

From: Norm Fowler

Sent: Thursday, November 17, 2011 6:27 AM

To: ccowart@keywestcity.com

Cc: 'Jeff B Turner'; 'Jane Grannis'; 'colette wik'; 'Jeffrey Dunaway'; 'suzannewashburn'; 'Marci Rose'; Sue Fowler

Subject: November 17th Planning Board Meeting: Bahama Villiage Market

Dear Ms. Cowart,

Unfortunately I can not make this evening's Planning Meeting due to prior engagement. I would request that the following be read at the November 17th meeting in opposition to the proposed Bahama Village Market project.

Unfortunately, I have a prior commitment and cannot attend the November 17th Planning Board meeting. As a resident of that block of Terry Lane, I would like to provide my input to the Bahama Village Market discussion. Though I commend the efforts of the owners and their representatives to listen to our neighbors' concerns and offering conditions of approval, I find the proposed conditions as documented have loopholes that could be detrimental to our neighborhood and put public safety at risk with the incremental traffic.

Others have commented on issues associated with seating, sound attenuation and others and I don't wish to "pile on." Instead, I would like to focus on the parking and traffic. As stated in my September 15th letter to the Planning Board, from data obtained from Key West Licensing Department, there are currently only eight licensed establishments with approved seating of 165 seats or more. Half of those establishments are tied to hotels or have ample parking for both patrons and staff. The remaining four are on Duval Street close to City parking lots, street parking and easy access though Key West's main artery. In short, all have the parking infrastructure and are accessed through a major road.

As currently designed, Bahama Market will have eight car parking spots, one handicap space, forty scooter spaces and bike spaces. Combining establishment patrons and staff needed to support the facility, this parking seems inadequate. Access to this lot will be through Terry Lane. Most patrons, be it car, scooter or bike will likely choose to either (a) travel down Terry Lane to gain access to Whitehead or Duval via Olivia or (b) bike down the wrong way on Petronia. It is difficult to get two cars past one another now without the incremental traffic this establishment would provide as the lane is narrow and there is little or no shoulder. We already see tourists and locals alike biking the wrong way down Petronia on a regular basis. Turning the proposed establishment's 165 seats on a frequent basis will significantly increase congestion on narrow streets or people riding the wrong way on a one way street. Both negatively impact overall public safety and seem too detrimental and an unnecessary burden for our existing neighborhood. Add the young children who play at either end of Terry Lane on a daily basis, the added traffic is literally an accident waiting to happen.

Neighbors I have met and discussed this project with would love to see a revitalization of the Bahama Market property as long as it can be scaled appropriately to the neighborhood. Unfortunately, proposed 165 seat establishment even with the conditions of approval is beyond what most see as appropriate.

Thank you.

Respectfully submitted, Norman Fowler, 824 Terry Lane.

Norman E. Fowler
President
Keys Six Sigma, Inc.
(305) 240-0187
www.keys6sigma.com



From: joan cox
Sent: Wednesday, November 16, 2011 11:30 PM
To: ccowart@keywestcity.com
Cc: clopez@keywestcity.com
Subject: 802 Whitehead Nov 17 2011 Planning Board meeting
Planning board

I live in Bahama Village. I have commitments early 11/17 evening and may not get to the meeting. If I don't, i hope you will read this.

Bahama Village is a well defined residential community. The Bahama Village Redevelopment Plan on the Key West City website clearly defines Goal 1: Maintain Bahama Village as a residential community for existing residents; and Goal 2: Improve the Quality of Life for the residents of Bahama Village. That's the vision the planning board needs to work from.

I would ask the planning board and the developer how the proposed 802 Whitehead development helps existing Bahama Village residents or improves our Quality of life.

A large restaurant and bar would increase noise and exacerbate the parking situation. The existing parking problem was adversely impacted last year with the 90% seat increase expansion for Blue Heaven. A large restaurant on Whitehead would just make the parking worse. The idea that car parking can be replaced by scooter and bike parking is not realistic.

I do think that a restaurant without music noise and with sufficient onsite parking would be an asset to the community. I would like to see the Petronia St vacant buildings revitalized especially if the business owners were from the Bahama Village community.

Joan and Joe Cox
228 Olivia ST

From: Jeff Turner

Sent: Wednesday, November 16, 2011 9:17 PM

To: ccowart@keywestcity.com

Cc: Squirerose@aol.com; suzannewashburn@bellsouth.net; janegrannis@earthlink.net;
jrmdunaway@earthlink.net

Subject: Bahama Village Market

Dear Ms. Cowart and Planning Board Members:

As a neighbor who would be very effected by the proposed changes, I am still **OPPOSED**. A large restaurant does **NOT** have the same impact as the current mixed use.

Adding bicycle and scooter parking does not help the parking problem in Bahama Village.

Space should be limited to no more than 40 seat cafe style place. Art and retail need to be part of the plan for that area.

Thank you!

Jeff Turner
826 Terry Lane

By copy of this letter to Ms. Cowart, I request that it be read into the record at the Planning Meeting on November 17th in opposition. I am unable to be there in person because of previously scheduled obligation.

From: Wishbone
Sent: Wednesday, November 16, 2011 8:13 AM
To: ccowart@keywestcity.com
Cc: Clayton Lopez
Subject: Bahama Village Marketplace

Dear Ms. Cowart and Planning Board Members:

I am unable to personally attend the November 17th Planning Board meeting due to a prior business obligation, and I would like I would like my below comments to be read into the minutes of the meeting regarding the Bahama Village Marketplace variances being requested by Mr. Swift and Mr. Trepanier.

I would like to go on record as opposing this project for the following reasons:

1. Variances were granted in 1197 and 1998 for a 16-40 seat restaurant that has now been closed for many years. It seems that somehow this variance has not expired through lack of use for more than 24 months as I understood variances to operate.

Nonetheless, the original variance was for a restaurant of 40 seats maximum, not 165 seats.

2. The proposed 8 automobile parking spaces is woefully inadequate to accommodate the increased traffic that a project of this enormity will bring to Bahama Village, despite the applicant's assertion that replacement scooter and bicycle parking will be sufficient.

3. A 6,637 square foot area of outdoor and indoor consumption, alcohol and music will negatively impact surrounding residential neighbors through sheer scale. It's enormous and incredibly out of line for the area.

4. No live amplified music is a condition that applicant has offered. Therefore, if approved, amplified music will be ok so long as it is recorded. Not acceptable.

5. No outdoor music after 10 p.m. Why should neighbors be subjected to any outdoor music from 11 a.m. opening until 9:59 p.m.?

6. 5 special events a year in this venue are needless if it is in fact a restaurant.

We are again suffering from noise from Cowboy Bill's, a business that is many blocks farther from the Bahama Village Market proposed venue.

I ask the Planning Department to please deny this variance and for applicant to bring in a proposal that is in scale to the intent of the Bahama Village Corridor and the surrounding residential area.

Thank you,
James N. Washburn
917 Thomas Stree

Carlene Cowart

From: Gardengoo@aol.com
Sent: Thursday, November 10, 2011 4:10 PM
To: Owen Trepanier
Subject: Re: Bahama Village Market
Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Owen

We are back in town and plan on being at the meeting . The conditions of approval look reasonable to us. Before we commit our support we need to attend the meeting and see how things go . There is still the issue of our back door on the fence that needs to be resolved . I can tell you that if the conditions hold up we will not oppose the project but we would prefer you not mention this as we do have to live with our neighbors.

Sincerely,
George & Susan Lennox

In a message dated 11/9/2011 1:57:46 P.M. Eastern Standard Time, owen@owentrepanier.com writes:

Hi Mr. and Mrs. Lennox,

We have been trying to work out conditions of approval that will constrain the future operation of the property. I am attaching a draft. I would have sent these to Mr. Calvin, but I misplaced his contact info. If you have a moment to review, I'd appreciate hearing if you think they will meet your expectations. We would like for you to be bale to support the project.

Thanks so much.

Owen Trepanier

Trepanier & Associates, Inc.

Land Planners & Development Consultants

402 Appelrouth Lane, P.O. Box 2155

Key West, FL 33045-2155

Ph. 305-293-8983

Fx. 305-293-8748

Carlene Cowart

From: Birchard Ohlinger [bohlinger@keywestcity.com]
Sent: Thursday, November 10, 2011 3:24 PM
To: Owen Trepanier
Subject: Re: Bahama Village Market
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Owen,

It appears you have done a lot to accommodate the neighbors concerns....Trash and deliveries only from Whitehead is a big deal. No live amplified music is a positive

I would add..

- dark sky lighting (or ground based) lighting in parking area
- Removal of the existing trash area off of Terry Lane (I believe this is in your plans)

Other than that, I have no objections..

Good luck

B

On Wed, Nov 9, 2011 at 1:45 PM, Owen Trepanier <owen@owentrepanier.com> wrote:

Hi Birch,

Here are the conditions we are working on now. If you have a moment to review, please let me know if these will work for you. We'd like for you to be able to support the project.

Thanks a lot.

Owen

Trepanier & Associates, Inc.

Land Planners & Development Consultants

402 Appelrouth Lane, P.O. Box 2155

Key West, FL 33045-2155

Ph. [305-293-8983](tel:305-293-8983)

Fx. [305-293-8748](tel:305-293-8748)

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Birchard Ohlinger, PE
Engineering Department
City of Key West
305-809-3747

From: suzannewashburn
Sent: Friday, November 11, 2011 7:26 PM
To: Owen Trepanier; ccowart@keywestcity.com
Subject: [Possible Spam] Re: Bahama Village Market

Importance: Low

Dear Owen,

Thank you so much for including us.

I have great respect for Ed Swift, I think he does a lot of really good things for Key West and wish wish Ed and HTA financial success.

As to this project, though, I have to say that I've given it a lot of thought and feel that I don't care to have my quality of life put at risk to provide for Ed's project.

We have many successful restaurants of all sizes in Key West, from the high end Sunset Key to little Santiago's Bodega to large scale The Grand and A&B Lobster.

None of these restaurants have music.

When you have a 165 seat property and you get a full liquor license with music you have a bar.

I was not able to sleep Wednesday night until past 1 a.m. because of the volume emanating from some venue, probably Cowboy Bill's.

Ok, an exception because it's power boat races.

Last weekend the exception for music was Parrothead convention.

I personally would not want to see 5 "special" events at the location.

I personally would not want music at all at a restaurant.

I personally think that 165 seats is just too big for our community.

The variance that was originally issued - and please note the word "variance" - was for a 40 seat restaurant, not a massive more than 6,500 square foot venue with 165 seats.

I don't want a giant bar in the guise of a restaurant in our already oversaturated community.

What works in the area is small boutique shops and small-scale restaurants.

There is not enough auto parking provided for in the plan, and while some people will bike and scooter, it will without question put more cars on our streets. Until the City makes arrangements for a parking lot on the Truman Waterfront property the parking variance should not be granted either.

In all, I am sorry I cannot support this project.

If approved, it will put more pressure on our already diminished quality of life and the peaceful enjoyment of our homes.

By copy of this letter to Ms. Cowart, I request that it be read into the record at the Planning Meeting on November 17th in opposition as we have an out of town obligation and cannot personally attend.

Yours truly,
Suzanne Washburn
917 Thomas Street

--- On **Wed, 11/9/11, Owen Trepanier <owen@owentrepanier.com>** wrote:

From: Owen Trepanier <owen@owentrepanier.com>
Subject: Bahama Village Market
To: suzannewashburn@bellsouth.net
Date: Wednesday, November 9, 2011, 2:11 PM

Hi Suzanne, Wish,
Thanks for speaking with me so frankly about this project. Here are the conditions we are working on to constrain the future operation of the market. I think the noise constraints are pretty strong. If you have a moment to review, please let me know if these meet your expectations. We'd like for you to be able to support the project.
Thanks a lot.
Owen

Trepanier & Associates, Inc.
Land Planners & Development Consultants
402 Appelrouth Lane, P.O. Box 2155
Key West, FL 33045-2155
Ph. 305-293-8983
Fx. 305-293-8748

From: Jane Grannis
Sent: Wednesday, November 09, 2011 11:27 AM
To: ccowart@keywestcity.com
Cc: clopez@keywestcity.com
Subject: 802 /806 Whitehead St.

Dear ms. Cowart and Planning Board Members,

We appreciate that Mr. Trepanier and Mr. Swift met the neighbors who will be most affected by what is developed on his property at 802 Whitehead Street. We also appreciate that he has tried to address our concerns, but we still can not support his current plan.

His original plan for the property is appropriately scaled for our residential neighborhood. Unfortunately, his timing was not right. What has developed along Petronia St. over the past 5 years has been a growth in small shops and eating establishments. They fit into the neighborhood and they are financially viable. Perhaps now is the time to revisit his original plan.

Mr. Fowler's research found that there are only 8 restaurants in the city with a seating capacity of 165 seats. Surely it should be obvious that this is not the proper location for such a large scale operation.

Sincerely,
Jane Grannis
Terry Wetmore
818 Terry Lane

11/2/11

Dear Planning Board,

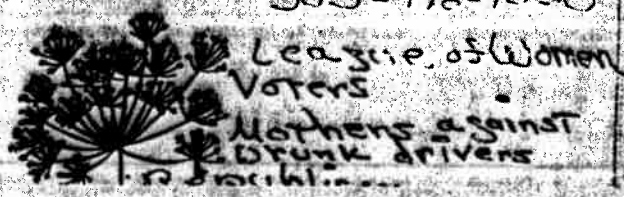
Please do NOT Allow
a 6,637 Square Foot
restaurant in Bahama
Village. Put it in New
Town. We have Blue
Heaven. That's enough.
The residents of Baha
ma Village (of which I am
one) are happy with the
Village the way it is; Conch
houses, narrow streets,
white picket fences, and
Beautiful Flowers.

We don't want more
Traffic, exhaust fumes,
noise, and problems.

Leave Bahama Village
Alone!

Dee Lynn
Bahama Village Resident
1020 Etanna St, Apt. 3A
Key West, FL 33040

305-942-4028



Sheriff's Dept. Wynesata
First responder
Volunteer of the Ramsey Co.

From: Wishbone

Sent: Thursday, September 15, 2011 3:26 PM

To: ccowart@keywestcity.com

Subject: 802 - 806 Whitehead Street

I would like to go on record as opposing the proposed restaurant for the Bahama Village Market.

The size of the restaurant, at more than 6,600 square feet is far out of scale with the area.

The variance that was given over a decade ago was for a 45 seat restaurant, and it took a variance to get that use ok'd.

The owners of a restaurant this size will be looking to serve more than 500 people a day.

8 parking spaces are not enough for more than 500 people.

The garbage generated from a restaurant serving more than 500 people a day will be detrimental to anyone living in the vicinity of Terry Lane or Whitehead.

The noise generated from diner conversations, servers, music, clattering dishes and glasswear will be loud, and there are homes in very close proximity.

Amplified music will destroy the peace and quiet of the neighbors. The applicant says there will be no live amplified music and that all music will end at 11 p.m. That means recorded amplified music will be ok.

This is too big of a project and too disruptive to the neighbors for the area.

Thank you.

Jim Washburn
917 Thomas Street

Marci L. Rose, Esquire

810 Thomas Street
Key West, Florida 33040
(305) 293-1881 phone
(305) 293-1331 facsimile
squirose@aol.com

September 15, 2011

Honorable Planning Board
City of Key West

Sent by email to be read at the 9/15/11 Planning Board Meeting

Re: Bahama Village Market Conditional Use
Conditional Use - 802 - 806 Whitehead Street (RE# 00014010-000100,
00014020-000000) / 320-324 Petronia Street (RE# 00014010-000000), 809-811 Terry
Lane (RE# 00014050-000000, 00014060-000000) - A Conditional Use request for a
restaurant in the HNC-3 zoning district per Section 122- 868(9) of the Land
Development Regulations of the Code of Ordinances of the City of Key West.

Dear Honorable Planning Board:

As a resident of Bahama Village since 1998 and Key West since 1983, I am objecting to this Conditional Use request for the following very real and serious reasons on behalf of myself and several of my neighbors. There is a severe parking problem in the Bahama Village area that creates serious public safety issues; cars parking in the fire hydrant spots, bicycles taking up full parking spaces not designated for bicycles, mopeds, acting as space savers, ie. playing musical moped's to hold spots for vehicles; delivery trucks jumping curbs and nearly killing tourists as they turn on or off of Petronia Streets (Petronia Street is way too narrow to accommodate the delivery vehicles and or large trucks), as well as delivery vehicles just parking in the middle of the street or not in appropriate delivery spots.

Recently, The Blue Heaven was given a rather large parking variance that was quite frankly granted illegally, ie. without the existence of a hardship that is legally required in order to be granted a variance. The Blue Heaven's seating was also increased to 125 seats. The neighborhood could not handle what it had prior to the granting of that variance and conditional use approval.

The Prior Approvals with regards to this parcel, especially Resolution 97-73 refers to "Small Scale" businesses and to quote the honorable Planning Board's Chair, Richard Klitenik's opinion from the last meeting, a 165 Seat Restaurant is hardly small scale. It is also inappropriate for a residential neighborhood. Per the land development regulations, we are supposed to balance commercial and residential use and it should not be at the detriment of one. The proposed use of this parcel for a 165 Seat Restaurant in a residential neighborhood that is already overburdened is inappropriate and extremely harmful to us, as residents and our QUALITY of life.

Exception after exception has been made for this parcel, even one for parking that has never been brought up to standards.

I also want to state that I feel the timing of this request as well as the Labor Day meeting with neighbors to go over neighbors concerns being held from 5-7pm on a legal holiday, during the dinner hour, was not made in good faith.

The applicant never appropriately marketed or advertised this parcel and has allowed it to remain abandoned. If this conditional use is allowed, it will result in injury and depreciation in value to all the adjoining properties and, compromise, if not destroy their use and enjoyment thereof.

This is the last true “neighborhood” in Key West. Please help us to protect it and our quality of life.

Truly,

Marci L. Rose, Esq.

This is not a complete list of the following, just what I could think of immediately.

Safety issues:

Delivery trucks in right of way, and blocking vehicular flow of traffic even with additional delivery space.

Delivery vehicles too long to turn on street without jumping the curb and endangering pedestrians.

Delivery trucks too long to park in designated areas except one and often times there are more than one at a time.

Cars parked in fire-hydrant space.

Children are not safe to play in the neighborhood streets and they do anyway.

Noise/Quiet Enjoyment issues:

Smell of diesel constantly.

Delivery vehicles are so loud one cannot make a phone call and their diesel engines are left on unless there is someone patrolling the immediate area full time.

Waste pick up is an amazing amount of both noise and noxious odors.

Cannot enjoy quiet and peace in home.

Very little ability to find parking at or near your home.

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

From: the Rev. Dr. Randolph W.B. Becker
[mailto:RevRandy@spiritualpersistence.com]
Sent: Thursday, September 15, 2011 1:52 PM
To: ccowart@keywestcity.com
Subject: Bahama Village Market

The current state of the Bahama Village Market properties calls out for repair and improvement. Are the plans, as proposed for development of a restaurant, the best improvement for that property? Yes and no. However, with approval contingent on certain conditions, it is possible the answer could be more thoroughly "yes."

While we in the neighborhood all are concerned about issues such as traffic and noise, in many ways those concerns dissolved into realities of being near a commercial corridor long ago. On the other hand, the benefits of a source of employment for our local residents, at all skill levels, in an establishment that would not require transportation and travel is a very present issue. The jobs created would be welcomed.

Also, the collateral effects of such a development on the entire Bahama Village redevelopment area would be many. The appearance and vitality of an apparent entrance property into an area can either welcome or deter tourists, especially those on foot or bicycle, from proceeding further. The economic future of many of our local businesses is dependent on such a development.

So, in order to encourage development of the property to complement other redevelopment initiatives in the area and respect the needs of the residential neighborhood which surrounds the property, the following are recommended as conditions on any approval:

- 1) that all deliveries to the property be on Whitehead Street, using the presently designated Trolley Stop as the location, with all deliveries restricted to 7-9am, well prior to use by trolleys.
- 2) that the restaurant offer valet parking during all times of food service, making provision off public streets for all car so parked, with expenses of such operation borne by the restaurant and/or patrons.
- 3) that a special Petronia Street parking corridor be established from Duval Street to Fort Street, including Petronia Street and the first block of cross streets north and south of Petronia:
 - a) within that parking corridor, all street parking will designated "Residential Parking Only" susceptible to the current regulations of such spaces
 - b) in the manner of Boston and other urban areas worldwide with restricted parking, that each legal residence within that parking corridor would be eligible for a visitor pass to allow for parking in those restricted spaces
 - c) that, at the expense of the developer of the property under consideration, all parking spaces within the parking corridor would be also identified with a distinctive warning color on the traffic side of each space
- 4) that any entertainment offered with the space be limited to noon

- 9 pm and be governed as well by applicable noise ordinances

5) that any such approval not convey with the property for any use other than that specifically contained in the original application as to the nature, scope, hours of operation, number of seats, sub-spaces to be used, and other details of operation.

With all of these conditions in place and enforcement thereof, I believe the project's benefits outweigh its burdens, and could become a model for how further development in the neighborhood might proceed.

The Rev. Dr. Randolph W.B. Becker
818 Thomas Street
Key West, Florida

From: Sue Fowler
Sent: Thursday, September 15, 2011 1:00 PM
To: ccowart@keywestcity.com
Subject: Bahama Village Market

Dear Ms. Cowart and Planning Board Members:

We attended the meeting on Labor Day at Bahama Village Market and remain opposed to the scope of this proposed development. We share the same concerns voiced by our neighbors at the meeting and in other letters posted on the City's website. I am writing again as I have a Rotary commitment tonight and am unable to attend the meeting.

The owners of Bahama Village Market, LLC have a serious credibility problem. Their straw market concept didn't work so they went to the other extreme and tried luxury townhouses, also unsuccessful. They talk about how the property "lay fallow" for years, a different term for neglect. As soon as the luxury townhome idea fell by the wayside, they put up the awful chain link fence and for the past five years have allowed the property to fall into disrepair.

Now that they are getting desperate they are trying to force this large restaurant on our neighborhood, as if it were the only solution. We fully support the current allowable use, a mix of retail and reasonable restaurant.

How is it that other property owners along Petronia have attracted successful business such as Wanderlust, Blue Marlin, La Creperie, Columbian Grace, Santiago's Bodega, etc.? Probably because the properties have been marketed and maintained, unlike this parcel.

According to the Monroe County Tax website, the 2009 and 2010 property taxes were not paid until August 18, 2011, the date of the last planning board meeting.

Back in 2005 MTV's "Real World – Key West" was filming in Key Haven for a few months and a neighbor filed a lawsuit opposing it. Well, Mr. Swift, we know how you felt. Except that this proposed project will affect us for more than a TV season and long after you have sold the property.

Susan Fowler

824 Terry Lane

From: Elissa Bishop-Becker

Sent: Thursday, September 15, 2011 11:43 AM

To: ccowart@keywestcity.com

Subject: Bahama Village Market

I am a resident of Bahama Village who has long been dismayed at the sight of empty buildings on Petronia Street. The area looks neglected--even blighted. The empty buildings also make the area look unsafe. Certainly unwelcoming. I was thrilled to hear that there was talk of businesses coming into those buildings.

Rather than one huge restaurant, I would love to see a number of smaller restaurants there--something like a island-themed food court that would appeal to various tastes and be affordable to various budgets. Another restaurant(s) there would be wonderful, as Petronia Street is evolving into Key West's Restaurant Row. The economic advantages for Bahama Village should be self-evident.

As far as the parking issue goes, I think that most people would arrive on foot or bicycle, but that if there isn't enough parking, sooner or later people stop trying to come there by car. No one wants to circle blocks looking for a parking space for hours, so the issue is, I think, less critical than is sometimes thought. Delivery trucks are a different matter and that issue would have to be addressed.

In terms of residents wanting to keep the area residential, that kind of exclusivity doesn't really exist in Old Town. Our restaurants and businesses and churches are part of our residential area--if not by zoning or ordinance (I don't really know the facts on that) than certainly by reality and perception.

Thanks for allowing email comments to be included in your meeting.

Live and enjoy,
Elissa

Elissa Bishop-Becker, M Ed. , LPC, NCC, DCC
Center for Transformative Counseling, Inc.

801 Georgia Street

Key West, FL 33040

ebb@griefcounselors.org

<http://www.griefcounselors.org>

305-407-7676

From: Jeff Turner

Sent: Monday, September 12, 2011 10:32 AM

To: ccowart@keywestcity.com

Cc: Squirerose@aol.com; suzannewashburn@bellsouth.net; gardengoo@aol.com; kwhouses@aol.com; keywestreo@aol.com; suekeywest@comcast.net; janegrannis@earthlink.net; johnperretto@yahoo.com; janiestevens@comcast.net; myterrylane@comcast.net; sue@zulutango.com; dick.koppenaal@gmail.com; eywwish@yahoo.com; normsuekw@comcast.net; Nancy Paulic; jrmdunaway@earthlink.net

Subject: Re: 802-806 Whitehead St.; 320-324 Petronia;809-811 Terry La, Conditional Use - After Open House

Dear Ms. Cowart:

Even after the Open House at Bahama Village Market, I would like to make it clear that I am still **against** this project.

Terry Lane is too small to handle the traffic of such a large restaurant. All the mix use with one small cafe does NOT equal such a large restaurant. 40 seats or less is plenty.

Perhaps Debbie Swift-Batty and Owen Trepanier should consider opening the doors, making some deals with small neighborhood businesses and **SHOWING** us that they want to work with our neighborhood. The locked doors and chain link fences for **YEARS** has shown no attempt at bringing the property back to life.

After you've proven yourself a good neighbor, let's talk then about changes.

Sincerely,
Jeff Turner

PS - Sorry I will not be able to make the next meeting. I will be traveling for work. Please do not take my absence as a lack of interest.

From: Christine Wissmann <christine@pribramskyzuelch.com>

Date: September 8, 2011 10:46:08 AM EDT

To: <dswift@historictours.com>

I am the owner of unit 4 @ 416 Petronia Street. I will actively support all endeavors to improve the area along Petronia Street.

With the fine restaurants already in place, I have heard this area referred to as "Restaurant Row". I can only imagine this will encourage visitors and locals alike to stroll.

The Bahama Village Market can only mean added employment and 'life' to the area.

Sincerely,
Christine & Ken Wissmann

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

From: Wishbone [mailto:eywwish@yahoo.com]

Sent: Thursday, August 18, 2011 4:10 PM

To: nmalo@keywestcity.com; dcraig@keywestcity.com; Clayton Lopez

Subject: 802-806 Whitehead St / 320-324 Petronia

In addition to the comments and objections made thus far, I would like to add that allowing a restaurant with more than 150 seats allows for a full liquor license.

Now you have an outdoor bar/restaurant with a stage.

The only difference between this proposed project and the prior Aqua project proposal is there is no provision for a swimming pool.

Neighborhood opposition was vehement over the Aqua project, and it was not about the swimming pool.

Objection was about the inevitable continual noise and outdoor music and events and congestion from the over scale development project in a mostly residential neighborhood.

The residents of Bahama Village would probably support a restaurant the size of the one that was there before, with 40 seats. They will support retail. They will support housing.

The residents of Bahama Village will not support the noise, amplified music, and traffic that this project will generate.

James Washburn
917 Thomas Street
Key West, FL 33040
H 295-9156

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

From: <WhoseMarie@aol.com>

Date: Thu, Aug 18, 2011 at 3:54 PM

Subject: Swift's new variance request

To: clopez@keywestcity.com, JWeekley@keywestcity.com,

tjohnston@keywestcity.com, mrossi@keywestcity.com, csmith@keywestcity.com,

bgibson@keywestcity.com, ccates@keywestcity.com

Ed Swift, Chris Belland and their assorted partners, children and entities, are behind on taxes which are owed to the taxpayers of Monroe County, to the tune of over a million dollars - maybe a few million. He and his entities are always 9 months to a year late in paying their rent to the people of Key West, for city properties and in paying their franchise fees. Who knows how far in arrears he is with City Electric for the land for the Steamplant condos.

The city, the county and the taxpayers should give him NOTHING and zero consideration for any variances or favors until he pays up.

I think the people here have had about all they can take of this mess. Everyone else pays their taxes. Everyone else pays their rents. It appears Swift thinks he's exempt and if the city continues to allow it, they're complicit in this mess. They've seriously impacted the quality of life in this town with the overabundance of tour vehicles and tacky gift shops with nothing but foreign-made trinkets. They already have somehow been graced with on-the-street parking designated just for them on Eaton Street by the post office. They have now taken over Wall Street for their vehicles and no one else can use the streets. When is enough enough?

Stop throwing good money after bad and give Swift, Belland and any and all of their enterprises NOTHING until they pay up.

S Miller

Birchard Ohlinger, P.E.
P.O. Box 1902
Key West, Florida, 33041

To: Planning Board Members
City Of Key West, Florida

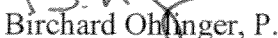
Dear Planning Board;

I am the property owner of 817-1/2 Terry Lane and am directly impacted by the Conditional Use Request submitted by the Bahama Village Market. I would like to make a couple of points that concern me and would like them addressed

1. Trash Area; The current trash location off of Terry Lane is horrible. The smells and the flies from a large restaurant operation will make this worse. Request that the trash area be relocated into the HNC-3 zone. This is a negative impact to 817 Terry Lane and I am always bothered by it as I approach my property. Flies and smells are a nuisance.
2. Parking Area: Night lighting should be minimal or support Dark Sky Lighting. No overhead sodium vapor lights
3. Music: Outside music (amplified) should be stopped by 8pm.
4. Zoning: The zoning between HNC-3 and HMDR bisects the property. I would request that this line be delineated with landscaping to stop restaurant operators from putting seating into the HMDR zone. This boundary should be adhered to.
5. Seating Capacity: 165 seats seems excessive and would request a more manageable number of 50 seats.
6. Landscape buffer: That a buffer be installed between my property and the parking area for noise/car light impact.

Your help in this matter is appreciated.

Sincerely,


Birchard Ohlinger, P.E.
Owner of 817-1/2 Terry Lane

City Planning Dept. 305-809-3739

Bill Hanney
809 Whitehead Street
Key West, Florida 33840
617-842-8086

August 18, 2011

REF: Bahama Village Market

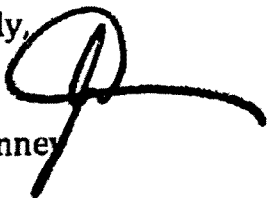
VIA: Fax Transmittal

Dear Planning Board:

I reside at 809 Whitehead Street. The Bahama Village Market is my neighbor. I support this project. I have lived with this vacant property, and the associated negative activity, for too many years. Bringing it back to life will benefit the immediate neighborhood.

Please support this project.

Sincerely,



Bill Hanney

Carlene Cowart

From: rjj400@aol.com
Sent: Thursday, August 18, 2011 11:16 AM
To: ccowart@keywestcity.com
Subject: New Restaurant / Ed Swift

Ms. Cowart:

I just became aware of the proposed new 150+ seat restaurant being proposed for the corner of Terry, Petronia and Whitehead. I live literally a stone's throw from the site of this proposed development. This development is not in the best interest of the Bahama Village community. Traffic issues, parking problems, trash, vandalism and noise will result if this project is allowed to go forward. I moved to Terry Lane because it was a quiet and close knit community. This development will destroy that atmosphere. I am firmly opposed to this project and will fight this development with all legal avenues open to me as will my neighbors. I STRONGLY URGE THE CITY TO TURN DOWN THE PROPOSED PROJECT!!! I am not against development but this one makes no sense. I don't want my property value to plummet which would be the case if this mess is approved. I would wager that you or Mr. Swift wouldn't approve of a mega restaurant going in across from your homes.

Thank you,
Ralph Justen

Ralph Justen
D.F. Barnhardt & Associates LLC
812 Terry Lane
Key West, FL 33040
704-436-9393
305-509-7512
305-509-7513
305-517-6531 Fax
704-436-9393
www.trains-trams-trolleys.com

Carlene Cowart

From: nancypaulic@yahoo.com
Sent: Thursday, August 18, 2011 9:46 AM
To: ccowart@keywestcity.com
Subject: Ed Swift

Re: 802-806 Whitehead St; 320-324 Petronia St; 809-811 Terry Ln.

Carlene Cowart:

I reside at 812 Terry Lane and am adamantly opposed to the proposed restaurant on the corners of Whitehead, Petronia and Terry Ln.

My reasons for moving to Terry Lane were due to it being a quiet, clean, residential area. I had previously lived on the corner of Petronia and Thomas Streets and it was a nightmare for the following reasons: noise and air pollution from the delivery trucks; patrons from the restaurants parking in my parking space; all day and night noise coming from the restaurants; vandalism from the patrons of the restaurants; and daily cleaning up the garbage in my yard and in the streets, which came from the restaurants. These problems will only be magnified with a restaurant at the proposed location.

Opening a restaurant of this size will not benefit the residences of Bahama Village. The children use Terry Lane as a safe area to play and socialize, which will not be the case if the restaurant is approved.

I strongly advise the city not to approve this development.

Best regards,

Nancy Paulic
812 Terry Lane
Key West

Parking is a

Sent via BlackBerry by AT&T

Carlene Cowart

From: Purpleprincesskw@aol.com
Sent: Thursday, August 18, 2011 7:14 AM
To: ccowart@keywestcity.com
Cc: abudde@keywestcity.com; bfgibson@keywestcity.com; bwardlow@keywestcity.com; ccates@keywestcity.com; csmith@keywestcity.com; Johnston@keywestcity.com; Jscholl@keywestcity.com; jweekley@keywestcity.com; dlee@keywestcity.com; clopez@keywestcity.com; mrossi@keywestcity.com; tjohnsto@keywestcity.com; keywestislandgirl@hotmail.com; jamesgillera@gmail.com
Subject: planning board meeting 8/18

Please vote NO on additional 125 seats requested by Bahama Village Mkt. owner HTA .
As of recent parking issues have been a topic in the Village and historic old town. One common feeling among all is the past allowance by out city to increased seats..... which require parking? We have to "live" with what we already have. But we do not need to add to this problem.
Besides this place has been closed for so long..... how do they know the need of seats?? Seems they could not fill the ones they had? Why would this even be asked? to add value to selling the property perhaps?
Pleas vote NO
Barbara Ramey
615 William St.
Key west Fl

Carlene Cowart

From: colette wik
Sent: Thursday, August 18, 2011 2:11 AM
To: clopez@keywestcity.com; ccowart@keywestcity.com
Cc: suekeywest@comcast.net; jrmdunaway@earthlink.net; jeff@jeffbt.com; colette@alumni.utexas.net
Subject: Re 802-806 Whitehead St; 320-324 Petronia; 809-811 Terry Lane, conditional use
MS COWART AND MR LOPEZ,

I AM OVERWHELMED BY YOUR PERSISTENT DISREGARD OF THE RESIDENT'S OBJECTION TOWARDS ANY BUSINESSES THAT WOULD REQUIRE ADDITIONAL PARKING, INCREASED TRAFFIC, DELIVERY TRUCKS, SAFETY HAZARDS, INCREASED NOISE, AND, IN THE END DEVALUATION, OF OUR PERSONAL PROPERTY. I WANT TO LIVE IN A RESIDENTIAL NEIGHBORHOOD, NOT AN UP AND COMING ADDITION TO DUVAL STREET! I AM ALL FOR JOBS FOR THE NEIGHBORHOOD BUT NO ONE CAN JUSTIFY HAVING ANOTHER RESTAURANT WITH 165 SEATS ! I ATTENDED THE LAST MEETING AND SPOKE AGAINST GIVING BLUE HEAVEN THE ADDITIONAL 60 SEATS. AT THAT TIME I VOICED CONCERNS, IF BLUE HEAVEN GOT THE 120 SEATS, WHAT WOULD KEEP OTHER BUSINESSES FROM ASKING FOR THE SAME OR MORE?? SO HERE WE ARE AGAIN. PLEASE DO NOT SELL US OUT AGAIN!! THIS IS A NEIGHBORHOOD WITH FAMILIES, AND CHILDREN.

PARKING IS A BIG ISSUE NOW!! I RARELY GET TO PARK NEAR MY OWN HOME ON WHITEHEAD ST. I AM DIRECTLY AFFECTED WITH MY PROPERTY BORDERING PART OF THIS PROPOSED RESTAURANT. HOW DO I KNOW IF A BAR IS PLANNED IN THE DISGUISE OF A RESTAURANT. DO WE REALLY NEED ANOTHER RESTAURANT HERE?

ALSO, WHAT ABOUT THE THE TOXIC BLACK MOLD HOUSE HE OWNS ON 808 WHITEHEAD ST. IT IS A CONSTANT HEALTH HAZARD TO NEIGHBORS AND TOURISTS. PEOPLE SIT ON THE PORCH AND I HEAR THEM COUGHING WHILE WAITING FOR THEIR TROLLEY OR CAB. THIS PROPERTY NEEDS TO BE ADDRESSED, WHY IS IT OMITTED IN THE PROPOSAL?

I AGREE AND SHARE THE SAME CONCERNS AS MY NEIGHBORS WHO OPPOSE THIS 165 SEAT/RESTAURANT.

COLETTE WIK
810 WHITEHEAD ST

From: Sue Fowler [mailto:suekeywest@comcast.net]
Sent: Wednesday, August 17, 2011 9:33 PM
To: clopez@keywestcity.com; ccowart@keywestcity.com
Cc: Jeff Turner; Squirerose@aol.com; gardengoo@aol.com; kwhouses@aol.com; keywestreo@aol.com; Jane Grannis; johnperretto@yahoo.com; janiestevens@comcast.net; myterrylane@comcast.net; sue@zulutango.com; dick.koppenaar@gmail.com; eywwish@yahoo.com; Norm Fowler; suzannewashburn@bellsouth.net
Subject: Re: 802-806 Whitehead St.; 320-324 Petronia;809-811 Terry La, Conditional Use

Ms. Cowart & Mr. Lopez,

We agree wholeheartedly with our neighbors' comments included here and those received in other messages. When the property was occupied by Coffee Plantation, Bahama Mama's and The Art of Baking by Henrietta, it was a great mix. Even the events held at the stage were appropriate for the area. Not intrusive but a contributing part of our neighborhood. There is no comparison between those businesses and what is being proposed.

When the property owners decided to jump on the real estate development bandwagon and "go condo" we were disappointed to lose those businesses but thought the residential use proposed was appropriate. When that did not pan out, it appeared that the owners gave up, put up the ugly chain link fence and pretty much abandoned the property. Now the owners expect us to believe that they want to become restauranteurs, requesting approval for a use well beyond the capacity of the property, streets and surrounding neighborhood. If so, why is there no information about the concept for this 165 seat restaurant?

We also question the use of traffic studies based on data from the 1960's - 1990's and having the analysis done by an engineer employed by Historic Tours of America. Hardly a neutral party.

There has been no attempt by the property owners to engage the community in any type of discussion regarding our concerns. If not for the postcard required to be sent to a small number of nearby residents, we would be unaware that this was even being proposed.

Please note that the commission of the notary who acknowledged signatures on the application and the verification form was expired by a year.

We look forward to Thursday evening's meeting.

Norm & Sue Fowler
824 Terry Lane

From: Jeff Turner [mailto:jeff@jeffbt.com]

Sent: Wednesday, August 17, 2011 3:06 PM

To: Squireroose@aol.com; suzannewashburn@bellsouth.net; gardengoo@aol.com;
kwhouses@aol.com; keywestreo@aol.com; suekeywest@comcast.net;
janegrannis@earthlink.net; johnperretto@yahoo.com; janiestevens@comcast.net;
myterrylane@comcast.net; sue@zulutango.com; dick.koppenaal@gmail.com;
eywwish@yahoo.com; normsuekw@comcast.net; ccowart@keywestcity.com

Subject: Re: 802-806 Whitehead St.; 320-324 Petronia;809-811 Terry La, Conditional Use

Dear Ms. Cowart:

I would like echo the messages of Marci Rose and Suzanne Washburn. I would also like to add that I was shocked that 60 seats were added to Blue Heaven. Neighbors have made it clear over the years that additional seats should require more parking.

For years, we looked at an ugly chain link fence. No attempt to encourage small business and there is no reason to support another large restaurant with no parking in the same block.

Jeff Turner

Children are not safe to play in the neighborhood streets and they do anyway.

Noise/Quiet Enjoyment issues:

Smell of diesel constantly.

Delivery vehicles are so loud one cannot make a phone call and their diesel engines are left on unless there is someone patrolling the immediate area full time.

Waste pick up is an amazing amount of both noise and noxious odors.

Cannot enjoy quiet and peace in home.

Very little ability to find parking at or near your home.

Truly,
Marci Rose

Marci L. Rose, Esq.
810 Thomas Street
Key West, Florida 33040
(305)293-1881
(305)293-1331 facsimile
email: squirose@aol.com

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From: Squirerose@aol.com [mailto:Squirerose@aol.com]

Sent: Wednesday, August 17, 2011 2:26 PM

To: suzannewashburn@bellsouth.net; gardengoo@aol.com; kwhouses@aol.com; keywestreo@aol.com; suekeywest@comcast.net; jeff@jeffbt.com; janegrannis@earthlink.net; janiestevens@comcast.net; myterrylane@comcast.net; sue@zulutango.com; dick.koppenaar@gmail.com; eywwish@yahoo.com; normsuekw@comcast.net; ccowart@keywestcity.com

Subject: Re: 802-806 Whitehead St.; 320-324 Petronia;809-811 Terry La, Conditional Use

Dear Ms. Cowart:

I object to the conditional use request for the restaurant in the HNC-3 zoning. As a resident of Bahama Village since 1998 and Key West since 1983 I feel that the city needs to be aware of some serious parking issues and we, citizens who live here year round, need some real help. There are already severe parking problems and public safety issues in this neighborhood.

THERE IS NO HARDSHIP TO ALLOW THE WAIVER OF ANY REQUIRED PARKING.

The only way the applicant can address our concerns is if all required parking spaces are provided, not substituting any bicycle or moped spaces.

Delivery vehicles are already a problem in the neighborhood. They do not park in the designated spots. They park in the right of way. They run their engines while they are delivering. Their engines are kept on at times for over ½ hour, creating serious noise and noxious odor pollution.

It would be nice, if the City would stop acting myopically and see what is necessary to protect its citizens; those of us who moved away from New York for a reason.

These are real issues, by no means created by the applicant, but real nonetheless. There is no parking for our residents. There is not one morning where the cacophony of delivery vehicles, smells of diesel and general noise and air pollution does not disturb our quiet enjoyment of the last true “neighborhood” in Key West.

"Enough is already too much!"

This is not a complete list of the following, just what I could think of immediately.

Safety issues:

Delivery trucks in right of way, and blocking vehicular flow of traffic even with additional delivery space.

Delivery vehicles too long to turn on street without jumping the curb and endangering pedestrians.

Delivery trucks too long to park in designated areas except one and often times there are more than one at a time.

Cars parked in fire-hydrant space.

Carlene Cowart

From: Squirerose@aol.com
Sent: Wednesday, August 17, 2011 3:50 PM
To: suzannewashburn@bellsouth.net; jeff@jeffbt.com; gardengoo@aol.com; kwhouses@aol.com; keywestreo@aol.com; suekeywest@comcast.net; janegrannis@earthlink.net; johnperretto@yahoo.com; janiestevens@comcast.net; mytorrylane@comcast.net; sue@zulutango.com; dick.koppenaar@gmail.com; eywwish@yahoo.com; normsuekw@comcast.net; ccowart@keywestcity.com
Subject: Re: 802-806 Whitehead St.; 320-324 Petronia;809-811 Terry La, Conditional Use

carlene cowart:
please also read this to the planning board:

blue heaven had to have a variance for reducing any required parking. why doesn't this applicant??
they should also be required to seek a variance to vary from any required parking.

truly
marci

Marci L. Rose, Esq.
810 Thomas Street
Key West, Florida 33040
(305)293-1881
(305)293-1331 facsimile
email: squirerose@aol.com

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Carlene Cowart

From: Nicole Malo
Sent: Tuesday, August 16, 2011 12:06 PM
To: suzannewashburn@bellsouth.net
Cc: Don Craig; Carlene Cowart; Owen Trepanier
Subject: FW: Agenda Item 6; Planning Board Meeting /18

Follow Up Flag: Follow up
Due By: Thursday, August 18, 2011 11:00 AM
Flag Status: Red

Dear Suzanne,

Thank you for your thoughtful questions and concerns regarding the proposed restaurant at the Bahama Market property on the corner of Whitehead and Petronia Streets, your comments will be included as part of the electronic file on record that is available to the Planning Board and public in conjunction with the staff analysis. The item is scheduled to be heard on Thursday night, August 18, 2011 at Old City Hall.

In response to your six points listed below regarding your understanding of the proposed project, your comments are accurate. I have attempted to answer you questions below as clearly as possible as follows:

1. Eight vehicular parking spaces are provided on the site. Overflow parking will be on-street parking.
2. Restaurants are allowed conditionally in the HNC-3 zoning district, in fact the district is indented to be a main commercial corridor with restaurants and retail uses alike. The departments analysis provides information regarding mitigative techniques the applicant has proposed including landscape buffering and portions of use to be located within courtyard areas. A site of that size could technically accommodate over 400 seats, therefore the department thought it appropriate to limit the number of seats to a manageable number with the ability to move the seats around portions of the site within the HNC-3 district, however; seating is not allowed in the HMDR zoning district. That being said, a conditional use request is heavily weighed upon neighborhood compatibility, therefore, at this point, issues that are of concern to you should be vetted at the Planning Board meeting, or as you suggest at a neighborhood meeting.
3. Applicant has the right to seek approval for the proposed use.
4. See 3. and 2. above.
5. Blue Heaven was granted a parking variance and bicycle substitution variance
6. Property is located in the Historic Commercial Pedestrian Oriented Area and parking is not required for existing development.
7. No residential development is proposed
8. Two variances were granted to the property, one of which was for the restaurant use in the HMDR zoning district, and a special exception was granted for the restaurant use in the current HNC-3 zoning district. Special Exceptions, similar to Conditional Use approvals run with the land and impact fees are a one-time only fee. The non-conforming restaurant use in the HMDR zoning district is not allowed to continue. However, the commercial uses on the property have not been considered Abandoned per Code and retail/commercial uses would be allowed as non-conforming uses in the HMDR portions of the site, as determined in the September 10, 2010 Zoning Verification Letter attached to the Planning Board Package available on the city's website. Please note, no commercial uses are proposed in conjunction with this application.

Again, thank you for your thoughtful comments, I hope I was able to answer your questions satisfactorily. Please let me know if you have any additional questions.

Respectfully,

Nicole Malo
Planner
City of Key West Planning Department
305-809-3778

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

From: "suzannewashburn" <suzannewashburn@bellsouth.net>
Sent: Mon, 15 Aug 2011 09:43:10 Pacific Daylight Time
To: ccowart@keywestcity.com
Subject: Agenda Item 6; Planning Board Meeting /18

I did not receive notice of this request for variance because I don't live 300 feet from the proposed project.

Nevertheless, I am a nearby resident, and have questions.

My understanding is as follows:

1. In 1997/1998 a variance was issued to change the zoning at this property to allow a mix of retail and residential. Also a 16-40 seat restaurant was ok'd.
2. That restaurant, Bahama Mama's, was open with 40 seats, but has now been closed for several years, as have all the retail stores except the cart that sells hats at Whitehead and Petronia.
3. Applicant is asking for approval for a restaurant of 6,637 sq. ft with indoor and outdoor service.
4. Applicant is asking for an increase from the old restaurant's 40 seats to 165 seats.
5. Applicant is asking for up to 5 delivery trucks daily.
6. And finally, Applicant is asking that the required 25 parking spaces be reduced to 8 but with scooter parking for 40 scooters and 25 bicycles substituted.

My questions are:

1. Where are the cars going to park?
2. Is a new 6,637 sq ft restaurant with 165 seats appropriate in a mostly residential area?
3. Wasn't the prior approval of mixed retail and residential more appropriate for the area?
4. The originally proposed townhome development that was to be on the property was an exciting proposal. It would have brought individual owners into the neighborhood. Unfortunately, market conditions have made that project financially not viable. Does that mean that it is ok to replace that concept with a restaurant with greater seating capacity that adjacent Blue Heaven and the attendant noise, congestion and parking problems that a project of this scale will bring to the surrounding mostly residential area?
5. Wasn't Blue Heaven just granted a 60 seat expansion with no additional parking requirements?
6. How can a new restaurant with 165 seats be ok with only 8 parking spots?
7. Isn't some residential housing also being contemplated in this application? Where will those residents park?
8. Is the variance that was issued in 1997/1998 still in effect when the intended use has been abandoned for so many years?

I would respectfully request that the Applicant's request be tabled until the people who live in Bahama Village and who will all be affected by a project of this size can have the opportunity to be informed about it and be given the opportunity to express what they want for their neighborhood, and the above questions are answered.

Respectfully,
Suzanne Washburn
917 Thomas Street

From: suzannewashburn [mailto:suzannewashburn@bellsouth.net]

Sent: Wednesday, August 17, 2011 3:45 PM

To: Jeff Turner; Squirerose@aol.com; gardengoo@aol.com; kwhouses@aol.com; keywestreo@aol.com; suekeywest@comcast.net; janegrannis@earthlink.net; johnperretto@yahoo.com; janiestevens@comcast.net; myterrylane@comcast.net; sue@zulutango.com; dick.koppenaar@gmail.com; eywwish@yahoo.com; normsuekw@comcast.net; ccowart@keywestcity.com

Subject: Re: 802-806 Whitehead St.; 320-324 Petronia;809-811 Terry La, Conditional Use

Also, any restaurant with more than 150 seats is automatically entitled to a full liquor license. So now you have a bar/restaurant. But they're not asking for a swimming pool....:)

Suzanne

Carlene Cowart

From: gardengoo@aol.com
Sent: Tuesday, August 16, 2011 1:20 PM
To: ccowart@keywestcity.com
Cc: suzannewashburn@bellsouth.net; clopez@keywestcity.com; janegrannis@earthlink.net; jeff@jeffbt.com; sue.fowler@keysfcu.org
Subject: Agenda item 6 Planning Board Meeting /18

We live next to the Whitehead?Terry Lane property in question and have several questions

First and foremost ;
where can they possibly handle the additional parking spaces and what impact will that have on Bahama Village

Would you like restaurant trash containers next to your house ? there was a problem before with just a 40 seat restaurant

George & Susan Lennox
817 Terry Lane