

To whom it May Concern:

Can you please distribute this letter to all Planning Board members as well as the staff of the Planning Department of the City of Key West. I would like this also read into the minutes of the upcoming meeting regarding the SIDE BAR on Angela Street.

I recently met with Michael and Kimball Ingram regarding a new bar they are asking for approval of the city to renovate and operate on Angela Street.

The name of the project is SIDEBAR which is an extension of The Backbar currently operating in the rear of the nightclub AQUA on Duval Street.

I was shown the most recent drawings of the project and discussed it in detail with the Ingram's.

My concern of course is that there will be excessive noise associated with the new business which is located next to, and on the same block, as several guest houses, my hotel, and two single family residences.

Doors opening onto the adjacent parking lot with ingress and egress would, in my opinion, create excessive noise in the neighborhood and excessive activity. They are proposing that the entrance doors with sliding doors (which they indicated to me, would only be open during the day and not when music was playing or functions happening) will only be on the Angela Street side and that the guest house across the street had no objection. Noise is expected on Duval Street but not on neighborhood side streets.

In reviewing the drawings with the owners my primary issues were:

- 1) the new large doors (shown in the drawing as two double sets of glass doors) on the parking lot side of the property being left open during business hours and /or used for access off the parking lot.

The other single door off the parking lot is shown in the drawings as an "EXIT ONLY".

In our meeting, the Ingram's assured me that the new double doors off the parking lot would only be used as an Exit. I asked them to revise the drawings and resubmit them to the city indicating that the new doors would have an exit bar enabling them to only be opened for exit onto the parking area with no entry and that the doors would not be left open for any other purpose than exiting. They indicated that this would not be necessary as they would make that a condition of the permitting process. I want to assure that this happens and that no entrance onto the new property be from the parking lot.

- 2) My other concern was that there is a new area with planters that face the parking area and appear to be an extension of the existing Back Bar. An extension of the back bar would of course result in more noise. Michael and Kimball both assured me that this area would not have seating or service and only be used as a passage way for servers between Aqua and the function space and main bar area. The Ingrams assured me that again this could be a condition that would be placed on the property being approved as it would not interfere with their intent. They said that they would have the area labeled a "passage" as part of the approval process with the Planning Department.

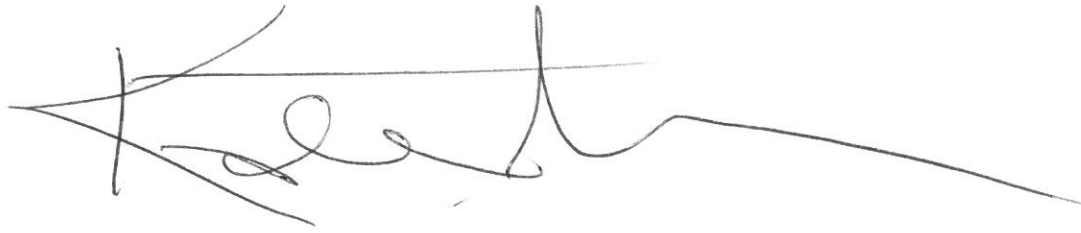
With these restrictions placed on the development of the property as agreed upon in my meeting with the Ingrams, I have no further objections to the project.

Since I am unable to attend the meeting I am just making sure that the assurances of additional

conditions for approval are included.

Respectfully submitted,

Kate Miano
The Gardens Hotel
526 Angela

A handwritten signature in black ink, appearing to read 'Kate Miano', written in a cursive style. The signature is positioned to the right of the typed name and address.