

## Carlene Smith

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**From:** SANDRA BERGIN <sandybergin@bellsouth.net>  
**Sent:** Wednesday, June 17, 2015 4:18 PM  
**To:** Carlene Smith  
**Cc:** Joel Cognevich  
**Subject:** 1028-1030 Truman Avenue

We are entirely supportive of the variances requested. We believe this project will enhance the commercial corridor on Truman Avenue and will improve the residential neighborhood.

We live at 1005 Watson St, Unit 1. Our entire back fence abuts the west side of the building in question. As you state, this building is in a state of disrepair. We can smell a strong scent of mold when near the building. For this reason, we consider it a health hazard and would welcome its removal as soon as possible.

Tim and Sandra Bergin  
1005 Watson St, Unit 1  
Key West FL  
305 304-6736

## Carlene Smith

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**From:** Carlene Smith  
**Sent:** Wednesday, June 17, 2015 3:20 PM  
**To:** 'BEN VOLPIAN'  
**Cc:** Thaddeus L. Cohen  
**Subject:** RE: More 1028-1030 Truman

Good afternoon Mr. Volpian.

I wanted to follow-up with you in writing regarding our conversation over the past few days. As I stated, the proposed curb cut and potential loss of on-street parking is handled by Florida Department of Transportation during their permitting stage. Please contact me should you have additional questions. Thank you.

### Carlene Smith, LEED Green Associate, Planner II

City of Key West Planning Department  
3140 Flagler Avenue | Key West, FL 33040  
Ph. 305.809.3722 | Fax 305.809.3978  
[cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov) | [www.keywestcity.com](http://www.keywestcity.com)

*Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone or in writing.*

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**From:** BEN VOLPIAN [mailto:bvol@bellsouth.net]  
**Sent:** Monday, June 15, 2015 10:01 AM  
**To:** Carlene Smith  
**Subject:** More 1028-1030 Truman

Attn: Carlene Smith

Re: #00033280-000000; AK #1034045

1028-1030 Truman Avenue

Ms. Smith,

I have looked over this proposal again, and have a question:

Does this request mean that the City of Key West is considering TAKING AWAY 2 parking spaces from the 1100 block of Truman Avenue that have historically been used by the general public, and then allowing the owners of the above mentioned properties to utilize these two parking spaces for their own private business?

Another point here is that the applicant's claim to be saving 15 parking spaces by reducing the need, appears to be in error because there are only 16 total parking spaces within the entire 3 block area surrounding and including the said property, beginning with 1000 Truman Avenue and ending with 1127 Truman Avenue. Consequently, you can not save parking spaces that do not exist. The following are present parking spaces existing now in the 3 block area:

1000/1010/1014/1016 Truman Avenue = 2 parking spaces – (Block #1)

1018/1024/1026/1028/1030/1100/1102/1104/1108/1110 Truman Avenue = 10 parking spaces, with (1028-1030 Truman Avenue having approximately 3 parking spaces). – (Block #2)

1114/1114B/1116/1127 Truman Avenue = 4 parking spaces – (Block #3)

TOTAL PARKING SPACES = 16

Please advise on this matter.

Cordially,

Ben Volpian

## Carlene Smith

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**From:** Doug Mayberry <doug@dougmayberry.com>  
**Sent:** Tuesday, June 16, 2015 12:08 PM  
**To:** Carlene Smith  
**Cc:** Cheri Smith; Joel.Cognevich@gmail.com; Eric.Mealus@gmail.com  
**Subject:** 1028/1030 Truman Support of Variance Requests

Carlene,

I own and live in the property at 1010 Varela Street which is very close to 1028 and 1030 Truman Avenue. I want to add my full support to the variances requested by the owners and urge the Planning Board to vote in favor of this project.

Thank you so much.

Sincerely,

Doug Mayberry  
1010 Varela Street

The Doug Mayberry Team  
Residential and Commercial  
Doug Mayberry • Sabrina Acevedo • Dean Townsend • Keith Townsend  
Kent Ducote • Keith Bland • Bobby Ciulla • Jennifer Newman  
Ian Whitney • Ginger King • Jace Troup  
Doug Mayberry Real Estate  
1075 Duval Street, Suite C23, Key West, FL 33040  
In Duval Square at the corner of Simonton and Virginia Streets  
office: (305) 292-6155, fax: (305) 292-6156, [www.DougMayberry.com](http://www.DougMayberry.com)  
Doug Mayberry, Broker, REALTOR®, GREEN, TRC, RSPS, CLHMS



## Carlene Smith

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**From:** Frank Wallmueller <frankwallmueller@gmail.com>  
**Sent:** Thursday, June 04, 2015 12:00 PM  
**To:** Carlene Smith  
**Cc:** ilenewallmueller@gmail.com  
**Subject:** Re: 1028 and 1030 Truman

Dear Carlene,

My wife, Ilene, and I (Sonlight Investments, Inc.) own 1100 Truman Ave which is directly next door to the property in question. We support Mr. Cognevich and Mr. Mealus' plan to improve the site. I particularly like that they will be separating their building from mine as it has been an ongoing concern for us specifically in regards to termite infestation and also for general property maintenance. Feel free to contact me with any questions or concerns.

Thank you,

Frank Wallmueller, PA  
Realtor®  
Certified Distressed Property Expert (CDPE)  
"The Lenson Group"  
Lenson Realty  
Cell – 561-523-0626  
Fax – 866-570-8664  
E-mail: [FrankWallmueller@gmail.com](mailto:FrankWallmueller@gmail.com)

*"Love the Lord your God with all your heart and with all your soul and with all your mind. This is the first and greatest commandment.' And the second is like it: 'Love your neighbor as yourself.' All the Law and the Prophets hang on these two commandments."*

## Carlene Smith

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**From:** ALFRED <fstrolle@comcast.net>  
**Sent:** Thursday, May 21, 2015 9:04 AM  
**To:** Carlene Smith  
**Subject:** 1028-1030 Truman Renovation

I'd like to support the efforts of Eric Mealus and Joel Cognevich as they renovate the 1028-1030 Truman properties in Key West. I met them while we were attending Key West Ambassador classes and since then have gotten to know them as ethical, responsible businessmen with the best interests of Key West in their hearts.

I believe this project will be an upgrade for the neighborhood and provide needed new housing for our residents. I also believe Eric and Joel are the type of people who will comply with regulations and work with city to do this project properly.

Before moving to Key West years ago I was a senior manager at DuPont and had leadership roles in their Engineering department. Eric and Joel could easily have successfully led any of our capital improvement or construction projects.

Sincerely,

Alfred H. Strolle  
1407 6th Street  
Key West, FL 33040

## Carlene Smith

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**From:** Mark Warmouth <markwarmouth@gmail.com>  
**Sent:** Monday, May 18, 2015 8:44 PM  
**To:** Carlene Smith  
**Subject:** Eric Mealus and Joel Cognevich 1028 / 1030 Truman

Carlene -

I just wanted write to support the two gentlemen above in their efforts to renovate 1028/ 1030 Truman. I became acquainted with Joel and Eric through the Key West Ambassadors Program - Class 23. I trust their intentions here. Hopefully their project will move forward.

Mark Warmouth  
305 509 2874

## Carlene Smith

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**From:** Amy Morris <amorris701@yahoo.com>  
**Sent:** Sunday, May 17, 2015 11:19 PM  
**To:** Carlene Smith  
**Subject:** Letter of Support - 1028/1030 Truman Avenue request for variance

Carlene Smith,

As a property owner within 300 feet of the subject property, please read into the record this letter of support for the variance requests at 1028/1030 Truman Avenue.

The proposed variances to setbacks will enable this project to maintain the look and feel of this block as it has been for over a century. Granting variances to the setback requirements would cause no further detriment to the neighborhood; with this new development, these variances will actually help improve the neighborhood. As no parking has ever been allocated for the much larger commercial SF of the previous business, I also support the parking variance for the proposed commercial space.

Regards,

Amy Morris  
1007 Watson Street  
Key West, FL



## Carlene Smith

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**From:** Karen Saviano <ksaviano10@yahoo.com>  
**Sent:** Sunday, May 17, 2015 2:33 PM  
**To:** Carlene Smith  
**Subject:** 1028/1030 Truman Ave Key West, FL 33040

I own 1101 Truman Ave. Key West, FL. which is diagonally across the street from the subject property. I support Mr. Cognevich and Mr. Mealus' plan to improve the property. It appears that what they intend to do will be a great improvement to the neighborhood.

Sincerely,

Dennis P. Saviano  
1-586-615-3559

## Carlene Smith

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**From:** Jeffrfrost <jeffrfrost@gmail.com>  
**Sent:** Saturday, May 16, 2015 4:55 PM  
**To:** Carlene Smith  
**Cc:** Joel.Cognevich@gmail.com; Eric.Mealus@gmail.com  
**Subject:** Redevelopment request

Hi Carlene -

We are writing to ask your support for the redevelopment plans for 1028/1030 Truman Ave. We received a copy of the proposal from Joel Cognevich and Eric Mealus; after reviewing their plans, we believe this project will enhance our neighborhood and increase property values.

We would be happy to answer any questions you might have.

Sincerely,

Jeff Frost and Dawn Messing  
1005 Watson Street, Unit 2  
Key West, FL  
(913) 221-1160

Jeff Frost, Ed.D.

## Carlene Smith

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**From:** Linda Corra <lmcorra@yahoo.com>  
**Sent:** Wednesday, May 13, 2015 3:44 PM  
**To:** Carlene Smith  
**Subject:** Property at 1028/1030 Truman

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a neighbor, owning 1119 Watson St., I wanted to write and tell you that the plans for the referenced property would have an incredibly positive effect on the neighborhood. The owners have been very thoughtful and in keeping Key West's tradition while creating their plans.

I hope you will approve these plans; so, our neighborhood will reap the benefits.

Thank you,  
Linda Corra

Sent from my iPad

## Carlene Smith

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**From:** Keith Townsend <keithtt@dougmayberry.com>  
**Sent:** Wednesday, May 13, 2015 3:52 PM  
**To:** Carlene Smith  
**Subject:** 1028/1030 Truman Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Carlene Smith, City of Key West Planner II,

As a resident of the 800 Block of Olivia Street, I am writing to encourage you to support the plans to revitalize 1028/1030 Truman Avenue that Joel Cognevich and Eric Mealus have presented to the City of Key West. Please approve their reasonable variance requests. It is encouraging to see residents of our city investing in a rundown stretch of Truman Avenue. With construction of the new Seven Fish and the redevelopment of 1028/1030 Truman Avenue, the main “welcoming” corridor to Old Town will be greatly improved.

Thank you,

Keith Miller, 826 Olivia Street