

From: Larry D. Hooper
Sent: Monday, December 05, 2011 10:22 AM
To: ccowart@keywestcity.com
Subject: Planning Board agenda item

Dear Ms. Cowart,

I am writing to inform the Planning Board that the vestry, the duly elected leadership of St. Paul's Episcopal Church, 401 Duval Street, Key West, has deliberated and has no objection and will not oppose "Luigi's Special Recipe's" request to be granted a liquor license.

Thank you so much,

The Rev. Larry D. Hooper+
Rector, St. Paul's Episcopal Church

(305) 731-4557



EATON STREET PROFESSIONAL CENTER



11/25/11

To the Planning Board,

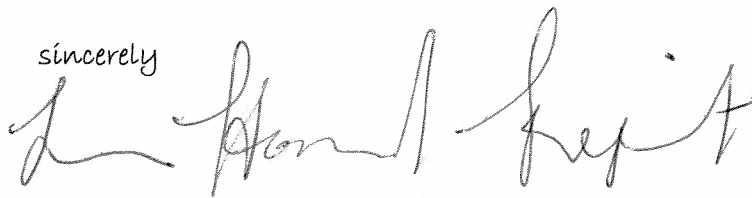
I am writing this letter to request approval to the Alcohol variance for Luigi Pacelli for the restaurant opened at 521 Fleming across from Faustos grocery.

As a Local I believe in these difficult times we need to support new Business that offers potential employment and Tax dollars to Key West
I urge you to fully support an alcohol variance that will allow him to operate a successful restaurant

I am both a resident and have my office on Eaton Street and I feel that the character of the neighborhood will not be ill affected by the addition of a licensed restaurant.

There would also be the spin-off positive economic results into the community of suppliers and support services.

sincerely


Lynn Howard Kephart



11/20/11

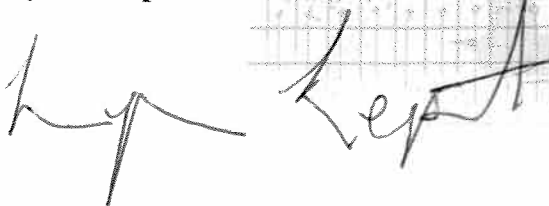
To whom it may concern,
Regarding a letter notification for an application for variance.
Hearing Dates December 5th 2011

I am writing this letter in response to the notice of a variance request, received in the mail regarding approval to the Alcohol Variance requested by Luigi Pacelli for the business located at 521 Fleming Street.

As a local business I encourage the board to approve this request. Being only 1/2 a block from Duval street restaurants such as Latratoria and Margaritaville this is consistent with the area.

Sincerely

Lynn Kephart


Lynn KEPHART

From: Don Craig

Sent: Friday, December 02, 2011 8:09 AM

To: Carlene Cowart

Subject: Fwd: IMPORTANT -Special Exception Item #1 - Mon., Dec 5th-Planning Mt.

Carlene please pass along to the Planning Board . thanks.

Don

----- Forwarded message -----

From: <Higgswest@aol.com>

Date: Thu, Dec 1, 2011 at 5:49 PM

Subject: IMPORTANT -Special Exception Item #1 - Mon., Dec 5th-Planning Mt.

To: dcraig@keywestcity.com

I write to you concerning **Item 1** on the upcoming Planning Commission Agenda.

Would you please distribute this request to the members of the Planning Commission prior to Monday's meeting, thank you.

As a 45 year member of St. Paul's Episcopal Church I wish to express my strong objection to this request for a variance.

The main issue is that of setting precedence:

definition: noun. the act, right, or fact of preceding in time, order, rank, etc. priority as because of superiority in rank

While the current owner/business partners may declare their purpose is "only" for a family friendly restaurant, there is nothing in the proposed Resolution that limits said use. **But more important:** once pandora's box is opened, meaning - permitting the issuance of a new alcoholic beverage license within 300 feet of a church, or churches, columbarium and funeral home a **precedence** is set. Future endeavors could not be easily stopped, if at all, as precedence would be established.

St. Paul's Church has been located at the corner of Duval and Eaton Street for more than 175 years. The parish has endured numerous neighborhood changes over the years. The proposed location, 521 Fleming Street has seen numerous businesses, non of the former businesses have found it necessary to request a variance for alcoholic beverages. The added impact to the limited parking in this area is a concern regarding events and activities that take place at the two churches in the neighborhood.

FACT: The City of Key West established an ordinance in **1985** prohibiting alcoholic beverage licenses to be issued to establishments located within 300 feet of churches, schools, funeral homes and cemeteries.

ISSUES OF CONCERN:

PARKING: There is not enough parking for the existing businesses. Please do not add to this critical issue.

GARBAGE: Restaurants generate a tremendous amount of garbage - please do not saddle the churches, our school children and our elders with the odor of garbage as they attend church services and school classes.

The laws on the books have worked for hundreds of years, this community, especially the downtown area has enough liquor licenses already in place. This request right in the heart of a neighborhood bordered by two churches, single family residences, small businesses and a funeral home does not belong.

Please vote "NO" to this request for a "Special Exception" variance.

Thank you,
Sincerely,
Sandra Higgs
(305) 797-6992

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[Donald Leland Craig , AICP](#)