:

When we were asked to give our Church's position about alcohol sales at 700 Eaton prior to the December and March Planning Board meetings, we gave our opinion – WE ARE OPPOSED.

# CHRISTIAN SCIENCE SOCIETY, KEY WEST, FL

327 Elizabeth Street, Key West, FL 33040

This is precisely the protocol that the City of Key West follows for Planning Board decisions:

- 1) The City sends a notice to affected parties (in this case residences, businesses and churches within 300 feet).
- 2) Any affected party or other community member can submit a written statement or attend the Planning Board meeting to give their opinions.
- 3) The Planning Board then makes its decision based on all of the evidence.

We note that the Applicants requested a postponement of their application to the Planning Board following our statements of the position of our church and its members in December and March, but that their request is back on the Agenda for April 20, 2017.

Regarding the Applicants claiming difficulty in having contact with our church:

Our church has held a service at 327 Elizabeth Street every Sunday since 1919, a span of 98 years. Other than a brief period when our sign was removed for maintenance this past winter, our church meeting hours and Reading Room hours have been posted on the sign in front of the church in full public view. We have also continuously advertised on the "religious services" page of the Key West Citizen for anyone wanting to know when we hold services.

It is pretty disingenuous for the Applicants to complain that they could not reach anyone at the church, then in the next paragraph they admit that Jessica Downer's own mother surreptitiously attended both our public church services and a private congregational meeting. She said she was a friend of Gloria Shaw who was interested in learning more about the teachings of Christian Science. As any church does with visitors, we welcomed her to our services.

When she attended our congregational meeting under the false pretenses of genuinely being interested in our church, she made no effort to understand that a Christian Science Society and a Christian Science Church are simply two different ways that churches are organized in the Christian Science denomination. Had she asked, or identified her true purpose, we would have been happy to educate her about our structure. And since she listened to our private discussion about 700 Eaton Street's alcohol exemption request, she knows we are unanimously opposed.

The Downer's letter also makes references to two other businesses selling alcohol (as a small part of their sales), that may or may not be within 300 feet of our building. But that is completely irrelevant, since we are not being asked for an opinion about their operations, but only about the request for an exemption for 700 Eaton Street.

Because the Applicants continue to question our standing as a church, **we repeat our request for the City Attorney to make an official declaration that we are a church**, our premises are within 300 feet of the proposed business, and we DO have standing in any discussions as to whether alcohol is sold there.

And at the Planning Board meeting on April 20 (or any future date), members of our congregation and of the Quaker service which also meets at our church will be happy to publically state our position that the Alcohol Sales Special Exemption should be denied.

Sincerely,

Philip Sheldon

Chairman of the Board, Christian Science Society, Key West, Florida

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
WILLIAM B. SPOTTSWOOD  
ERICA HUGHES STERLING  
CRISTINA L. SPOTTSWOOD  
WILLIAM B. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY

TELEPHONE  
305-294-9556  
FAX  
305-292-1982

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD

April 19, 2017

SENT VIA ELECTRONIC MAIL

Re: Alcohol Sales Exception – 700 Eaton Street

Dear Planning Board Members,

This letter is being sent to provide you with our position as it relates to the above-referenced application for an Alcohol Sales Exception at 700 Eaton Street, Key West, Florida 33040 (the "Property"). As you know, the applicant is proposing to open and operate a boutique wine store that will sell high-end packaged wine, craft beer, and gourmet foods such as cheese and caviar (the "Store").

It is important to analyze this application against the standard enumerated in the City of Key West Code of Ordinances ("Code") section 18-28. This request is being submitted in accordance with subsection (b)(2) of 18-28, which states as follows:

*(2) Pursuant to authorization granted by the planning board that the use will not detrimentally impact the public health, safety or welfare after consideration of all the following criteria:*

- (a) Compatibility with surrounding existing uses;*
- (b) The extent of conflict between the proposed use and the hours of operation of the facilities described in section (a) above;*
- (c) Mitigation measures agreed to be implemented by the applicant;*
- (d) Public input;*
- (e) That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all the noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;*
- (f) Any other factors the approving body determines relevant to the public's health, safety and welfare.*

Following is a brief summary of the applicable facts relating to each of the criteria enumerated above:



**A) “Compatibility with surrounding existing uses”**

700 Eaton Street is located in the HNC-2 zoning district, which provides that commercial retail sales **are permitted as a matter of right**. The proposed use of the property as a boutique wine store is a permitted use in this zoning district. The applicant has demonstrated that the proposed use of the Property as a boutique wine store is compatible with the surrounding uses. The surrounding neighborhood contains a mix of residential with commercial uses on the corners of the Eaton Street corridor. Specifically, the neighborhood currently contains a fish market/restaurant (which currently serves alcohol), laundromat, offices, pole fitness dance studio, along with single family residential homes, condominiums, apartment buildings, and transient residential uses. As such, we believe the proposed use at this location would be a positive addition to the vibrant mix of existing uses and would certainly not have a detrimental impact on the public health, safety and welfare.

**B) “The extent of conflict between the proposed use and the hours of operation of the facilities described in section (a) above”**

The proposed Store will not be open during the regularly scheduled church services on Sundays, and will otherwise maintain hours of operation similar to the surrounding businesses in the area.

**C) “Mitigation measures agreed to be implemented by the applicant”**

The Applicant is proposing to provide the following measures in an effort to mitigate any potential impact on the surrounding property owners:

- The Store shall not be open during regularly scheduled church services on Sundays;
- The Store shall provide parking on a first come, first serve basis in the rear of the Property;
- Bicycle parking shall be provided;
- The Applicant has reached out to potential distributors and requested the use of smaller delivery trucks and vans as opposed to larger truck delivery vehicles;
- Applicant will make the on-site parking available for use by patrons of the Key West United Methodist Church patrons on Sundays during their church services.

While not necessary, the Applicant feels these measures will further enhance the Store’s positive impact on the neighborhood.

**D) “Public input”**

To date, the applicant has received 76 letters of support for this project. There have also been 19 letters objecting to the proposed use. The significant amount of support joins with our view that the Store will have a positive impact on the neighborhood.

**E) “That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all the noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors”**

Prior to moving forward with this project and starting construction of the building located at 700 Eaton Street, the Applicant reached out to both the Christian Science Reading Room and Key West United Methodist Church to discuss their plans for the property. After doing so, both churches agreed and did provide a letter of no-objection. Relying on their support, the Applicant moved forward with construction and the process of obtaining approval. The Applicant also spoke with many of the neighbors and obtained letters of support prior to this application being submitted. This Application was submitted with 38 letters of support.

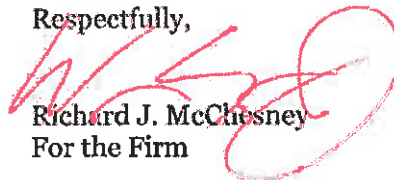
After receiving last minute objections in December, prior to the December planning board hearing, the Applicant decided to postpone the application and reach out to those objecting. Since that time the Applicant has made numerous efforts to discuss this project with the objectors and to address concerns. Unfortunately, the majority of people who objected would not meet or discuss this with the Applicant.

Within the last two weeks, the Applicant has attempted to reach out and discuss this project with people who have objected. The Applicant sent out a letter to all neighbors within three hundred feet of the property outlining exactly what it is that is being proposed and dispelling false and negative rumors about the project. The Applicant feels as though they have exhausted every avenue in reaching out to the neighbors who have objected.

Based on the aforementioned concessions by the applicant, we believe that the Applicant has met and exceeded the good neighbor policy.

In conclusion, the Applicant feels as though they have demonstrated overwhelmingly that the proposed use (i) will not detrimentally impact the public health, safety and welfare based on the factors to be considered, (ii) will have a positive impact on the neighborhood and larger community, and (iii) should be approved by the Planning Board.

Respectfully,



Richard J. McChesney  
For the Firm

CC:  
Planning Board Members