

Natalie Hill

From: Julie Keefe <julieskeefe@gmail.com>
Sent: Thursday, February 16, 2017 4:28 PM
To: Natalie Hill
Subject: Alcohol Sales Special Exception - 700 Eaton Street -

To the City of Key West Planning Department

Re: 700 Eaton Street Alcohol Sales Special Exception

David and Julie Keefe, owners of the home at 727 Street, support the request of our neighbors to sell alcohol at 700 Eaton Street. We live across the street from the Eaton Street Fish Market and have not experienced any issues with the sale of wine and beer close to our house. We believe that a wine and cheese shop will be a great addition to the neighborhood. The building under construction is of high quality, and expect that the shop will be also. The Studios of Key West and the Key West Theater have greatly improved our street, and 700 Eaton Street is continuing that improvement.

On a side note, we would like to see more one-way streets and bicycle lanes in Key West. Bicyclists have to use the sidewalks along Eaton Street because the road is so hazardous to bikers, which in turn makes it dangerous for people who walk on the sidewalk.

9/26/2016

Print

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.

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

★ 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,



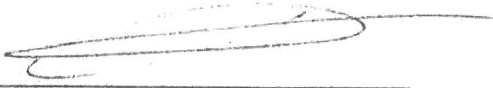
Wayne Fox

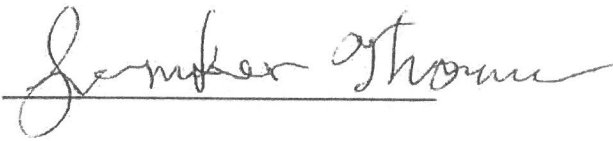
Dear City of Key West:

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





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, KW

★ DANGER ★ CHARTERS

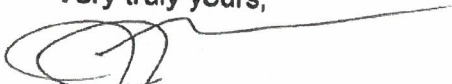
September 16, 2016

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 black ink, appearing to read "JOHN LEPOWSKI". The signature is written in a cursive style with some loops and is positioned above the printed name.

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', written in a cursive style.

Kawana Staffney
329 Olivia St.

Dear City of Key West:

I/we live at 1535 5TH 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,

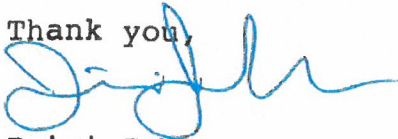
Robert Reilly

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 that reads "Angela Williamson-Kunkel". The signature is written in black ink and is positioned above the printed name.

Angela Williamson-Kunkel

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,

James E. Finney
2904 HARRIS AVE

Dear City of Key West:

I/we live at 3875 Flagler Av - LW 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 a stylized name with a long horizontal stroke extending to the right.

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,

Elena Jones
417 Catherine Street

Dear City of Key West:

I live at 2305 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 Boehme

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,



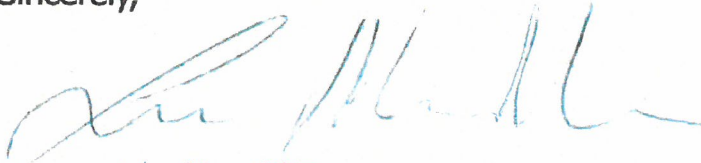
Catherine Mahan
1420 6th Street
Key West, FL, 33040

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,

A handwritten signature in blue ink, appearing to read "John Miller", written in a cursive style.

H: 1616 TRINIDAD DR KEY WEST FL 33040
W: 633 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 Ryan

**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,

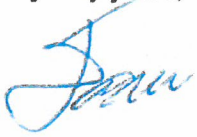
**NICHOLAS "HAIG" SMITH,
MANAGER**

A handwritten signature in black ink, appearing to read "N. Haig", written over the printed name of Nicholas "Haig" Smith.

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 black ink, appearing to read "Fred Fred", written in a cursive style.

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,

Free 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 "Mike Downer", written in a cursive style.

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. Bova

92 BAY DR. 33040

Dear City of Key West:

I/we live at 334 North side DP #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.

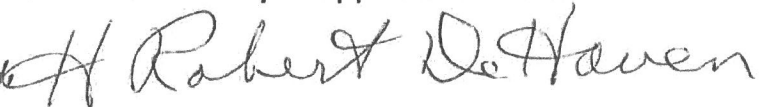
Very truly yours,

Tom SMA

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, 

407 Cactus Dr.
Key West, FL 33040

Dear City of Key West:

I live at 2201 STAPLES 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 cursive script, appearing to read "Rod Klor". The signature is written in dark ink and is positioned to the right of the typed name "Rod Klor".

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 'Dyl' followed by a long horizontal stroke.

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

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 <dmbsilvers@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

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>
Date: October 14, 2016 at 3:38:13 AM PDT
To: Jessica Johnson <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

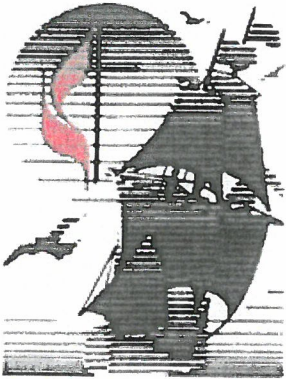
Subject: Wine Shop
From: michelboye@aol.com (michelboye@aol.com)
To: jessicabjohnson@yahoo.com;
Date: Tuesday, September 27, 2016 4:32 PM

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 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



Key West
United Methodist Church

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

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 that reads "Gloria Shaw". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

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 with 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

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, 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,


3229 Flagler 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
159 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,

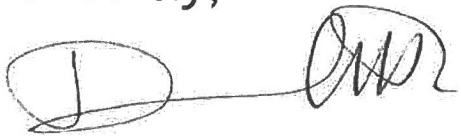
Greg Daniels
6 River Dr.
Key West FL
33040

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 black ink, consisting of a large, stylized 'J' followed by a horizontal line and a cursive 'Spottwood III'.

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 "Carol S. Smith". The signature is fluid and somewhat stylized, with a large initial "C" and a long horizontal stroke 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 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,

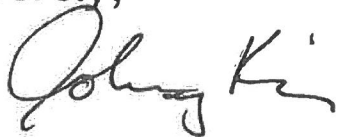
Kimberly Hull 1500 Von Phister St
Key West, FL

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,



1107 Key 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. Wallner
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 Scarce 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,

A handwritten signature in black ink, appearing to read "Kim A. Bede". The signature is written in a cursive style with a long, sweeping underline.

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 Andes
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,

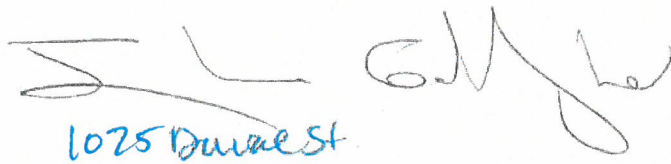
Wally Owen
2008 Harris Ave
KW, FL 33040

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,

A handwritten signature in black ink, appearing to be 'S. L. 6. M. J. W.', is written above the address. The signature is stylized and somewhat illegible.
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, consisting of several overlapping loops and a long horizontal stroke extending to the right.

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,



521 FLEMING ST.
Key West, FL 33040

Kristen Onderdonk

October 28, 2016

Dear City of Key West:

I am a resident of ^{the greater} Key West ^{area} 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 Voe

30422 Oleaner Blvd

Biz Pine Key FL

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.

DARRYL FOHRMAN
ATTORNEY

322 ELIZABETH STREET
KEY WEST, FLORIDA 33040
305-296-8800
darryl.fohrman@gmail.com
keywestlawyers.com

April 6, 2017

Members of the Key West Planning Board

I live at 322 Elizabeth, just steps away from the proposed 700 Eaton Street development.. I support Mike Downer's alcohol sales application to open a wine shop at 700 Eaton Street.

Before I was fully aware of the scope of Mike's application I signed an online petition opposing this. I hereby withdraw my opposition.

I feel that this shop will improve and complement the neighborhood and will be a welcome addition.

Darryl Fohrman

cc: Mike and Jessica Downer

Subject: 700 Eaton street

From: Kerstin Griffith (kerstingriffith@aol.com)

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

Date: Friday, April 7, 2017 7:42 PM

To whom it may concern,

Richard P Griffith and Kerstin Griffith permanent address 717 Fleming street Key west Florida 33040 are looking forward to a wine store at the above mentioned property.

We have no objection to the proposed business, see letter to the neighbors from Dr. Jessica Downer and Mr. Mike Downer as of March 31 2017.

We are very well aware of that this is a mixed used property. A high end wine store , not a bar,is absolutely the best we could wish for at that corner of Eaton /Elizabeth streets.

Respectfully,

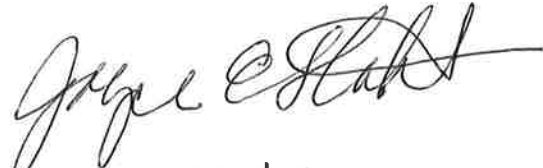
Kerstin Roos Griffith and Richard P Griffith

MARCH 31, 2017

DEAR PLANNING BOARD:

I LIVE AT 328 William St. IN THE CITY OF KEY WEST. I SUPPORT MIKE DOWNER'S ALCOHOL SALES APPLICATION TO OPEN A WINE SHOP AT 700 EATON STREET. I FEEL THAT MIKE'S SHOP WILL IMPROVE AND COMPLIMENT THE NEIGHBORHOOD IN A POSITIVE AND UPSCALE MANNER. IT WILL BE A WELCOME ADDITION TO THE COMMUNITY.

SINCERELY,


Joyce Stahle

MARCH 31, 2017

DEAR PLANNING BOARD:

We LIVE AT 713 Eaton IN THE CITY OF KEY WEST. I SUPPORT MIKE DOWNER'S ALCOHOL SALES APPLICATION TO OPEN A WINE SHOP AT 700 EATON STREET. I FEEL THAT MIKE'S SHOP WILL IMPROVE AND COMPLIMENT THE NEIGHBORHOOD IN A POSITIVE AND UPSCALE MANNER. IT WILL BE A WELCOME ADDITION TO THE COMMUNITY.

SINCERELY,

Felicia Nadborne
Leonard Nadborne

Leonard and Felicia Nadborne

MARCH 31, 2017

DEAR PLANNING BOARD:

I LIVE AT 417 Elizabeth St IN THE CITY OF KEY WEST. I SUPPORT MIKE DOWNER'S ALCOHOL SALES APPLICATION TO OPEN A WINE SHOP AT 700 EATON STREET. I FEEL THAT MIKE'S SHOP WILL IMPROVE AND COMPLIMENT THE NEIGHBORHOOD IN A POSITIVE AND UPSCALE MANNER. IT WILL BE A WELCOME ADDITION TO THE COMMUNITY.

SINCERELY,

A handwritten signature in cursive script that reads "Charles Clark". The letters are fluid and connected, with a prominent loop at the end of the last name.


Charles Clark

MARCH 31, 2017

DEAR PLANNING BOARD:

I LIVE AT 320 Pearson Lane IN THE CITY OF KEY WEST. I SUPPORT MIKE DOWNER'S ALCOHOL SALES APPLICATION TO OPEN A WINE SHOP AT 700 EATON STREET. I FEEL THAT MIKE'S SHOP WILL IMPROVE AND COMPLIMENT THE NEIGHBORHOOD IN A POSITIVE AND UPSCALE MANNER. IT WILL BE A WELCOME ADDITION TO THE COMMUNITY.

SINCERELY,



Merton Campbell Chubb

MARCH 31, 2017

DEAR PLANNING BOARD:

I LIVE AT 321 PEACOCK LANE IN THE CITY OF KEY WEST. I SUPPORT MIKE DOWNER'S ALCOHOL SALES APPLICATION TO OPEN A WINE SHOP AT 700 EATON STREET. I FEEL THAT MIKE'S SHOP WILL IMPROVE AND COMPLIMENT THE NEIGHBORHOOD IN A POSITIVE AND UPSCALE MANNER. IT WILL BE A WELCOME ADDITION TO THE COMMUNITY.

SINCERELY,

Handwritten signatures of William Rowan and Monica Haskell. The signature for William Rowan is written above the signature for Monica Haskell.

William Rowan
Monica Haskell

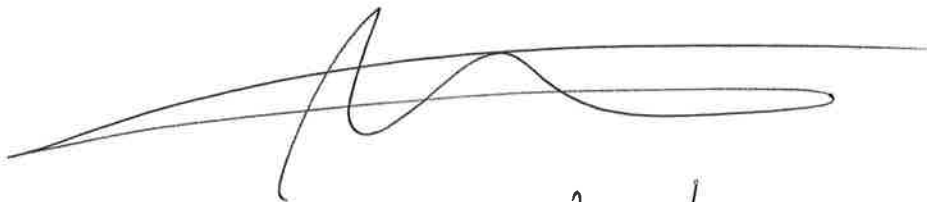
MARCH 31, 2017

DEAR PLANNING BOARD:

I LIVE AT 529 Elizabeth St IN THE CITY OF KEY WEST. I SUPPORT MIKE DOWNER'S ALCOHOL SALES APPLICATION TO OPEN A WINE SHOP AT 700 EATON STREET. I FEEL THAT MIKE'S SHOP WILL IMPROVE AND COMPLIMENT THE NEIGHBORHOOD IN A POSITIVE AND UPSCALE MANNER. IT WILL BE A WELCOME ADDITION TO THE COMMUNITY.

SINCERELY,

A. Shawn Montgomery



3/31/17

MARCH 31, 2017

DEAR PLANNING BOARD:

I LIVE AT 529 Elizabeth St Unit 1 IN THE CITY OF KEY WEST. I SUPPORT MIKE DOWNER'S ALCOHOL SALES APPLICATION TO OPEN A WINE SHOP AT 700 EATON STREET. I FEEL THAT MIKE'S SHOP WILL IMPROVE AND COMPLIMENT THE NEIGHBORHOOD IN A POSITIVE AND UPSCALE MANNER. IT WILL BE A WELCOME ADDITION TO THE COMMUNITY.

SINCERELY,


Michael Anthony Stella

March 31, 2017

Dear Planning board:

I live at 406 FLEMING ST in the City of Key West. I support Mike Downer's alcohol sales application to open a wine shop at 700 Eaton Street. I feel that Mike's shop will improve and compliment the neighborhood in a positive and upscale manner. It will be a welcome addition to the community.

Sincerely,

LANE COURSEN

A handwritten signature in blue ink, appearing to read 'Lane Coursen', with a long horizontal flourish extending to the right.

April 17, 2017

Dear Key West Planning Board:

We own a residence at 814 Ashe Street in the Old Town section of Key West. We are familiar with Mike and Jessica Downer's plans to construct a mixed-use building on what was once a poorly maintained vacant lot at 700 Eaton Street.

We support their efforts to establish a high-end, low volume boutique wine shop on the first floor of their building at 700 Eaton and believe it would enhance the surrounding neighborhood.

Sincerely,
Sam W. Brown
Alison V. Teal

Subject: Approval for wine shop

From: J (jleefox8@aol.com)

To: mikedowner2@yahoo.com;

Date: Tuesday, April 18, 2017 5:39 PM

My name is Jennifer Fox. I have been a resident of Key West since 1980. I reside at 1112 Stickney Lane in Key West, Florida and I support Mike Downer's application for a wine shop located at 700 Eaton Street in Key West, Fl.

Thank you,
Jennifer Fox

Sent from my iPhone

Natalie Hill

From: Catherine Johnson <peacehopeluv22@gmail.com>
Sent: Wednesday, April 19, 2017 6:05PM
To: Natalie Hill
Cc: Richard McChesney; Mike Downer
Subject: Alcohol Sales Exception - 700 Eaton Street

Dear Planning Board,

I have been a resident of Key West for over 40 years. I'm in favor of a wine shop at 700 Eaton Street. I object to the adversity and hostility from some neighbors that I have witnessed. Some neighbors have launched a smear campaign in the community and on social media against my daughter, Jessica Downer, and my son-in-law, Mike Downer, by misrepresenting their wine shop as a "bar" and making other false accusations about their integrity and intentions to garner opposition in the community and recant support.

I was friends with the former director of the Christian Science Society, Gloria Shaw, for many years. Gloria signed the letter of non-opposition to the Downer's plans for a wine shop at 700 Eaton dated December 1, 2015 on behalf of the society as the director after she met with the Downers and they discussed their plans with her. Unfortunately, the Society reversed their position in December 2016 and have been unwilling to discuss this with the Downers since.

Because there was no signage outside of the Society, no one answered the phone and there was no answering machine, I left a note on the front door of the Society building in January 2017. Thereafter, I was invited by a member, Deirdre Praught, to attend a Sunday service. I sat in the back and she was the only member that talked to me. The other members were unfriendly and unwelcoming. I informed Deirdre that I am a buddhist, interested in learning more about Christian Science, and I asked her who I could direct a question that I had to. She said they had not elected a director or leadership since Gloria's passing and invited me to attend their meeting that Wednesday. I attended the meeting where members discussed repairs at the Society and that they are not a "church" because they only have "twelve" members. They asked me to leave the meeting early so they could vote for new leadership. My question about why the Society reversed their position about a wine shop at 700 Eaton was never answered. Contrary to Mr. Sheldon's claims, I did not attend their meeting under false pretense nor was I included in any discussion about 700 Eaton during the service or meeting that I attended. I sent the email below to Deirdre asking for clarification about the difference between a church and society but she never responded.

The Downers have followed the City's guidelines and only seek to improve their property and neighborhood. I urge you to grant their request. I appreciate the time and consideration given to this matter. With much appreciation and thanks.

Sincerely yours,
Catherine Johnson
1420 6th Street, Key West

Begin forwarded message:

From: Catherine Johnson <peacehopeluv22@gmail.com>

Date: February 3, 2017 at 12:13:43 PM EST

To: dmwpraught@aol.com

Subject: Key West Christian Science Society

Hi Deirdre,

I hope you're doing well. I appreciate your time and being able to attend some meetings at the Key West Christian Science Society. Could you explain again why the Key West location is designated a Society and not a church?

Thank you,
Catherine

April 6, 2017

Dear Planning Board:

I live at 1916 Fogarty Ave KW in the City of Key West.
I support Mike Downer's alcohol sales application to open a wine shop at 700
Eaton Street. Mike's shop will improve and compliment the neighborhood in a
positive, upscale manner. It will be a welcome addition to the community.

Sincerely,

A handwritten signature in black ink that reads "Tom Romano". The signature is written in a cursive style with a large, sweeping initial "T" and "R".