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Monday January 10, 2022

Key West Planning Department  
Attn: Ms. Jordan Lachner  
via email: [jordan.lachner@cityofkeywest-fl.gov](mailto:jordan.lachner@cityofkeywest-fl.gov)

RE: OBJECTION to application for alcohol sales at 1202, 1204, 1206 White Street

Dear Ms. Lachner.

Many thanks for your time on the telephone this morning. And thank your for providing me with a copy of the applicant's cover letter and application.

As I explained, my husband Bob Kruse and I live directly across the street from the subject property. We received the city's notice this weekend and naturally have some concerns about the adverse impact this special exception for alcohol sales would have on our home and neighborhood. After talking with you today, some of our concerns have been abated, however, several issues we discussed were not addressed in the application or the applicant's cover letter.

If on-premises consumption is prohibited and certain conditions are imposed to protect our property values and the peace and quality of life in this mixed-use neighborhood, we would be agreeable to sale of wine and beer at the butcher shop. We shop there, we want to help it succeed, and we appreciate the excellent meats and gourmet condiments it has brought to our neighborhood shopping choices.

Please accept this letter as our objection to this special exception application for the purpose of giving us an opportunity to discuss these issues directly with the applicant/owner under the "good neighbor policy" criteria and hopefully ironing out a few specifics, such as: interior space used for alcohol sales, exterior storage needs, estimated volume of truck deliveries, hours of operation, waste bin issues arising from increased cardboard case packaging, and the parking situation.

I would also like to schedule a meeting with you and City Planner Halloran at your earliest convenience to address the ongoing issue of the previous owner's non-compliance of the original minor development plan at this site, which the new owners have now inherited. According to (former) City Planner Donald Craig, the renovation of this property was deemed a minor development, as it involved a ground-up renovation (new roof, new facade, new windows), change of use, expansion and reconfiguration of 2500 sq feet of commercial space from three (3) to four (4) units, renovation of 2 upstairs residences, and installation of new and separate electrical and

bathroom systems for each of the four (4) new commercial units. The previous owner's minor development plan included (1) a landscape plan submitted to and approved by the planning department (copy of landscape plan attached); (2) HARC-required screening of the waste bins; (3) HARC-required common signage and exterior lighting and (4) redesign of the parking lot to create a designated handicap parking space and a parking pattern allowing vehicles entering the parking lot to exit without backing directly into oncoming traffic on White Street (copy of parking lot plan attached). A simple drive-by of the property today will show that NONE of these amenities or requirements were ever implemented. One commercial unit (1202 White) still does not have ADA access, and the parking lot remains an eyesore and safety issue (attached is a photo taken today of the parking lot).

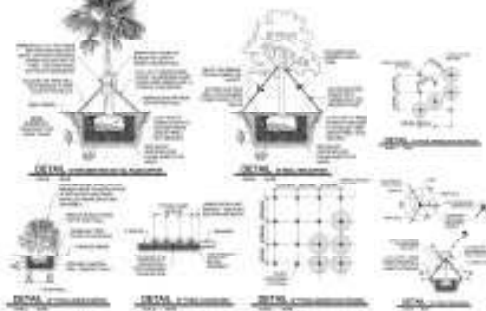
I would hope that as part of the consideration of the proposed conditional use/special exception, a time-frame for completing these required improvements at this site could be discussed with the planning department and the current property owner.

If you need to reach me, I am (almost) always available by text or phone on my mobile (305-509-2145). If you would like to meet in person I will be glad to come to your office, or alternately, you and Ms. Halloran are most welcome to have a meeting outside on my front porch.

I look forward to working with you and thank you for your efforts on behalf of our city.

Best Regards, Linda Wheeler

cc: Kevin McChesney, Esq.



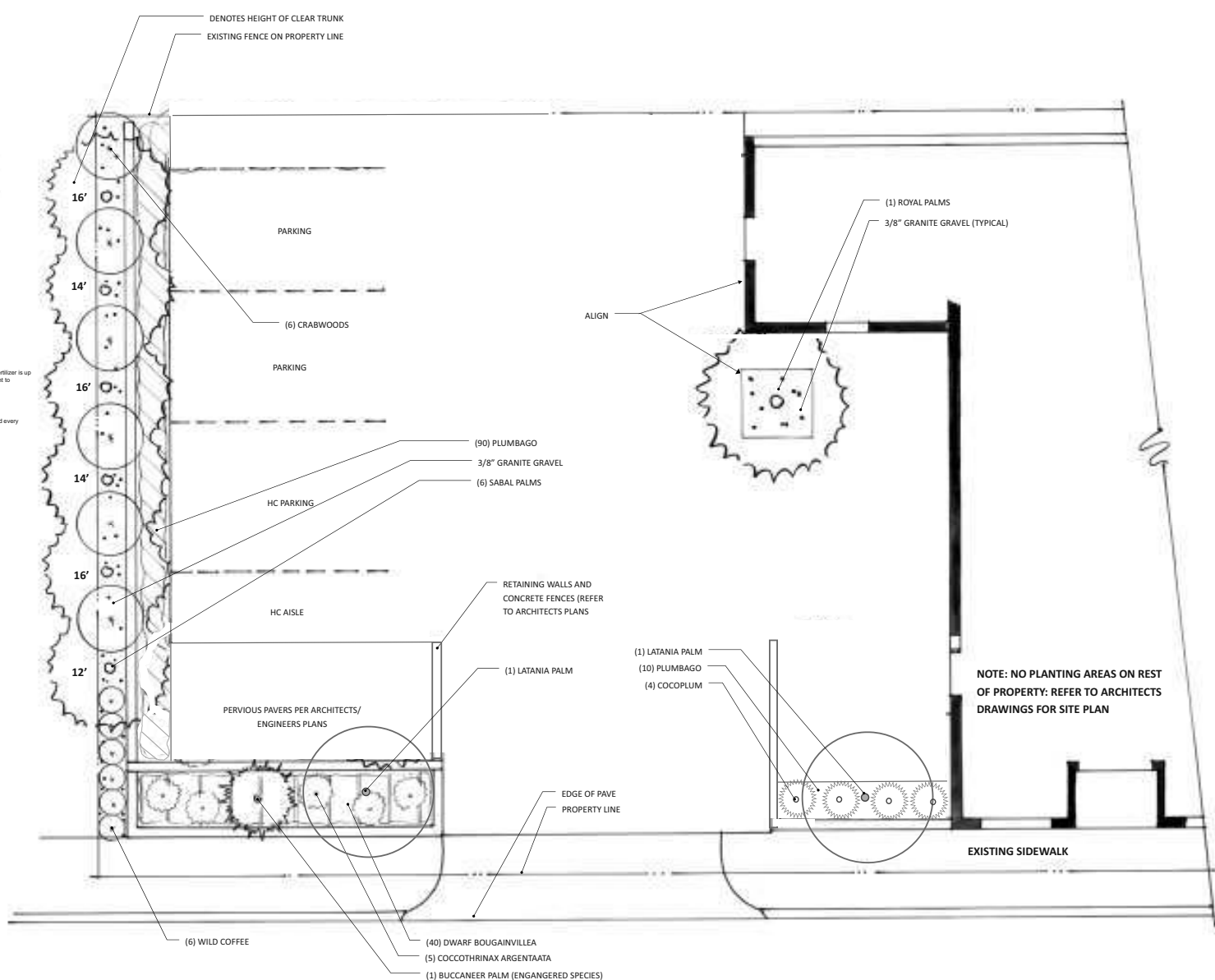
- GENERAL LANDSCAPE NOTES:**
1. Landscape contractor to become familiar with the scope of work as well as the site, digging conditions, and any obstacles prior to bidding.
  2. Landscape contractor shall locate and verify all underground utilities prior to digging.
  3. All Plant material is to be Florida No. 1 or better, Florida Department of Agriculture Grades and Standards, Parts I & II, 1975, respectively.
  4. All trees to be staked in a good workmanlike manner. No nail staking permitted. (Refer to planting details)
  5. Landscape pipes shall be installed in compliance with all local codes.
  6. All trees, shrubs and ground covers shall be guaranteed for six months from date of final acceptance. All palms are to be guaranteed for one year.
  7. All planting beds shall be seeded and graded.
  8. All trees, palms, shrubs and ground cover plants shall be fertilized at installation according to manufacturers' recommendations. Type and amount of fertilizer is up to discretion of Landscape Contractor in order to avoid "burn" on plants that may already contain fertilizer from nursery and ensure proper establishment to maintain contractors warranty.
  9. No change shall be made without consent of Landscape Architect.
  10. Landscape Contractor to coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
  11. All trees shall have 2" caliper at D.B.H. minimum for a 10' height tree.
  12. All 1 gallon material to have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
  13. Landscape contractor to be County and City licensed where work is to be performed. Liability and Workman's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.
- END

- IRRIGATION NOTES:**
1. All new plantings to have automatic irrigation system providing 100% coverage.
  2. All Major Palms to have two bubblers on opposing sides of root ball. Bubblers to be hidden from view.
  3. Irrigation contractor to coordinate location of main lines with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape drawings.
  4. All pipe to be PVC schedule 40, 2" minimum cover.
  5. All heads installed on flexible PVC pipe and fittings.
  6. Pressurized backflow, rain switch, and multi-programmable controller with battery backup required.
  7. All crossings under permanent concrete to be sleeved two times the sprinkler pipe size with schedule 40 PVC.
  8. All valves to have flow control and be installed in green valve boxes with room to work in future.
  9. All valve boxes to be located away from walkways, garden paths, and groundcovers - keep to back of beds.
  10. All sprinklers to be commercial grade Toro 570 Series 4" and 12" and installed out of sight.
  11. Irrigation contractor to measure water available on-site and use no more than 75% of available GPM.
  12. Water connection to building, including shut-off valves, shall not be altered by pressurized backflow.
  13. All wire applies to be in valve boxes and clearly labeled at back of time clock. All wire applies to be installed with water proof connections.
  14. 2" spare wires to be run to the last valve in each direction.
  15. Controller to be hard-wired at time of completion and included in irrigation contractors bid.
  16. System to provide 100% controlled coverage on completion. Additions/modifications from irrigation plan may be necessary.
  17. Irrigation contractor to be County and City licensed where work is to be performed. Liability and Workman's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.
  18. As-built irrigation drawing to be provided prior to final payment.
- END

**Plant List**

Qty.	Botanical Name	Common Name	Specifications
<b>TREES AND PALMS</b>			
5	<i>Coccothrinax argentata</i>	Florida Silver Palm	2' Planted height
6	<i>Gymnanthes lucida</i>	Crabwood	6' Planted height, full
2	<i>Latania loddigesii</i>	Latania Palm	8' Clear Trunk minimum
1	<i>Pseudophoenix sargentii</i>	Buccaneer Palm	6' Planted height
1	<i>Royaltonia elata</i>	Royal Palm	6' Greywood minimum
6	<i>Sabal palmetto</i>	Sabal palm	(1) 12', (2) 14', (3) 16' Clear Trunk
<b>SHRUBS AND GROUNDCOVERS</b>			
40	<i>Bougainvillea</i> sp.	HELEN JOHNSON Boug.	www.bgi-usa.com 3 gallon, full
4	<i>Chrysolobanus icaco</i>	Red tip Cocoplum	4" PH, full and bushy
100	<i>Plumbago auriculata</i>	Blue Plumbago	1 gallon
6	<i>Psychotria nervosa</i>	Wild Coffee	7 gallon
<b>ADDITIONAL ITEMS</b>			
TBD	Black Eucalyptus Mulch		1" minimum
TBD	Planting soil		50/50 sand/soil mix
TBD	3/8" Granite Gravel		Approximately 1/2 yard

- ADDITIONAL NOTES:**
1. Landscape contractor to visit site to determine soil/fill requirements prior to bid and install.
  2. Plan takes precedence over plant list, bid and install accordingly.



**NOTE: NO PLANTING AREAS ON REST OF PROPERTY: REFER TO ARCHITECTS DRAWINGS FOR SITE PLAN**

1200-1206-1212 WHITE STREET

PLANTING PLAN

SHEET: LP-1  
 DATE: 3-5-2013  
 Revised: 4-18-2013  
 SCALE: N.T.S.





THOMAS KELLY ENTERPRISES INC.  
 581 ROCKY ROAD - SUITE 100  
 TAMPA, FLORIDA 33609  
 + CONSTRUCTION MANAGEMENT  
 (813) 748-1000

PROFESSIONAL DETAILS BY  
**PAUL J. MITCHELL, P.E.**  
 FLORIDA PROFESSIONAL ENGINEER  
 P.O. BOX 12003284-1000  
 TAMPA, FL 33612

SCALE  
 PAUL J. MITCHELL, P.E.

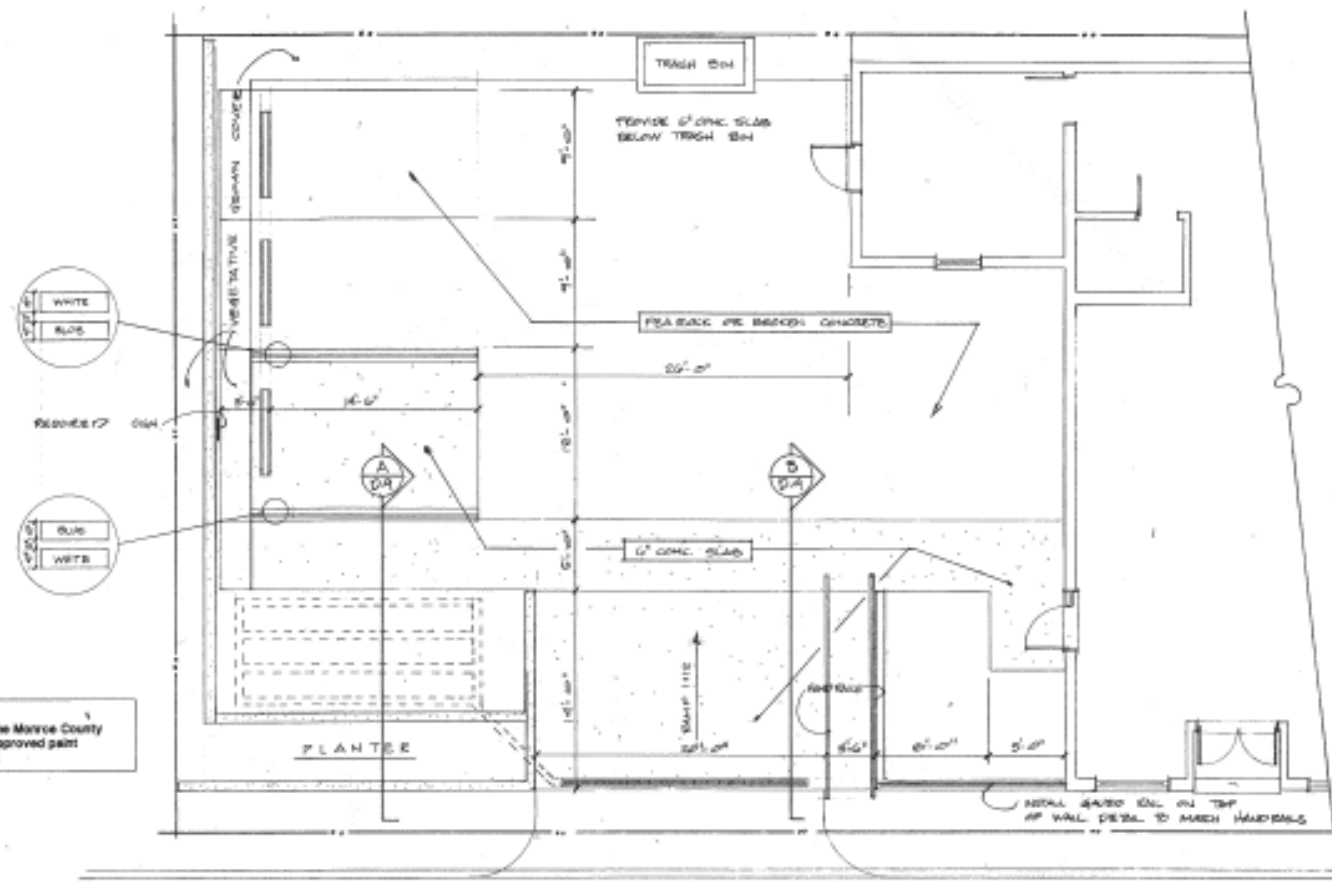
NOT WEST

1200 - 1206 - 1212 WHITE STREET  
 OPEN LOT PLAN

DATE: 10/1/10

SHEET NUMBER  
**D-8**

PROJECT NO.



**HANDICAPPED PARKING SPACE**  
 The handicapped parking space shall be paved according to the Manatee County Public Works Manual and shall be prominently outlined with approved paint and posted with Florida Department of Transportation PTO-25



OPEN LOT PLAN

10/1/10