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January 14, 2011



Owen Trepanier
Trepanier & Associates
402 Appelrouth Lane
Key West, FL 33040

Re: Mallory Square Major Development & Variance Application

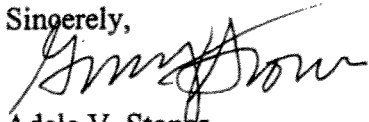
Dear Mr. Trepanier:

I wanted to thank you and your client for taking the extra time and effort to meet with my clients, the owners of the Westin Resort & Marina ("Westin Owner") last month to discuss the proposed bar-restaurant at Mallory Square. As you are aware, my client's objection to the bar-restaurant use is premised on the extent of the expansion from the former ground level thirty (30) seat food and beverage operation to a two story, 5000+ square feet, one hundred fifty-six (156) seat full service bar and restaurant.

The significant enlargement of the non-conforming use and the potential impact of visual obstruction, noise, and odor generations cannot be adequately mitigated by compromise on the requested variances for height, side setback and/or v-zone setback. Without a specific proposal for redesign, the Westin Owners cannot support this major development or the variances required by the size and location of the structure.

Please feel free to contact me or my client directly if you have any questions regarding the Westin position on this matter.

Sincerely,


Adele V. Stones
AVS/cms

c. Planning Director
Planning Board Chair and Members