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ADELE VIRGINIA STONES, P.A.

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December 16, 2015

Melissa Paul-Leto, Planning Specialist
City of Key West
P.O. Box 1409
Key West, FL 33041-1402

RE: NYAH 823 Fleming Street Special Exception Request

Dear Ms. Paul-Leto,

I represent the Southernmost Church of God in Christ, Inc. located at 729 Fleming Street, Key West, Florida. Pastor B.J. Hicks and the Governing Board of the Church oppose the requested Special Exception as it is in direct violation of one of their faith's founding principles, i.e. abstinence from consumption of alcoholic beverages. Pastor Hicks met with his Board this past Sunday to discuss the Public Hearing Notice mailed to the Church Secretary. The Board was unanimous in its opposition to the request.

The building at 729 Fleming Street has served as a church to many different faiths since its construction in 1920. Pastor Hicks has led his congregation at this location since 1999 and takes great pride in the building's history and presence in the neighborhood. Pastor Hicks and his congregation have been good neighbors and enjoy a mutually supportive relationship with the surrounding property owners in this predominantly residential neighborhood. Based upon the public comment to date, this neighborhood appears to uniformly oppose the Exception to Permit Alcohol Sales at the hotel property.

The City ordinance prohibiting alcohol sales within 300 feet of churches, schools, cemeteries and funeral homes has been in City Code since 1986, long before the applicant purchased the hotel property down the street from the church in November 2012.

Please note that neither the property owner, applicant nor representative of the property owner has contacted Pastor Hicks or his Board to discuss the request for Special Exception.

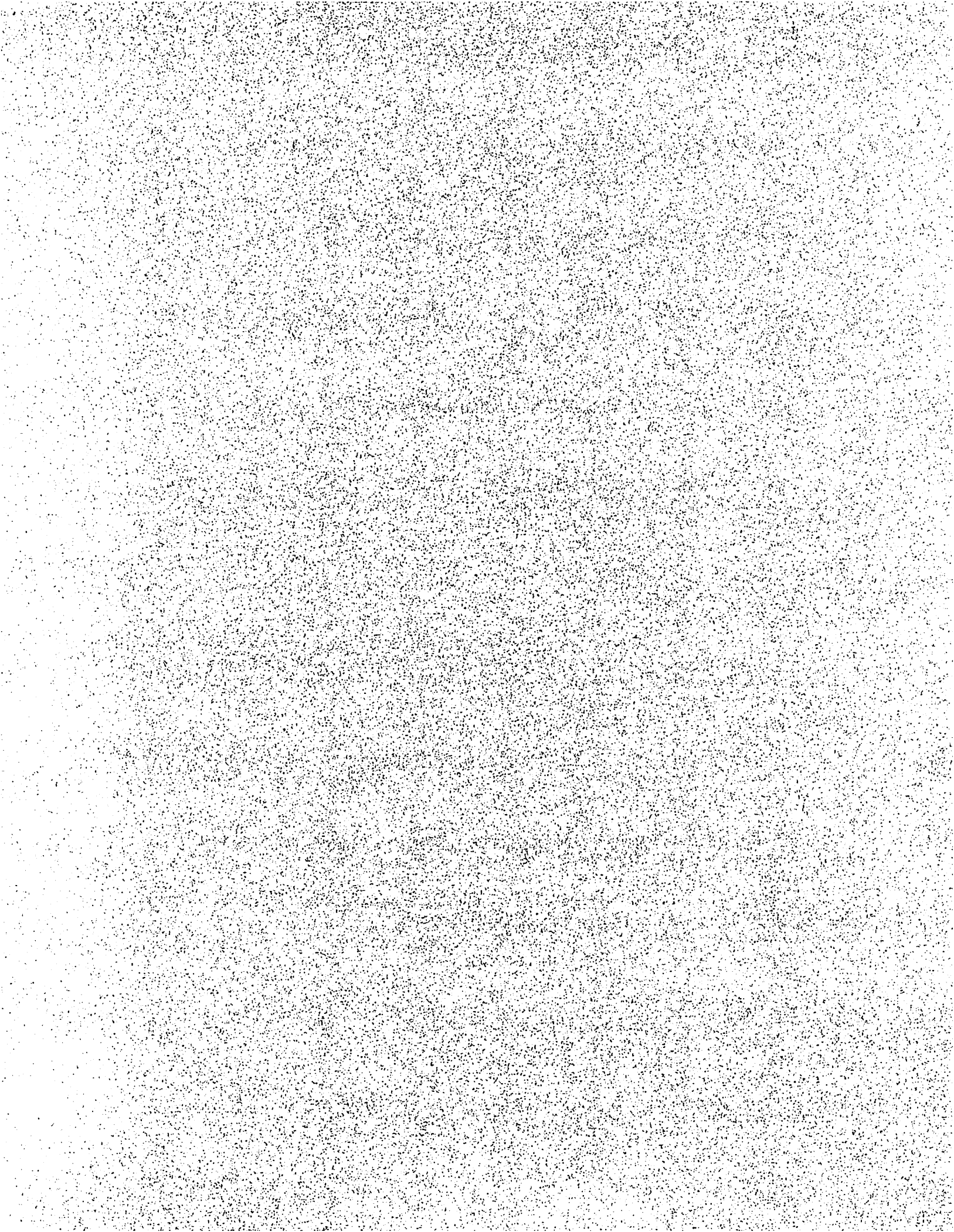
It is requested that the prohibition of alcohol sales within three hundred feet of this Church be respected and that the Planning Board deny the requested Special Exception.

Sincerely,



Adele V. Stones
AVS/mw

c: Pastor B.J. Hicks
S. Holland, Chairman
Board Members



September 11, 2015

City of Key West
Planning Department
Attn: Ms. Melissa Paul-Leto, Planner Analyst

Ms. Paul-Leto,

As the property owner of 812 Fleming St, Unit 2, I want to express to the Planning Department how detrimental a liquor license for either The Equator or NYAH would be for the entire neighborhood. That section of Old Town has existed as a neighborhood with commercial activity that benefits the residents for as long as I can remember.

Granting a liquor license to either establishment will change the character of the community and place the financial well-being of non-residents above that of the population. Local government's primary responsibilities are to provide services that the community requires and to prevent activities that are detrimental to the community and these licenses meet neither objective.

As a real estate professional, I own the largest Coldwell Banker franchise in the State of Florida, I can also attest that ultimately these licenses will result in the decrease of property values in the surrounding community, thereby harming not only the residents but also the city's revenue. I strongly urge you to deny the licenses.

Cordially,

A handwritten signature in blue ink that reads "Peter O. Dalton". The signature is written in a cursive style with a large initial "P".

Peter O. Dalton

Public Comments – 823 Fleming NYAH

From: "Fisher, Leslee Anne" <lfisher2@utk.edu>

Date: September 11, 2015 at 2:50:54 PM EDT

To: "mleto@cityofkeywest-fl.gov" <mleto@cityofkeywest-fl.gov>

Cc: "lfisher2@outlook.com" <lfisher2@outlook.com>, David Amendt <davidamendt@hotmail.com>

Subject: RE: NYAH and liquor sales

Hi, Melissa-

My husband and I live at 812 Fleming Street, #4 and recently heard that NYAH is applying for a liquor license.

WE STRONGLY OBJECT! We've already had to call the police twice on the drunk and disorderly condition of Their guests.

The addition of a liquor license on NYAH's property would make a bad situation MUCH WORSE and would lower property values for those of us who own in the neighborhood.

Please let us know that you have received this email and are forwarding it with other materials to the Key West Planning Board for the September 17th meeting.

Thank you SO MUCH for your work on this.

Very best,

Leslee Fisher and Dave Amendt

Fri 9/11/2015 11:53 AM

Fwd: Another threat to 800 block of Fleming St

I live at 800 Fleming Street, where I am president of the William Fleming House Condominium Association. I join Shirley Freeman in strongly protesting liquor sales at the two Fleming Street guesthouses named in Shirley's attached email. Pls deny these applications.

William R. Grose

From: sfreemankw@gmail.com
To: WRG1939@aol.com, smurph929@earthlink.net
Sent: 9/10/2015 12:28:49 P.M. Eastern Daylight Time
Subj: Fwd: Another threat to 800 block of Fleming St

Begin forwarded message:

From: Shirley Freeman <sfreemankw@gmail.com>

Subject: Another threat to 800 block of Fleming St

Date: September 10, 2015 at 12:17:29 PM EDT

To: Shirley Freeman <shirleyfreemankeywest@gmail.com>

Dear Neighbors,

I have really bad news and some good news.

The really bad news is that both the Equator Guest House at 818 Fleming and the NYAH Hotel at 823 Fleming have applied for alcohol sales exceptions in order to provide liquor sales to its guests.

The applications are on the Planning Board meeting Agenda for Thursday September 17 at 6 pm at Old City Hall.510 Greene St.

This would be awful. It would turn these properties into bars. The "for quests only" is impossible to enforce. It would take a code enforcement officer at each bar asking for room keys when a drink is ordered. Fleming Street would be on its way to becoming another Duval Street as every other guest house in the area - and all over town - would apply to sell alcohol after this precedent has been set.

If you have been by Island House at the end of Fleming at White Street after 5 o'clock you know how loud it is - even on the sidewalk you can't hear yourself think. Island House got its liquor license long ago. It must stop there.

The good news is that one of the residents next to Fleming Street has hired a lawyer to fight the Equator application, the firm of Jennie Stones and Susan Cardenas.

We all need to help stop this in two ways: Letters or emails of objection and showing up at the meeting.

1. To object to the NYAH at 823 Fleming application, write a letter or email to the Key West Planning Department with your objection. Send to Melissa Paul-Leto, Planner Analyst, mleto@cityofkeywest-fl.gov or PO Box 1409 Key West FL 33041-1409. Or call her at 305-809-3724

To object to the Equator at application send a letter or email to Venetia Flowers, Planning Department Adm Assistant at vflowers@cityofkeywest-fl.gov

THESE EMAILS NEED TO BE SENT TODAY, as I believe the staff decisions to recommend approval or denial will be made tomorrow, Friday. (If you can't send an email today. Send one as soon as you can up to 2pm the day of the meeting. All emails and letters will be included in the packets for the Planning Board members and hopefully they take community input into consideration.

The attorneys have requested we send them a copy of all the objection letters so they can have a count. There email addresses are ginny@keyslaw.net and susan@keyslaw.net

2. Come to the Planning Board meeting next Thursday to speak against the applications. (If you are not up to speaking, come anyway to show support for those of us who will be speaking.)

I would appreciate your copying me as well.

This is one we must win! We can't turn our neighborhood in a series of bars!

Cheers, Shirley

Shirley Freeman

shirleyfreemankeywest@gmail.com

724 Eaton Street

Key West, FL 33040

305-304-1975

From: d g [<mailto:dennis.gossett@yahoo.com>]

Sent: Friday, September 11, 2015 2:01 PM

To: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>

Subject: Opposition to 823 Fleming St NYAH's Liquor License application

As a home owner and resident of Key West I oppose NYAH receiving a liquor license.

Since 823 Fleming Street changed its business model to high occupancy Hostel it has become a 24 hour "Frat House" with large groups of young adults, men and women using the facility as a home base for bachelor/ bachelorette parties and other events. There is already uncontrolled drinking on and around the premises, around the clock. A most recent example occurred in the early morning hours this past Labor Day weekend. My porch over looks Fleming and there is always activity outside of the rooms in the common areas and on the sidewalks at NYAH. Loud talking and foul language have become the norm. On this occasion I was awoken around 2:30 am by loud talking from NYAH. I step out on my porch and observed 5-6 young men on the sidewalk and over the fence talking to three young women in bikinis that had rode up on bikes. The men appeared to be intoxicated and the women did not. The women asked for beer and the men gave them beers, and they continue to drink on the sidewalk and yard for the better part of an hour, and then moved elsewhere. A reasonable person would question if the women were of legal drinking age.

For over 20 years I visited Key West for the weather, night life and fishing. Back in 2012 I decided to buy a home in the Old Town area because of the history and old homes. I truly love my home and neighborhood. I do not want the neighborhood to become another Duval Street. With the number of drinking establishments in Key West why must it grow into the neighborhoods where residences have jobs and expect to get a good night's sleep.

Since day one of NYAH's opening they have disregarded the complaints of the surrounding residences. Many of the owners in my building have called NYAH front desk regularly to complain about the breach of peace. We have "NYAH on speed dial". NYAH has not made an effort to be a good neighbor, adding on-site alcohol sales is going to make this much worse.

Thank you,

Dennis Gossett, 812 Fleming

From: Stephen Murphy <smurph929@earthlink.net>

Date: September 11, 2015 at 1:58:29 PM EDT

To: <shirleyfreemankeywest@gmail.com>, <mleto@cityofkeywest-fl.gov>, <vflowers@cityofkeywest-fl.gov>, <susan@keyslaw.net>, Melinda Ethier <melindaethier@gmail.com>

Subject: Fwd: Liquor licenses Fleming St: Please, NO!

To whom it may concern,

I live at 800 Fleming Street, and I join Shirley Freeman and others in strongly protesting liquor sales at the two Fleming Street guesthouses named in Shirley's attached email. Please do not let these applications go through.

Stephen Murphy

Thu 9/10/2015 8:11 PM

Rob Sharpe rfsh2@yahoo.com

My name is Rob Sharpe and I own 723 Fleming and 418 William. I am writing in opposition to a liquor service exception for 818 Fleming. This neighborhood is already at a critical state and nothing should be done to add to its commercialization. It already has more commercial property than the same blocks of Eaton St. We don't need more liquor in our neighborhood, but less, please help.

Thank you, Rob Sharpe

Thu 9/10/2015 5:27 PM

Kerstin Griffith kerstingriffith@aol.com

To whom this may concern,

My husband and I are permanent residents in the 700 block of Fleming street. It has come to our attention that The above mentioned hotel/guest house are in the process of applying for alcohol sales on property.

We strongly object to this for the following reasons: Last month a property owner also in the 800 block of Fleming st was denied his request of converting part of his property into a gallery, as neighbours strongly wanted to keep Fleming street residential.

I can't think of anything worse than liquor serving in hotels where 4 to 8 people can share a room. The same with the 818 guest house across the street where permanent residents are so close that they can basically shake hands from one property to the other, (the guest house).

We all know that with liquor comes loudness, disrespect for neighbours and loud music.

Let us keep Fleming street as residential as possible and let's keep the drinking and singing on Duval street. If Key West has already enough of something, then it's most definitely bars and liquor serving. Respectfully,

Kerstin and Richard Griffith
717 Fleming street
Key West FL

Wed 9/9/2015 7:59 PM

I'm opposed of liquor license being given to NYHA we are Meeting the September 17 for the equator resort and if one is give it means everyone will want one and we need our Key West neighborhoods to be protected. Duval is for drinking old town is for sleeping, pardon the pun . The hotel is already a disturbance on a daily basis. Please help us save our Key West as we know it.

Leslie Steele
812 Fleming Street #3
Key West,Florida
33040
(305) 731-6557