

June 8, 2017

Ms. Melissa Paul-Leto, Planner  
City of Key West  
1300 White Street  
Key West, FL 33040

**Re: 1119 White Street  
Good Neighbor Meeting**

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

Dear Melissa:

We held a "Good Neighbor Meeting" on site yesterday evening. We sent invitations to all property owners within 300ft<sup>1</sup>. 79 invitations were sent out, 4 people attended.

We received the following (paraphrased) comments/ concerns:

#### Café

- Looking forward to a nice neighborhood café.
- Would like a healthy menu.
- Walking distance for neighborhood families with kids.
- White Street needs quality services so it is more viable.
- Walking distance for residents and guests.
- Huge improvement over the original gas station

#### Parking

- This area needs more "Residential" marked spots.
- Parking is tight on White Street.
- The City should either not grant variances or eliminate all parking requirements on White Street so everyone can fully develop their property.
- Reach out to the Coldwell Banker & Jehovah's Witnesses to share their parking.
- Most businesses on White Street have survived for years with no parking.
- City should look to put more public parking around White Street

#### Formula Retail

- Don't want McDonalds or Burger King.

Sincerely,



Owen Trepanier

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<sup>1</sup> Exhibit (Invitation, Property List)

June 1, 2017



**1119 White Street, Café**

TREPANIER



**& ASSOCIATES INC**  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

Dear Neighbor:

We are land use planners working for Rachel Bashore and Eddie Braswell. Rachel and Eddie are in the process of purchasing 1119 White Street.

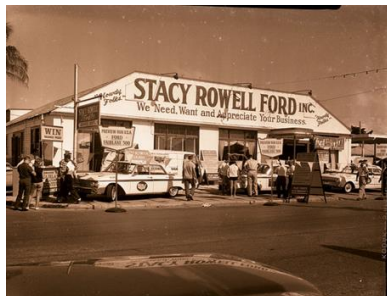
1119 White Street is currently approved as a 24 Seat Restaurant and Bakery, "I Love Bagels". This was previously a high turnover, primarily take-out business. We are in the process to alter the existing approval to allow a quality sit-down neighborhood café-style operation.

There are few external changes proposed, aside from increased landscaping and the creation of an additional 14 scooter and bicycle parking spaces.

There is no outdoor music, of any kind, proposed for the property. The location of the site is ideal for bike, pedestrian and scooter access. The traffic study shows the elimination of the take out-oriented business reduces traffic congestion. No late-night business is proposed.

We invite you to come visit the property, review the plans and speak with Rachel and Eddie about their plans. Please join us June 7<sup>th</sup>, from 5:30 -6:30 p.m. on site.

If you can't make that time, we're happy to meet individually at other times. Please don't hesitate to call if you have questions.



1117 White Street, c. 1962



1119 White Street, c. 1962

**Property Owners within 300ft**

<b>Parcel Id</b>	<b>Owner</b>	<b>Address2</b>	<b>Address3</b>
00034580-000000	1115 GEORGIA STREET LLC	1115 GEORGIA ST	KEY WEST, FL 33040-3470
00033940-000000	BEYER RALPH J	1330 T ST NW	WASHINGTON, DC 20009-4439
00034480-000000	KAISEN RONALD D	PO BOX 301	POCONO PINES, PA 18350-0301
00034460-000000	1119 WHITE STREET LLC	1119 WHITE ST	KEY WEST, FL 33040-3366
00033930-000000	FAUSTO'S INVESTMENT CORP	1105 WHITE ST	KEY WEST, FL 33040-3300
00032670-000000	1100 WHITE STREET LLC	3121 BRIDGE AVE	CLEVELAND, OH 44113-3068
00032880-000000	SNOW CARRIE	1115 Varela ST	Key West, FL 33040
00032840-000000	HILLMAN ANNA E	1121 Varela ST	Key West, FL 33040
00032890-000000	ANDERSON JOHN L	1109 Varela ST	Key West, FL 33040
00032730-000000	1110 WHITE ST LLC	770 NE 193rd ST	Miami, FL 33179
00034500-000000	A H I HOUSING INC	PO BOX 4374	KEY WEST, FL 33041-4374
00032830-000000	MEIVES MICHAEL J	572 ANCHORAGE DR	NORTH PALM BEACH, FL 33408-4804
00032700-000000	HULL BRANDY GRIFFIN	FAUSETT BRANDY GRIFFIN DIONW	1120 VIRGINIA ST
00032690-000000	CAHILL BRIAN G AND CYNTHIA H	1309 LOOKOUT DR	WAUKESHA, WI 53186-6318
00032680-000000	1106 WHITE STREET LLC	622 ASHE ST	KEY WEST, FL 33040-7111
00032810-000000	1119 CATHERINE ST LLC	151 LAKE RD	TAVERNIER, FL 33070-2220
00032870-000000	GAUL PETER M	3535 FLAGLER AVE	KEY WEST, FL 33040-4609
00032750-000000	MESSERY PROPERTIES LLC	15850 PINE RIDGE RD STE 5	FORT MYERS, FL 33908-2613
00032860-000000	DAWSON BRIDGET	1117 Varela ST	Key West, FL 33040
00032770-000000	ANDREWS STEWART J AND LEDA N	2110 STAPLES AVE	KEY WEST, FL 33040-3738
00033070-000000	COWLES SHAWN M	COWLES SHAWN M	1216 WHITE ST
00033980-000000	DUSENBERRY HARRY A	411 HUNTER AVE	BRONX, NY 10464-1332
00032820-000000	GESSAY SUZANNE M	147 ECHO DR	CHAMBERSBURG, PA 17202-3307
00032760-000000	DELICE JEAN L	1116 WHITE ST	KEY WEST, FL 33040-3327
00032720-000000	THOMAN JOAN	31316 AVENUE J	BIG PINE KEY, FL 33043-4657
00032800-000000	ADKINS JOAN E	ADKINS JOAN E	1117 CATHERINE ST
00032790-000000	HOOT DAVID	1121 Catherine ST	Key West, FL 33040
00032900-000000	3168634 NOVA SCOTIA LTD	6331 NORWOOD ST	HALIFAX, NOVA SCOTIA B3H 2K9
00032780-000000	BDD AND L ENTERPRISES LIMITED CO	PO BOX 182	KEY WEST, FL 33041-0182
00032740-000000	FAVELLI THOMAS AND GEORGEANN	1523 PATRICIA ST	KEY WEST, FL 33040-5034

Property Owners within 300ft

00032850-001000	LOUISIANA PACIFIC LAND AND WATER CONSERVANCY	234 Rue Beaugard	Lafayette, LA 70508
00034010-000000	BRAINERD SCOTT A	1941 N MOHAWK ST	CHICAGO, IL 60614-8971
00034030-000000	GERTH ELIAS JEFFREY FAMILY TR 1/6/1990	1110 GEORGIA ST	KEY WEST, FL 33040-3432
00034560-000000	SAUNDERS RONALD E	PO Box 5217	Key West, FL 33045
00035040-000000	GEHIN MICHEL J	1207 Georgia ST	Key West, FL 33040
00034440-000000	KW FL CONGREGATION OF JEHOVAH WITNESSES INC	1117 WHITE ST	KEY WEST, FL 33040-3366
00033990-000000	TOMCZAK MARK AND JUDY JOINT REV TR 3/21/1996	N2761 N LAKE POINT DR	LODI, WI 53555-1560
00033950-000101	KEY WEST ELIZA 65 LLC	912 GEORGIA ST	KEY WEST, FL 33040-7206
00034020-000000	GERTH ELIAS JEFFREY FAMILY TRUST 1/6/1990	1110 GEORGIA ST	KEY WEST, FL 33040-3432
00033970-000000	RAMIREZ ISABEL L/E	1217 Eliza ST	Key West, FL 33040
00033960-000000	MOYER MARCELLINE H	411 HUNTER AVE	BRONX, NY 10464-1332
00034990-000000	KEEGAN STEPHANIE M	1920 SHENANDOAH CT UNIT H	MINNEAPOLIS, MN 55447-6417
00035010-000000	HUNTER DUSTIN	1211 Duncan ST	Key West, FL 33040
00034070-000000	GREGORY DOUGLAS R AND JEAN M	1109 GEORGIA ST	KEY WEST, FL 33040-3431
00035060-000000	GIBB YVONNE	516 N PARKWAY	GOLDEN BEACH, FL 33160-2253
00034960-000000	MAXWELL MICHELLE S	1212 CATHERINE ST	KEY WEST, FL 33040-3416
00034980-000100	KRUSE ROBERT V	1213 WHITE ST	KEY WEST, FL 33040-3328
00035160-000000	IPPOLITO JOSEPH	IPPOLITO ANDREA H/W	1210 Duncan ST
00033040-000200	CARNEY PATRICK L AND DIANE L	10343 S OAKLEY AVE	CHICAGO, IL 60643-2408
00035050-000000	BOWERSOX ROBERT T TRUST 12/30/92	1212 GEORGIA ST	KEY WEST, FL 33040-3434
00034570-000103	GEHIN MICHEL J	1207 GEORGIA ST	KEY WEST, FL 33040-3433
00033950-000103	KEY WEST ELIZA 65 LLC	912 GEORGIA ST	KEY WEST, FL 33040-7206
00034570-000101	GEHIN MICHEL	1207 GEORGIA ST	KEY WEST, FL 33040-3433
00034570-000102	GEHIN MICHEL	1207 GEORGIA ST	KEY WEST, FL 33040-3433
00035140-000000	GIBB YVONNE	516 N PARKWAY	GOLDEN BEACH, FL 33160-2253
00035120-000000	WEAVER WILLIAM J	CROWLEY SUELLEN H/W	2206 Baltimore AVE
00035000-000000	DAN CAMP FAMILY REAL ESTATE LLC	62 SEASIDE NORTH CT	KEY WEST, FL 33040-5292
00035070-000000	WILLIAMS ROSS	1217 White ST	Key West, FL 33040
00034980-000000	WHEELER LINDA B	1213 White ST	Key West, FL 33040-3328
00034950-000000	C B SCHMITT REAL ESTATE COMPANY INC	11100 OVERSEAS HWY	MARATHON, FL 33050-3461
00035180-000000	CAMAROTTI ANA MARIA	714 South ST	Key West, FL 33040

**Property Owners within 300ft**

00033950-000102	KEY WEST ELIZA 65 LLC	912 GEORGIA ST	KEY WEST, FL 33040-7206
00034590-000000	BEAVER DENNIS	1207 WHITEHEAD ST	KEY WEST, FL 33040-7526
00033960-000100	WRR KING HOLDINGS LLC	56 FRONT ST	KEY WEST, FL 33040-8308
00033010-000000	MILLS VICTOR H JR AND CYNTHIA A	16 CALLE DOS	KEY WEST, FL 33040-5464
00033080-000000	MAQUEIRA JUSTO	419 CACTUS DR	KEY WEST, FL 33040-6213
00033050-000000	MILLS VICTOR H JR AND CYNTHIA A	16 CALLE DOS	KEY WEST, FL 33040-5464
00034000-000000	BRAINERD SCOTT A	1941 N MOHAWK ST	CHICAGO, IL 60614-8971
00033040-000500	LEWIS ALLEN R	1215-A VARELA ST	KEY WEST, FL 33040
00033040-000300	LAU EVELYN SMITH	437 122nd Street Ocean	Marathon, FL 33050
00033020-000000	OLDHAM RONALD AND PATRICIA H KENNEDY	33 FRIENDSHIP LN	NANTUCKET, MA 02554-4329
00035090-000000	JELICLE INVESTORS INC	35 DRIFTWOOD DR	KEY WEST, FL 33040-6216
00035220-000000	WERNICOFF SARAH A	WENICOFF TEVIS W/H	1209 Georgia ST
00035020-000000	COLLINS CHRISTINE	1213 Duncan ST	Key West, FL 33040
00033040-000600	LOWE JANE M	1215 Varela ST	Key West, FL 33040
00033030-000000	LAZA ADRIAN	1118 CATHERINE ST	KEY WEST, FL 33040-3306
00033140-000000	WILLARD FAMILY TRUST	55 Dorset	Simsbury, CT 06070
00032850-002000	KUBICEK JOHN M	3 FAIRFIELD ST APT 6	BOSTON, MA 02116-1664
00032850-000000	KUBICEK JOHN M	3 FAIRFIELD ST APT 6	BOSTON, MA 02116-1664

**From:** Melissa Paul-Leto  
**Sent:** Wednesday, June 14, 2017 9:11 AM  
**To:** Angela Budde <abudde@cityofkeywest-fl.gov>  
**Subject:** FW: Cafe

Angela, please include this correspondence into the Good Neighbor meeting file.

Sincerely,  
Melissa Paul-Leto  
Planner Analyst  
The City of Key West Planning Department  
1300 White Street  
Key West , Florida 33041  
<http://www.cityofkeywest-fl.gov/>  
305-809-3724

**From:** Owen Trepanier [<mailto:owen@owentrepanier.com>]  
**Sent:** Tuesday, June 13, 2017 5:11 PM  
**To:** [shawn@kwhiddentreasure.com](mailto:shawn@kwhiddentreasure.com)  
**Cc:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>; Vicky Walker <[vwalker@cityofkeywest-fl.gov](mailto:vwalker@cityofkeywest-fl.gov)>  
**Subject:** Cafe

Shawn,

Thanks for talking about the café. We are working with the City's engineering dept. to get more spaces in the area demarcated as "Residential". We are also seeking permission to remove the island in front of the café and restore the on-street parking. Finally, Eddie and Rachel will agree to open their little parking lot to the neighborhood during off hours.

I know it's not much. The Jehovah's Witness Hall declined our request to rent some of their parking space.

Anyway. I'm not sure you guys would consider sending a letter to the planning department, but if you think the café is a good idea, would you mind? The address is [mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov) & [vwalker@cityofkeywest-fl.gov](mailto:vwalker@cityofkeywest-fl.gov) .

Thanks.

Owen Trepanier

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**Trepanier & Associates, Inc.**  
Land Planners & Development Consultants  
1421 First Street, P.O. Box 2155  
Key West, FL 33045-2155  
Ph. 305-293-8983 / Fx. 305-293-8748  
[www.owentrepanier.com](http://www.owentrepanier.com)

**From:** Melissa Paul-Leto  
**Sent:** Wednesday, June 14, 2017 9:08 AM  
**To:** Angela Budde <abudde@cityofkeywest-fl.gov>  
**Subject:** FW: 1119 White Street

Angela,  
There should be a section for Trepanier' s good neighbor meeting file.  
Please include the below correspondence in that file.

Sincerely,  
Melissa Paul-Leto  
Planner Analyst  
The City of Key West Planning Department  
1300 White Street  
Key West , Florida 33041  
<http://www.cityofkeywest-fl.gov/>  
305-809-3724

**From:** Owen Trepanier [<mailto:owen@owentrepanier.com>]  
**Sent:** Tuesday, June 13, 2017 8:33 PM  
**To:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>; Vicky Walker <[vwalker@cityofkeywest-fl.gov](mailto:vwalker@cityofkeywest-fl.gov)>  
**Cc:** Lori Thompson <[lori@owentrepanier.com](mailto:lori@owentrepanier.com)>; Mr. Eddie braswell IV <[rachel@concretebella.com](mailto:rachel@concretebella.com)>  
**Subject:** Fwd: 1119 White Street

Hi Melissa, Vicki,  
Pls see additional good neighbor coordination below.

Owen Trepanier  
Trepanier & Associates, Inc.  
305-293-8983

Begin forwarded message:

**From:** Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)>  
**Date:** June 13, 2017 at 8:31:18 PM EDT  
**To:** david hoot <[davidhoot@hotmail.com](mailto:davidhoot@hotmail.com)>  
**Subject: Re: 1119 White Street**

Hi David,  
Eddie and Rachel have no plans for amplified music on the property. There is already a condition from the prior approval, that prohibits it. We are making no actions, at all, to change that condition. Amplified music, is not part of what they propose to do on site. They really want to develop a neighborhood café; in many ways, a throwback to the old greasy spoon era, however with good food.  
I appreciate you communicating with me. If you have any ideas, or comments, or suggestions i would love to hear them. We are looking for solutions.

If you happen to be in town, the hearing is scheduled for Thursday at 6 PM in city hall.

Owen Trepanier  
Trepanier & Associates, Inc.  
305-293-8983

On Jun 13, 2017, at 7:20 PM, david hoot <[davidhoot@hotmail.com](mailto:davidhoot@hotmail.com)> wrote:

Hello Owen,

Thank you for your message. I was out of town last week or I would have attended the open house. I appreciate all that is being done regarding the parking issue. The JW parking lot sounds like a great idea if they are willing to share/rent the space. Also, having Catherine Street become a part of the residential permit parking program would help to insure that residents have some designated spots. My other concern was about noise/music and that does not seem to be a part of the plan for the new restaurant. Again, thank you for your message and I wish Eddie and Rachel luck in their new venture.

Take care,

David

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**From:** Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)>  
**Sent:** Monday, June 12, 2017 9:09 PM  
**To:** [davidhoot@hotmail.com](mailto:davidhoot@hotmail.com)  
**Subject:** RE: 1119 White Street

Hi Mr. Hoot,

I received your comments from the Planning Department. I am the planner working on this project.

Eddie Braswell and Rachel Bashore are proposing to reopen this property as a café. It was originally approved for restaurant use back in 2002. The approval was for a takeout-oriented bagel shop ("I Love Bagels") with 24 seats. That business ended up failing.

Racheal and Eddie would like to make it a neighborhood café with 56 seats. They propose no late night activity, no alcohol, and no outside music. We propose making the one front parking space and its peculiar (dangerous) circular driveway into scooter and bike parking. They will also have to replant the landscaping on the property.

I don't know if we will be successful, but we are trying to reach out to the Kingdom Hall of Jehovah's Witnesses, to see if they would allow us to use/rent/etc. some of their parking at their adjacent lot when their services and activities are not underway.



We are hosted a neighborhood get-together last week and several people gave us some good ideas about parking. Since then we've begun working with the City's engineering department to demarcate more neighborhood parking as residential only. We are also seeking to remove the landscape island in front of the Café and restore the on-street parking in its place. Lastly, Rachel and Eddie have offered to open the café's parking to the neighborhood, during off hours.

We know this doesn't solve the parking issue, but we hope it will help to mitigate it.

If you have questions, thoughts, comments, criticisms, ideas, revisions, anything, I'd appreciate your input.

Thanks a lot.  
Owen

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**Trepanier & Associates, Inc.**  
Land Planners & Development Consultants  
305-293-8983

Owen,  
I have received a public comment below regarding 1119 White Street.  
Sincerely,  
Melissa Paul-Leto  
Planner Analyst  
The City of Key West Planning Department  
1300 White Street  
Key West , Florida 33041  
<http://www.cityofkeywest-fl.gov/>

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[Home / Key West, FL](#)

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Official home page of the City Government of Key West, Florida. City commission, staff, departments and community activities.  
[305-809-3724](tel:305-809-3724)

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**From:** david hoot [<mailto:davidhoot@hotmail.com>]  
**Sent:** Thursday, May 18, 2017 9:32 PM  
**To:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>  
**Subject:** 1119 White Street

Hello Melissa,

Thank you for visiting with me today regarding the Minor Development Plan and Variance requests for 1119 White Street. As I expressed today, my two concerns are noise and parking.

Since I live across the street from the proposed restaurant, I am concerned with noise, particularly amplified music that may be played outdoors and late at night. Sound travels very easily in the Key West air and simple conversations can often be heard from a great distance. Amplified music played outdoors, whether live or recorded, carries for blocks in the Key West breeze. What restrictions will be in place for noise at the new restaurant?

While White Street is a commercial corridor and there are numerous 30-minute on-street parking spaces, I'm concerned that the restaurant customers will not take a chance of getting a ticket in the 30-minute spots and choose to park on Catherine Street. Catherine Street in this area does not currently participate in the Residential Permit Parking program so all spots are first-come, first-serve for everyone, residents and visitors alike. With the new Lucky Street Gallery development also at the intersection of White and Catherine, parking for the residents in the nearby area is already becoming a greater challenge. I am encouraged by the restaurant's expanded bicycle and scooter parking spaces in the front of the building, but this comes at the cost of two existing automobile parking spaces. Perhaps the restaurant could offer some type of incentive to its customers who bike or use scooters for transportation.

Again, thank you for your time today. I appreciate you showing me the plans for the project.

Sincerely,

David Hoot

1121 Catherine Street

[davidhoot@hotmail.com](mailto:davidhoot@hotmail.com)

918-706-8173