

March 14, 2012

Re: Minor Development Plan – 313 Margaret Street (RE#00002820-000000)

Dear Key West Planning Department and City Commission,

My name is Jyrki Salminen and I am the owner of 912 James Street Front, which is located directly across the street from the 720 square foot historic metal shed at 907 James Street. I have thoroughly read the documents referring to the proposed minor development plan for 313 Margaret Street and it is clear from the minutes of the development review committee dated Nov. 18, 2011 and approved Dec. 16, 2011 that the applicant, Mr. Michael Ingram, has stated that the metal storage shed at 907 James Street is to be converted in to a food preparation and coffee roasting building and that the food will be prepared on-site but sold off-site. However, on the project description submitted by the applicant to the city planning department dated Dec. 15, 2011 it is stated that the proposed development for the metal shed at 907 James Street is for a 726 square foot restaurant without seats to be utilized as support for the historic bight Cuban Coffee Queen operation with on-site preparation of food and coffee and take-out without seating.

On the morning of Mar. 3, 2012 I walked to the Cuban Coffee Queen and ordered a coffee and a sandwich and asked the male employee as to what was being planned for the shed at 907 James Street and he told me that it would be the food prep location for the Cuban Coffee Queen delivery service and that it would have a take-out window in the rear for the public to purchase coffee and sandwiches. A female customer behind me overheard the conversation and asked a female employee of the Cuban Coffee Queen if there would be seating at the James Street location and she responded that there would be a table with seating at the location.

It is clear that the intention of the applicant is not only to utilize the historic metal shed at 907 James Street for food preparation and storage, but also as a point of sale and take-out for the public.

I ask that the Key West city planning department and city commission not approve the sale of food and coffee to the public from the shed at 907 James Street as this would create a nuisance and hardship for the residents residing directly across the street as cars would temporarily park on the street or on the sidewalk directly in front of their residences starting early in the morning and continuing throughout the day. I also ask that the city planning department and city commission ensure that in the future there will not be a variance to this development plan allowing for the sale of food and coffee to the public from this location. Thank you for your kind consideration for the residents of James Street.

Sincerely,

Jyrki Salminen, CFA

Owner of 912 James Street, Front



RECEIVED
March 15, 2012
KW Planning Dpt

Dear Carlene,

Your email address has been passed to me by Mr. Salminen.

I am the owner of 912 James Street (rear) and unfortunately will be unable to attend the planning meeting on the 20th March as I will be in the UK. I would however like to voice my concerns about the proposed development that would affect James Street. I concur with my neighbours on this matter and have re-attached the document Mr. Salminen has prepared and already sent through. I would also ask that the Key West city planning department and city commission not approve the sale of food and coffee to the public from the shed at 907 James Street. My apologies for not being able to attend the meeting in question, I would be very grateful if you could forward my email to the appropriate parties, so that my concerns can be a recorded alongside my neighbours'.

Thank you very much

Rebecca Nako
beccanako@googlemail.com