

From: Richard McChesney <richard@spottswoodlaw.com>
Sent: Thursday, January 20, 2022 3:16 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>; Scarlet Hammons <shammons@CORRADINO.com>; Nathalia Mellies <nathalia.mellies@cityofkeywest-fl.gov>; Lori Thompson <lthompson@spottswoodlaw.com>
Subject: [EXTERNAL] FW: 1200-1206 White Street

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May I request that the below email be added to the record?

Thank you

Richard J. McChesney, Esq.
Spottswood, Spottswood, Spottswood & Sterling
500 Fleming Street
Key West, FL 33040
(305) 294-9556 - Office
(305) 504-2696 - Fax
richard@spottswoodlaw.com



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From: Richard McChesney
Sent: Thursday, January 20, 2022 3:11 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Scarlet Hammons <shammons@CORRADINO.com>; Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>
Cc: Lori Thompson <lthompson@spottswoodlaw.com>; Nathalia Mellies <nathalia.mellies@cityofkeywest-fl.gov>
Subject: FW: 1200-1206 White Street

Good Afternoon All,

I think I mentioned to some of you that way back when my client was contemplating renting the space to open the butcher shop that the first thing I did was reach out to Linda Wheeler because I knew that the relationship between her and the former property owner was not a good one. Please see the below email from Linda following that call.

Thank you,

Richard J. McChesney, Esq.
Spottswood, Spottswood, Spottswood & Sterling
500 Fleming Street
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(305) 294-9556 - Office
(305) 504-2696 - Fax
richard@spottswoodlaw.com



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From: Linda Wheeler <lwheeleraal@earthlink.net>
Sent: Thursday, March 28, 2019 10:40 AM
To: Richard McChesney <richard@spottswoodlaw.com>
Subject: RE: 1200-1206 White Street

March 28, 2019

Dear Richard. It was a pleasure talking with you this morning and again, I appreciate you contacting me about a proposed business which may operate across the street from my home. You have described the business **as a butcher shop, selling packaged meats and bottles of wine.** As we discussed, my husband and I and our neighbors simply want any business at the subject property to comply with the existing HCN1 zoning of mixed use residential and light commercial (professional offices and retail shops). If the proposed business is truly a retail shop and does not involve the preparation of any food or the consumption of any food or beverages on the premises, your client's use would appear to fall into the retail shop category and as such we would have no objection to your client's plan. **Since your client contemplates selling food products (meat and wine), I want to be very clear that our support would not include the preparation of any food (smoking or cooking or otherwise) or the consumption of any food or beverages on the premises.** The adverse impact on the neighboring properties is, you know, quite different and the preparation and/or consumption of food or beverages on-premises changes the business use from a "by-right" retail shop to a "conditional use" food services business. Again, many thanks for reaching out, and if all goes well, hopefully we'll soon be patrons of your client's new enterprise. Best Regards, Linda Wheeler

PS. As we discussed, you may want to confirm the owner's compliance of his minor development agreement with the city (landscaping buffer, drainage, ADA access, off-street parking plan, waste bin screening, common signage, etc.) so that these long-ignored requirements do not land in your client's lap as he gets into the occupational licensing phase. L.

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