

Hugh J. Morgan

404 South Street
Key West, Florida 33040
hugh@hjmorganlaw.com

305.296.5676

Fax: 305.296.4331

October 16, 2014

Planning Board
City of Key West

RE: Spindrift Motel

Dear Members,

I received a Notice of this proposal as a neighbor. I attended the motel meeting, and intended on attending tonight. However, as I dictate this letter, I am at South Miami Hospital with my wife who was admitted on an emergency basis.

My concerns on this project are focused on outdoor service of alcohol and music from the planned bar and swimming pool on top of the garage. I am also concerned about the possibility of the premises becoming another wedding venue at the quiet end of the island. My noise concerns would be satisfied if the condition was adopted that no live or amplified sounds can cross a residential property line. This is the same condition adopted by the City when they approved the South Beach Restaurant. I do not believe, but cannot verify, due to my present location, that the sale of alcohol is permitted in HNC-1, unless grandfathered in. According to the HNC-1 Implementing language, uses not permitted are prohibited. In at least one other motel zone, alcohol is permitted as an accessory use-- meaning for guests only. That language does not appear in HNC-1. The suggestion that alcohol cannot be served on a cash basis, but that a guest must charge it to their room alleviates much of the concerns that the bar will become a public bar. However, it does not solve the legal impediment.

I hope you will join me and many others. We strive to keep the quiet end of the island quiet.

Very truly yours,

*(Dictated but not read, and
submitted in his absence to
avoid delay.)*

Hugh J. Morgan

HJM/tb

Kevin Bond

From: Patrick Wright <patrick@owentrepanier.com>
Sent: Wednesday, October 15, 2014 9:18 AM
To: Venetia A. Flowers
Cc: Kevin Bond
Subject: 1212-1222 Spindrift letters of support
Attachments: Letters of support.pdf

Good morning Venetia,

Attached please see 9 letters of support of the 1212-1222 Simonton street Major Development Plan for tomorrow night's Planning Board Meeting. If you have any questions or concerns please feel free to call or e-mail. Thank you. - Patrick

Patrick Wright, Planner
Trepanier & Associates, Inc.
1421 1st Street - Key West, FL 33045-2155
Tel: 305-293-8983 / Fax: 305-293-8748

Dear Planning Board and City Commission,

We, John ^{Mahoney Hills} and Amy ~~Mahoney~~, who resides at 526 Louisa Street, Key West, FL 33040, would like a 6ft solid wall along the rear of the proposed hotel at 1212-1222 Simonton Street.

John Mahoney Amy L. Hills
Signature

10/10/14
Date

John Mahoney Amy L. Hills
Print Name

526 Louisa St
Address

Dear Planning Board and City Commission,

In regards to The Springs Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of the project.

Amy L. Hillis
Signature

10/10/14
Date

John Maloney Amy L. Hillis
Print Name

526 LORISA ST
Address

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

George W. Lindner, DMD
Signature

9. Oct 2014

Date

George W. Lindner, DMD
Print Name

1215 Simonton St, Key West, FL 33040
Address

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

Patricia Collins
Signature

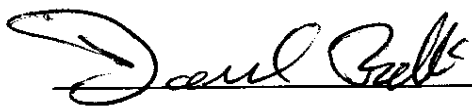
10/9/14
Date

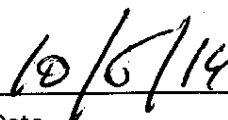
Patricia Collins
Print Name

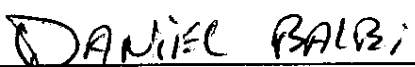
1215 Simonton St. Key West FL 38040
Address

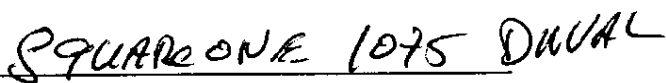
Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.


Signature


Date


Print Name


Address

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.



Signature



Date



Print Name



Address

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

Aida M. Dullere

Signature

October 9, 2014

Date

Aida M. Dullere

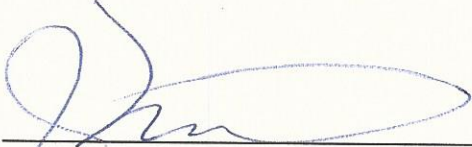
Print Name

509 Louise Street

Address

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.



Signature

10/9/14

Date

JULIUS CARR MASIERO

Print Name

1325 SIMONTON ST.

Address

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

Amparo L. Martinez
Signature

10/9/14
Date

AMPARO L. MARTINEZ
Print Name

512 Catherine St.
Address

Kevin Bond

From: Patrick Wright <patrick@owentrepanier.com>
Sent: Wednesday, October 15, 2014 9:37 AM
To: Venetia A. Flowers
Cc: Kevin Bond
Subject: 1212-1222 Simonton letters of support
Attachments: 141013-Chris tittle-634 Louisa-Letter of recommendations .pdf; 141013-Carmelo Vitale-1128 Simonton.PDF

Venetia,

Her are 2 more letters of support to make for a total of 11 so far. Thank you -Patrick


Patrick Wright, Planner
Trepanier & Associates, Inc.
1421 1st Street - Key West, FL 33045-2155
Tel: 305-293-8983 / Fax: 305-293-8748

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.



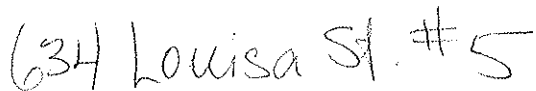
Signature



Date



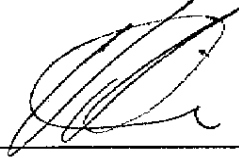
Print Name



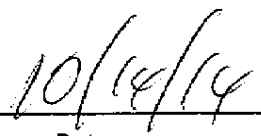
Address

Dear Planning Board and City Commission,

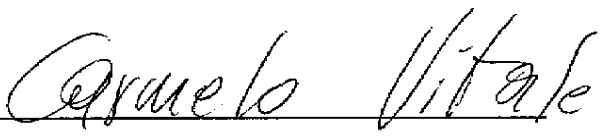
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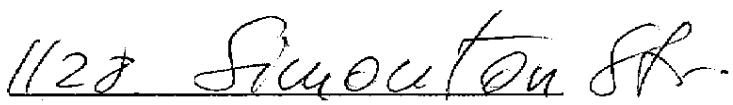
Signature



Date



Print Name



Address

BottleCap Lounge & Liquor
~~Catherine Simonton Corporation~~
1128 Simonton Street
Key West, Florida 33040

Kevin Bond

From: Patrick Wright <patrick@owentrepanier.com>
Sent: Wednesday, October 15, 2014 9:51 AM
To: Venetia A. Flowers
Cc: Kevin Bond
Subject: 1212-122 Simonton letters of support
Attachments: Diange and Courtney.pdf

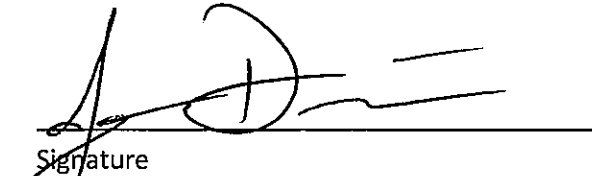
Venetia,

Here are 2 additional letters of support to make for a total of 13 so far. Thank you. -Patrick

Patrick Wright, Planner
Trepanier & Associates, Inc.
1421 1st Street - Key West, FL 33045-2155
Tel: 305-293-8983 / Fax: 305-293-8748

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.


Signature

02 OCT 14
Date

JOSEPH D'ANGELO
Print Name

3333 DVCK AVE APT #G101
Address

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

Lindsey Courtney
Signature

02 OCT 14
Date

Lindsey Courtney
Print Name

3333 DUCK AVE Apt F107
Address

Kevin Bond

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Thursday, October 16, 2014 4:37 PM
To: Venetia A. Flowers; Kevin Bond
Cc: Patrick Wright
Subject: 1222 Simonton Street - Letters of Support
Attachments: 141009-Amparo Martinez-Letter of support.pdf; 141009-Carl Masiello-1325 Simonton-Letter of support.pdf; 141009-Cookie Sellers-509 Louisa-Letter of support.pdf; 141009-Gary Smith-1119B Simonton-Letter of support.pdf; 141009-James Gerbracht-615A-United-Letter of support.pdf; 141009-James Woody Woodard-Letter of support.pdf; 141009-Jessica Herrera-1320 Simonton-Letter of support.pdf; 141009-Joe Cleghorn-701 Waddell-Letter of support.pdf; 141009-Leonel Perez-1330 Simonton-Letter of support.pdf; 141009-Maria Smith-1119B Simonton-Letter of support.pdf; 141009-Mark Stanton-11229 Simonton-Letter of support.pdf; 141009-Paul Hayes-523 Lousia-Letter of support.pdf; 141009-Robert Pabiah-1015 Simonton-Letter of support.pdf; 141009-Tena Cleghorn-1119-1123 Simonton-Letter of support.pdf; 141009-Xavier Bellin-529 United-Letter of support.pdf; 141010- _Eric Van Hove-425 United-Letter of Recomendation.pdf

Hi Venetia,

Here are 16 additional letters of support for the 1222 Simonton Street. I think that should bring the total to 22 letters of support and 1 letter of support for a 6 ft. solid wall along the rear of the property.

Owen Trepanier
Trepanier & Associates, Inc.

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

Amparo L. Martinez
Signature

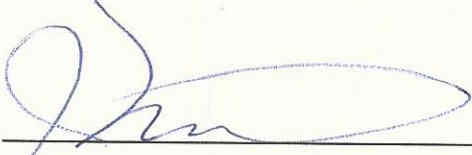
10/9/14
Date

AMPARO L. MARTINEZ
Print Name

512 Catherine St.
Address

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.



Signature

10/9/14

Date

JULIUS CARR MASIECO

Print Name

1325 SIMONTON ST.

Address

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

Auda M. Dullere

Signature

October 9, 2014

Date

Auda M. Dullere

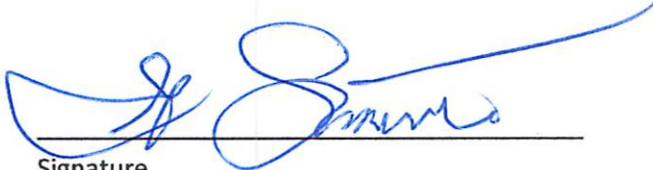
Print Name

509 Louise Street

Address

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.


Signature

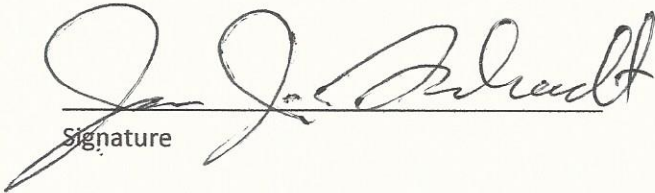
10-8-14
Date

Gary Smith
Print Name

1119B Simonton St.
Address
Key West

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.


Signature

10/10/14
Date

James J. Gerbracht
Print Name

615 - A United St
Address

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

J. Woodmel
Signature


10-9-14
Date

JAMES "Woody" Woodend
Print Name

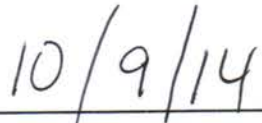
1119A Simington St Key West, FL 33040
Address

Dear Planning Board and City Commission,

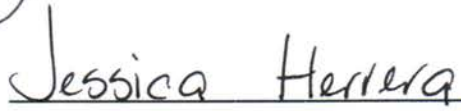
In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.



Signature



Date



Print Name



Address KW F1 33040

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

Joe Cf
Signature

10/9/14
Date

Joe Cleghorn
Print Name

701 Waddell
Address

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

Leonel Perez

Signature

10/2/14

Date

Leonel Perez

Print Name

1330 Simonton St

Address

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.


Signature

10/8/14
Date

Maria Smith
Print Name


1119~~0~~ Simonton St.
Address
Key West

Dear Planning Board and City Commission,


In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.



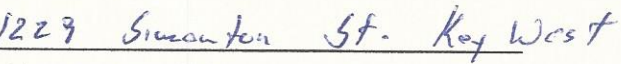
Signature



Date



Print Name



Address

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.



Signature

10/9/14

Date

Paul N. Hayes

Print Name

914 Windsor Lane Key West, FL 33040

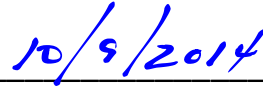
Address owner of 523 Louisa St

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.



Signature



Date



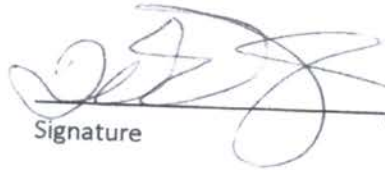
Print Name



Address

Dear Planning Board and City Commission,

In regards to The Sprindrift Hotel, 1212-1222 Simonton Street, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.


Signature Managing Member

10/8/14
Date

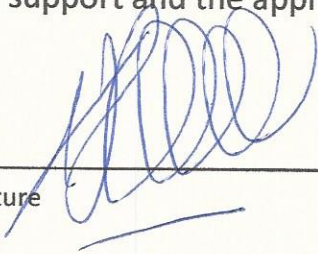
Tena Everett Cleghorn
Print Name Managing Member

1119-1123 Simonton St
Address RW, FL 33040

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.

Signature



Date

6/08/2014

Print Name

Kavies Bellin

Address

529 United Street

Dear Planning Board and City Commission,

In regards to **The Sprindrift Hotel, 1212-1222 Simonton Street**, I have reviewed the plans and support the redevelopment of the site as proposed. I encourage your support and the approval of this project.



Signature

10/10/14

Date

Eric Van Hove (AGM Southernmost Inn)

Print Name

425 United St., Key West, FL, 33040

Address