

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING, PLLC

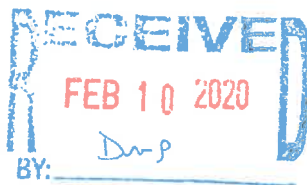
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA H. STERLING
RICHARD J. McCHESNEY

Telephone | 305-294-9556
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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD (of Counsel)



February 7, 2020

**VIA ELECTRONIC MAIL AND
HAND DELIVERY**

Roy T. Bishop, Interim Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Modification of Conditional Use Approval Resolution No. 2011-059

Mr. Bishop,

My firm represents RH Southernmost, LLC, a Florida limited liability company ("Applicant"). Please allow this letter to act the Applicants request for modification of the conditional use approval (Resolution No. 2011-059) pursuant to Section 108-91(C)(4) for the real property located at 318-324 Petronia Street; 802-806 Whitehead Street; and 809-811 Terry Lane, Key West, Florida 33040 (collectively the "Property"). A request to modify Resolution 2011-059 was submitted in 2015 and subsequently approved on March 17, 2015. True and correct copies of the request and approval are enclosed herein as Exhibit A.

The specific conditions requested to be modified are outlined below. Deletions are ~~crossed out~~ and new language is underlined.

1. Resolution Page 4, Paragraph 3 – "The waste and recycling handling shall be screened from adjacent properties and public rights-of-way by appropriate fences, walls or landscaping in accordance with Code Section 108-279, and the area shall be enclosed on all four sides with ~~a roof and~~ doors for access."
2. Resolution Page 5, Paragraph 10 – "Hours of operation are limited from 7:30am ~~9am~~ to 11pm daily accept during special city sanctioned events such as Fantasy Fest and Goombay."
3. Resolution Page 5, Paragraph 12 – "All waste pickup shall be daily via Petronia Whitehead Street."
4. Site Plan – Relocation of 2 bicycle parking spaces near trash area to elsewhere on site.

In support of this request, the Applicant states as follows.

The original conditional use approval required the trash area to be screened and roofed. The requirement of a covered trash area is unorthodox. Having a roof turns the trash area into a structure, as defined by the City Code, whereas a fenced in area has more flexibility from a setback perspective. Structures are required to have setbacks and the proximity of the adjacent building would prevent a structure from being located that close. There is also an issue with the likelihood of the roof capturing the odors emanating from the trash that directly conflicts with conditional use criteria in limiting any noxious odors.

The Property is subject to hours of operation beginning at 9 a.m. and ending at 11 p.m. However, many of the adjacent restaurant uses are not restricted in their hours of operation. Competing businesses are able to open earlier than the Applicant which is extremely detrimental to the business. For instance, the following businesses have hours of operation as follows:

1. Blue Heaven – 8 a.m. to 10:30 p.m.
2. Le Creperie – 7:30 a.m. to 3 p.m.
3. AJ De Lunas – 8:30 a.m. to 4 p.m.
4. Moondog Café – 8 a.m. to 10 p.m.

As you will see on the map attached hereto as Exhibit B, the aforementioned businesses are located within close proximity and enjoy much more favorable opening hours of operation. The condition limiting the hours of operation to a 9 a.m. opening time acts to punish the Applicant. This specific request will align the hours of operation with competing businesses in the immediate area. The Applicant is not proposing to change the current closing time, only the opening time.

The third item requested to be amended is the condition requiring the trash to be picked up on Whitehead Street. A meeting was held with the Applicant and City code staff to discuss the pickup of trash on Whitehead Street. All involved agreed that Whitehead Street was a bad location for the trash pickup. Delivery vehicles servicing the numerous businesses in the area park on Whitehead Street and block the view of the trash from the waste management workers resulting in the trash not being picked up.

Finally, the Applicant requests to amend the site plan to relocate the two bicycle parking spaces which are currently located near the trash area and move them to be aligned with existing row of bicycle parking as reflected on the proposed site plan attached hereto as Exhibit C.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard J. McChesney,
For the Firm

EXHIBIT A

2/17/15

Ms. Carlene Smith, Planner II
City of Key West
Via Email - cesmith@cityofkeywest-fl.gov

RE: Res. No. 2011-059 – Minor Modification
802-806 Whitehead St. (RE No. 00014010-000100 & 00014020-000000)
318-324 Petronia St. (RE No. 00014010-000000)
809-811 Terry Ln. (RE No. 00014050-000100 & 00014060-000000)

TREPANIER



ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Carlene:

Thank you for meeting with us to discuss this project.

We are attempting to modify the site plan layout associated with the approved restaurant use in Res. No. 2011-059¹.

The approved site plan² concentrated the restaurant seating in the outdoor rear of the property closest to the residential neighborhood. We propose to move the majority of that area forward towards the more commercialized corner of Petronia and Whitehead³ and to the interior of the existing mixed use building at 804 Whitehead. The result is a small reduction in outdoor consumption area and what remains will be moved away from the adjacent residential neighborhood. We propose no changes to any conditions of approval.

Changes to consumption area are proposed as follows:

Consumption Area	Indoor	Outdoor	Total
Existing	1,241 sq. ft.	4,595 sq. ft.	5,836 sq. ft.
Proposed	1,317 sq. ft.	4,519 sq. ft.	5,836 sq. ft.
Change	+76 sq. ft.	- 76 sq. ft.	No Change

According to Sec. 108-91.C.2(e)⁴ Minor Modifications. "change in use resulting in less than 1,000 square feet of impervious surface area on the entire site" is a minor modification. We are proposing to change the use as described above with no change to impervious surface.

Sec. 108-91 requires such modifications to be "approved by the city planner, city engineer and planning board chairperson and reported to the planning board at a regularly scheduled meeting".

Based on the above information and the attached exhibits, we respectfully request a minor modification to the site plan associated with Res. 2011-059 as depicted in Exhibit B.

¹ Exhibit A

² Exhibit A

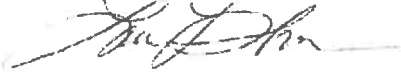
³ Exhibit B

⁴ 108-91.C.2. Minor Modifications. The following and similar modifications must be approved by the city planner, city engineer and planning board chairperson and reported to the planning board at a regularly scheduled meeting:

(e) Any use, except single-family dwelling units and accessory structures thereto, or change in use resulting in less than 1,000 square feet of impervious surface area on the entire site.

February 17, 2015
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Thompson", with a horizontal line extending to the right.

Lori Thompson

Cc: Kevin Bond, AICP, Acting City Planner
James Bouquet, PE, City Engineer
Richard Klitenick, Esq., Planning Board Chair

**PLANNING BOARD RESOLUTION
NUMBER 2011-059**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTION 122-62 AND 122-63 OF THE CODE OF ORDINANCES FOR A RESTAURANT WITH 150 SEATS MAXIMUM TO BE LOCATED AT 802 - 806 WHITEHEAD STREET (RE# 00014010-000100 AND 00014020-000000) AND 318 - 324 PETRONIA STREET (RE# 00014010-000000) AND 809 - 811 TERRY LANE (RE# 00014050-000000, 00014060-000000) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL-BAHAMA VILLAGE COMMERCIAL CORE (HNC-3) ZONING DISTRICT, PURSUANT TO SECTION 122-868(9) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Neighborhood Commercial-Bahama Village Commercial Core (HNC-3) zoning district; and

WHEREAS, Section 122-868(9) of the Code of Ordinances provides that restaurants are allowed as a conditional use within the Historic Neighborhood Commercial- Bahama Village Commercial Core (HNC-3) zoning district; and

WHEREAS, Section 122-61 of the Code of Ordinances allows applicants to request a conditional use approval; and



RWK Chairman
OC Planning Director

Exhibit A

WHEREAS, the applicant filed a conditional use application for a restaurant not to exceed maximum of 150 seats, with 6,637 square feet of flexible indoor/outdoor consumption area at 802 - 806 Whitehead Street (RE# 00014010-000100 and 00014020-000000) and 318 - 324 Petronia Street (RE# 00014010-000000); and

WHEREAS, the associated with the Conditional Use request, the applicant is required to bring the parking lot located at 809 - 811 Terry Lane (RE# 00014050-000000 and 00014060-000000) into compliance with dimensional requirements, landscaping and drainage; and

WHEREAS, the parking lot shall be reconfigured to include two (2) compact car spaces in order to protect the root system of large trees on the site, six (6) standard vehicular spaces, one (1) handicap space, and forty (40) scooter/bicycle spaces on the lot; and

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 17, 2011; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in Section 122-62; and



 Chairman
 Planning Director

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as fully set forth herein.

Section 2. That the request for a Conditional Use approval per Section 122-62 and 122-63 of the Code of Ordinances for a restaurant for up to 150 seats maximum and 6,637 square feet of flexible consumption area to be located at 802 - 806 Whitehead Street (RE# 00014010-000100 and 00014020-000000) and 318 - 324 Petronia Street (RE# 00014010-000000) and the reconfiguration of the parking lot at 809 - 811 Terry Lane (RE# 00014050-000000 and 00014060-000000) to meet Code requirements, landscaping and drainage, and to accommodate two (2) compact car spaces in order to protect the root system of large trees on the site, six (6) standard vehicular spaces, one (1) handicap space, and forty (40) scooter/bicycle parking spaces for property located in the Historic Neighborhood Commercial- Bahama Village Commercial Core (HNC-3) zoning district, pursuant to section 122-868(9) of the Code of Ordinances, Key West, Florida; providing for an effective date, as shown in the attached site plans dated November 1, 2011 with the following conditions:



 Chairman

 Planning Director

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22. Conditions subject to an associated annual inspection:

1. Approval is limited to no more than 150 seats. At no time does the request for 6,637 square feet of consumption area allow the applicant to increase seating on the site without conditional use review.
2. The parking lot shall be reconfigured and maintained to include two (2) compact car spaces in order to protect the root system of large trees on the site, six (6) standard vehicular spaces, one (1) handicap space, and forty (40) bicycle/scooter spaces on the lot.
3. The waste and recycling handling shall be screened from adjacent properties and public rights-of-way by appropriate fences, walls or landscaping in accordance with Code Section 108-279, and the area shall be enclosed on all four sides with a roof and doors for access.
4. The applicant will install and maintain a programmable distributive sound system to assure compliance with the "unreasonable noise" definition of Section 26-191 of the Code of Ordinances, and shall include a computerized sound monitoring system with real time monitoring access is provided to the City. The applicant expressly agrees to provide the City's agents unfettered access to the computer-generated reports and full, real-time web-based access to the digital monitoring of on-site acoustics for the purpose of assuring compliance with the conditions contained herein.



 Chairman
 Planning Director

Conditions required prior to the issuance of a Certificate of Occupancy:

5. Completion of all improvements as depicted on the site plan.
6. The applicant will install and maintain a programmable distributive sound system to assure compliance with the "unreasonable noise" definition of Section 26-191 of the Code of Ordinances, and shall include a computerized sound monitoring system with real time monitoring access is provided to the City.
7. The applicant shall revise and resubmit a signed and sealed Landscape Plan that reflects the modified site plan dated November 1, 2011 and Civil Plan Dated November 9, 2011.

General conditions:

8. No outdoor music of any kind is allowed after the hours of 10pm unless approved under a special event permit per Section 6-86 of the City Code or for a special city-sanctioned event within the Petronia Street Commercial Corridor. Amplified music will be regulated by the "unreasonable noise" definition of Section 26-191 of the Code of Ordinances.
9. Recycling of applicable materials is required.
10. Hours of operation are limited from 9am to 11pm daily accept during special city sanctioned events such as Fantasy Fest and Goombay.
11. Service vehicles are prohibited from using Petronia Street and Terry Lane and the Terry Lane parking lot for deliveries.
12. All waste pickup shall be daily via Whitehead Street.



RWK Chairman
QC Planning Director

Exhibit A

13. In an effort to increase employment opportunities for residents of the Bahama Village Community Redevelopment Area ("BVCRA") the restaurant operator will make a good faith effort to employ a minimum of 25% of the restaurant workforce from qualified residents of the BVCRA.

"Good faith effort" means all employment opportunities will be advertised and posted in places frequented by residents of the BVCRA, such as the District 6 Commissioner's office, the Douglas Community Center, the Nutrition Center, the Martin Luther King swimming pool, neighborhood churches, neighborhood fraternal organizations, grocery stores, etc.

In the event the property owner is not the operator of the restaurant, the restaurant operator shall submit to the property owner proof of compliance with the employment requirement, on a quarterly basis. The property owner shall, in turn, provide the proof of compliance to the City of Key West, upon request. If the property owner operates the restaurant, in the event that this requirement is not complied with for any reason, the property owner shall tender to the BVCRA the amount of \$750 for each month the requirement is not met to be used to further employment programs within the Bahama Village Community.

In the event the property owner is not the operator of the restaurant, any lease, management agreement, or other document utilized to transfer operation of the restaurant shall include the provisions above along with a provision that the operator's rent will increase in the amount of \$750.00 per month for each month the





 Chairman
 Planning Director

Exhibit A

requirement is not met. The property owner will in turn pay this increased amount to the BVCRA to be used to further employment programs within the Bahama Village Community Redevelopment Area. The property owner's failure to insist upon, collect, and transfer the increased amount to the City of Key West shall constitute a breach of this condition.

This requirement shall run with the conditional use and remain in place from owner to owner, Lessee to Lessee and Lessor to Lessor.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This conditional use approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has

Page 7 of 9
Resolution Number 2011 - 059



 Chairman
 Planning Director

Exhibit A

expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Page 8 of 9
Resolution Number 2011 - 059



RWK Chairman

DC Planning Director

Exhibit A

Read and passed on first reading at a regular meeting held this 17th day of November, 2011.

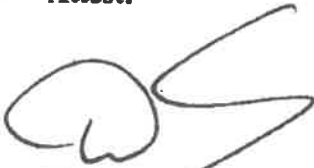
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman
Key West Planning Board

12/7/2011
Date

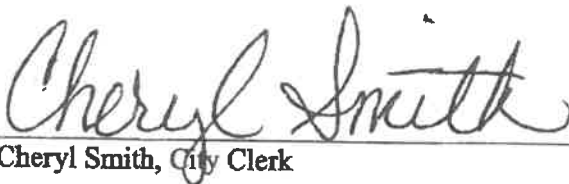
Attest:



Donald Leland Craig, AICP
Planning Director

12/7/11
Date

Filed with the Clerk:



Cheryl Smith, City Clerk

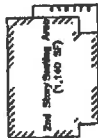
12-7-11
Date



 Chairman
 Planning Director



Ruk R



SECOND FLOOR
SCALE: 1"=30'

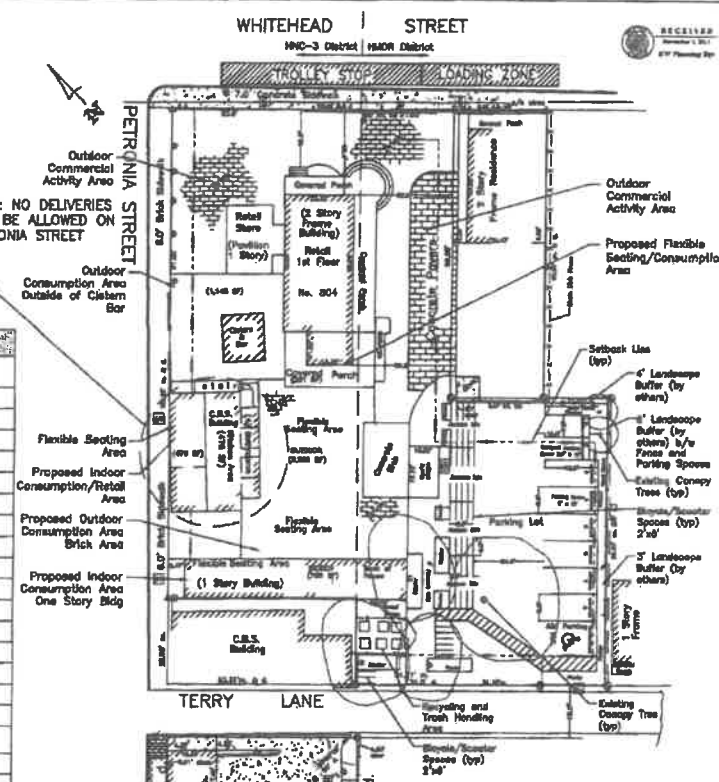
INDEX OF DRAWINGS

C-1.0	SITE AND FLOOR PLAN
C-1.1	PREVIOUS CONSUMPTION AREAS
C-1.2	PROPOSED AND PREVIOUS CONSUMPTION AREAS
C-1.3	PARKING LOT PLAN

SITE DATA

RD Numbers	00014050-000000; 00014050-000000; 00014050-000000; 00014010-000000; 00014010-000000; 00014010-000100			
Zoning Designation	HMDR (11,134 sq. ft.) and HMC-3 (10,366 sq. ft.)			
Flood Zone	ZONE W MAP 1807C-1516C			
	Existing	Proposed	Allowed/Permitted	Complies
Zoning	HMDR and HMC-3	No Change	No Change	Complies
Site Size (sq. ft.)	21,530	No Change	4,000	Complies
Building Coverage (sq. ft.)	4,077	No Change	2,608 (64%)	Complies
Impervious Surface (sq. ft.)	20,616 (95.8%)	No Change	12,812 (60%)	Complies
Open Space Ratio (sq. ft.)	804 (4.2%)	No Change	4,204 (20%)	Complies
FAR	0.26	No Change	1.0	Complies
Retail Space (sq. ft.)	5,595	2,533	13,943	Complies
Consumption Area				
Indoor (sq. ft.)		1,241		Complies
Outdoor (sq. ft.)	2,325	4,383		Complies
Restroom Seats	45	163		Complies
Parking Spaces	17	15 ²	17	Complies
Scooter/Bicycle		40		
Restroom Urinals	3-Stubles	3-Stubles	10	Complies
Subtracts				
Front	18'-2 1/2'-0"	18'-2 1/2'-0"	0'-0 1/2'-0"	Complies
Side	3'-0 1/2'-0"	16'-5 1/4'-0"	7'-6 1/2'-0"	Complies
Rear	25'-0"	25'-0"	15'-0"	Complies

NOTE: NO DELIVERIES WILL BE ALLOWED ON PETRONIA STREET



SITE AND FLOOR PLAN
SCALE: 1"=30'

EXISTING SEWER CLEANOUT (TYP OF S)

NOTE: THE SITE DOES NOT HAVE AN EXISTING STORMWATER MANAGEMENT SYSTEM OR A GREASE TRAP

RECEIVED
November 1, 2011
City Planning Dept.

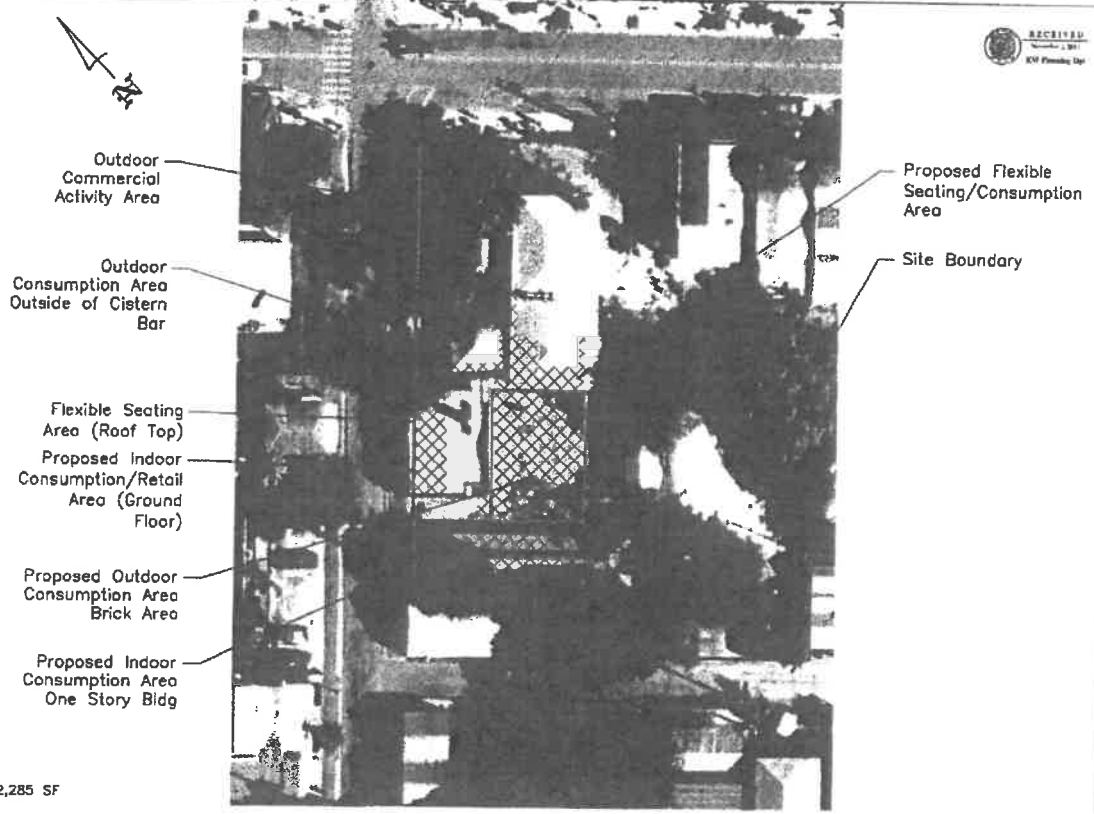
BAHAMA VILLAGE MARKET

SCALE: 1"=30'

C-1.0

1. Existing nonconformity
2. See also term building coverage, patio, terrace and parking area
3. Proposed on lot and 5' cur parking spaces and 40 scooter spaces
4. The City of Key West recognizes the 2002-2003 building code with City Planner's Staff report dated 1/27/06.
5. HMC-3 as the first number and HMCR as the second
6. HMCR being only

RUK PC



LEGEND

 CONSUMPTION AREA

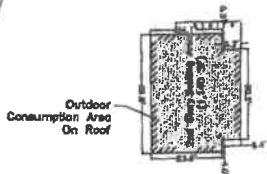
CONSUMPTION AREAS:
 PREVIOUS (ROOF DECK AND CISTERN BAR): 2,285 SF
PROPOSED:
 COVERED PORCH: 281 SF
 OUTDOOR BRICK AREA: 2,029 SF
 INDOOR ONE-STORY BLDG: 765 SF
 INDOOR TWO-STORY BLDG: 476 SF
 TOTAL PREVIOUS AND PROPOSED: 5,836 SF

**BAHAMA VILLAGE MARKET
 PROPOSED CONSUMPTION AREAS**

SCALE: 1"=30' (11x17 paper)

RMK

Exhibit A



SECOND FLOOR

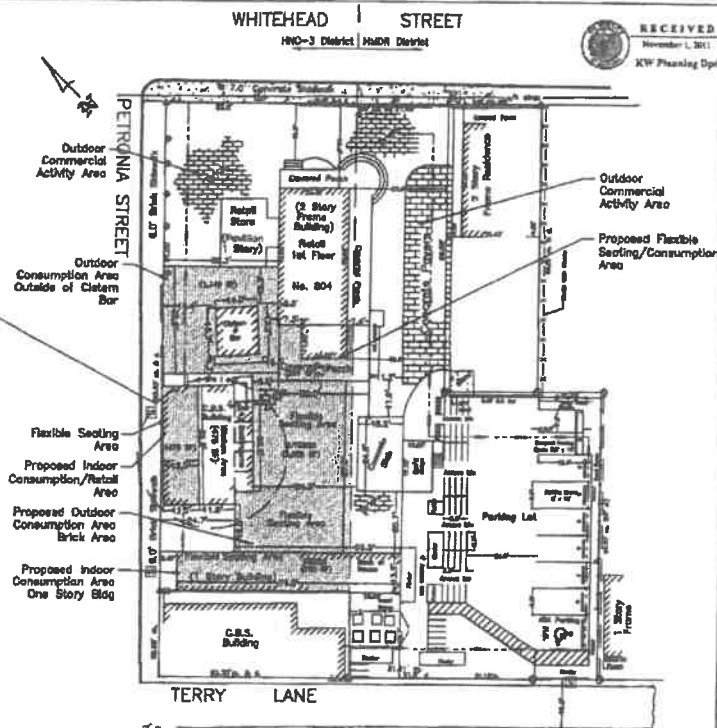
SCALE: 1"=30'

LEGEND



CONSUMPTION AREA

- CONSUMPTION AREAS:**
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 TOTAL PREVIOUS AND PROPOSED: 5,838 SF



PROPOSED CONSUMPTION AREAS

SCALE: 1"=30'



BAHAMA VILLAGE MARKET

Project No.	11-0001
Sheet No.	1 of 1
Date	11/01/11
By	RMK
Check by	...
Scale	As Shown
Notes	...

PROPOSED AND PREVIOUS CONSUMPTION AREAS
C-1.2



PMK

Exhibit A.

DRAINAGE CALCULATIONS

RECEIVED
November 8, 2017
BY Planning Dept.

LANDSCAPE BUFFER
PARKING LOT AREA = 6,218 AC = 2,350 SF
BUFFER REQUIRED = 6,258' x 550' = 3,441,900 SF
BUFFER PROVIDED = 793 SF

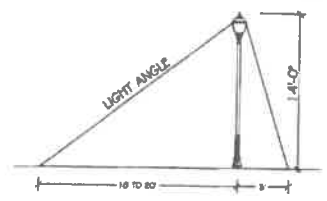
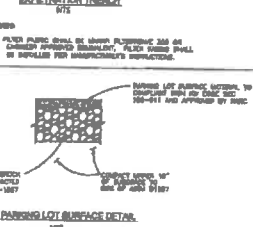
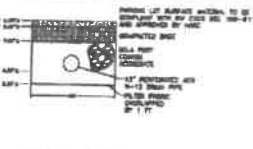
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November 8, 2017
BY Planning Dept.

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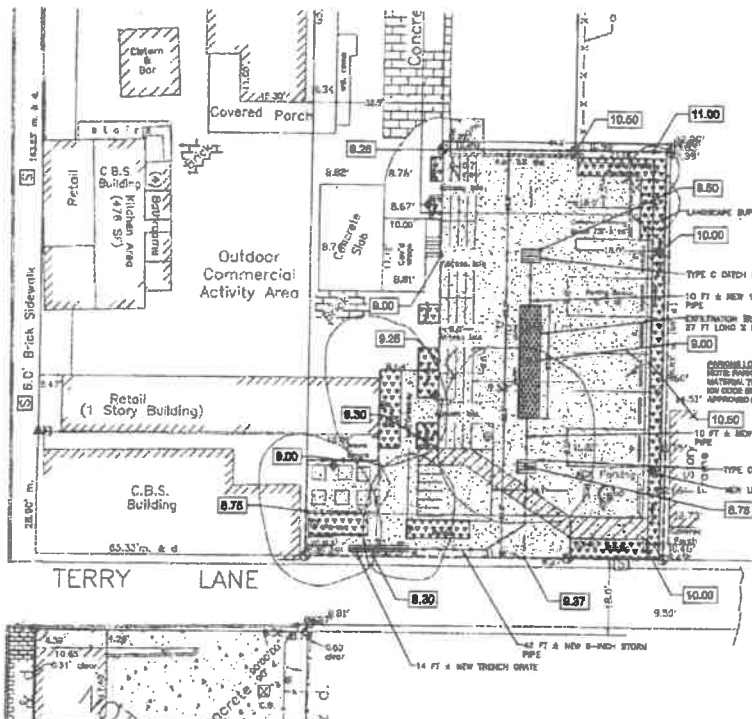
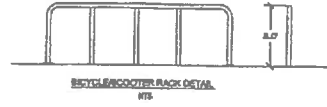
LEGEND

- DRAINAGE FLOW
- PROPOSED ELEVATION
- EXISTING ELEVATION
- NEW LIGHT POLE
- NEW PARKING LOT SURFACE MATERIAL TO BE COMPLIANT WITH F.D. 5000 SEC. 705-B(1) AND APPROVED BY HACC
- LANDSCAPE AREA

NOTES:
1. THE CONTRACTOR MAY ABANDON THE PROPOSED ELEVATIONS IN THE FIELD IF APPROVED BY THE ENGINEER.



NOTES:
1. CONTRACTOR SHALL INSTALL A HOOD HOLE AT THE BASE OF EACH LIGHT POLE NOT LESS THAN 2'-0" x 4'-0" WITH A COVER APPROVED BY THE ENGINEER.
2. LIGHT POLES SHALL BE CONSTRUCTED WITH A BASIS FOR THE LIGHT POLE AND INCLUDE THE LIGHT POLE SHALL BE A METAL PLATE 100 IN.
3. LIGHTS AND LIGHT FIXTURES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



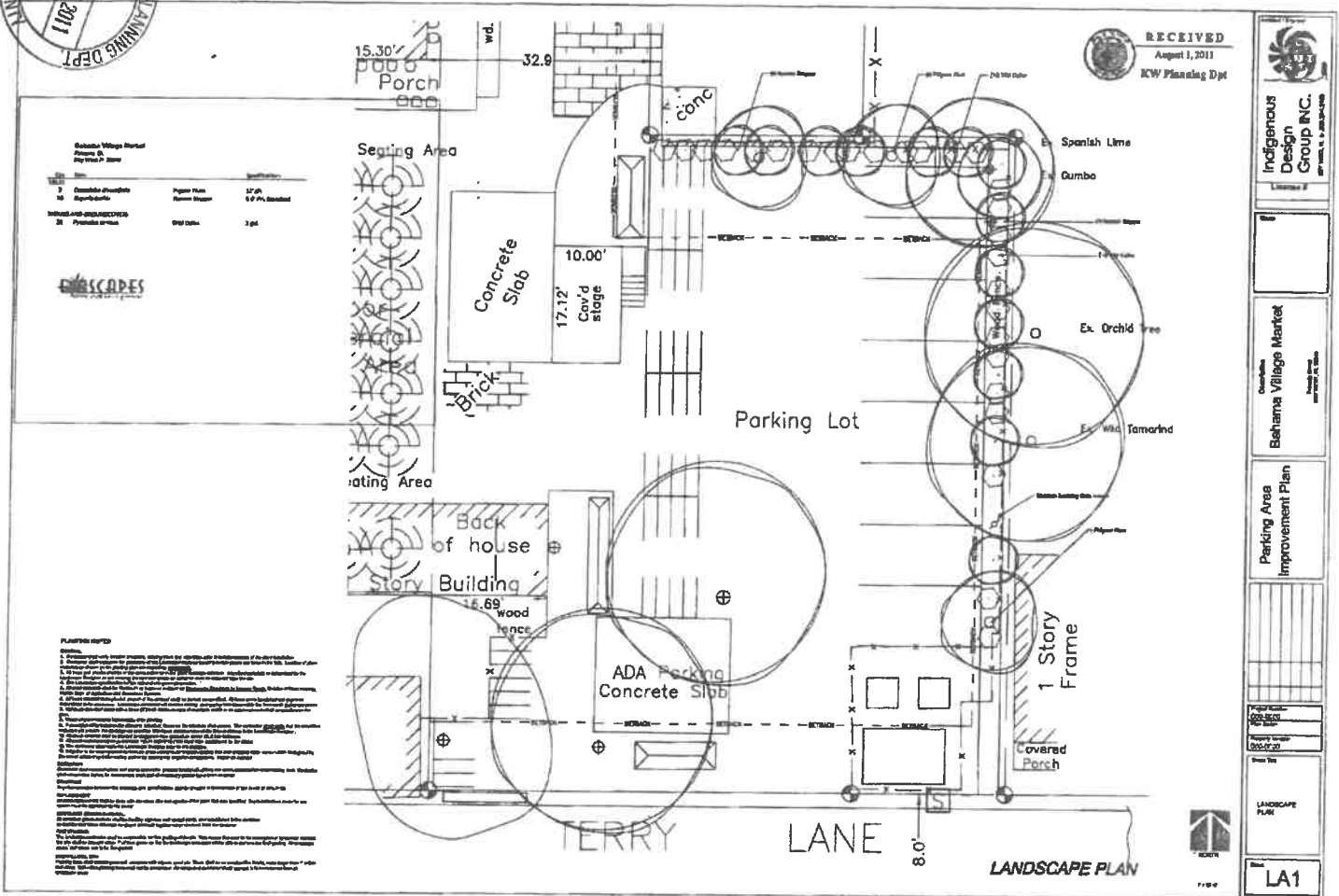
BAHAMA MARKET VILLAGE
1075 WEST, CORONA

Checked by	Checked by
Drawn by	Drawn by
Project No.	Sheet No.
DATE	DATE
Scale: ALL SHEETS	
Title: C-1.3	



Handwritten initials "Runk DC" in the upper left corner.

Exhibit A



RECEIVED
August 1, 2011
KW Planning Dept



Indigenous Design Group INC.
Licenses #

Project Name:
Client:

Location:
Bahama Village Market
Address: 101 N. Duval St., Key West, FL 34290

Project Name:
Parking Area Improvement Plan

Project No.:
Date:

Project No.:
Date:

Project No.:
Date:

Project No.:
Date:

Item	Description	Quantity	Unit
1	Concrete Slab	17.00	Sq. Yd.
2	ADA Parking Slab	1.00	Sq. Yd.
3	Planting Area	3.00	Sq. Yd.



PLANTING REPORT

1. All plants are to be installed within the specified time frame of the contract.

2. All plants are to be installed within the specified time frame of the contract.

3. All plants are to be installed within the specified time frame of the contract.

4. All plants are to be installed within the specified time frame of the contract.

5. All plants are to be installed within the specified time frame of the contract.

6. All plants are to be installed within the specified time frame of the contract.

7. All plants are to be installed within the specified time frame of the contract.

8. All plants are to be installed within the specified time frame of the contract.

9. All plants are to be installed within the specified time frame of the contract.

10. All plants are to be installed within the specified time frame of the contract.

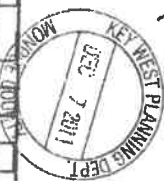


LANDSCAPE PLAN

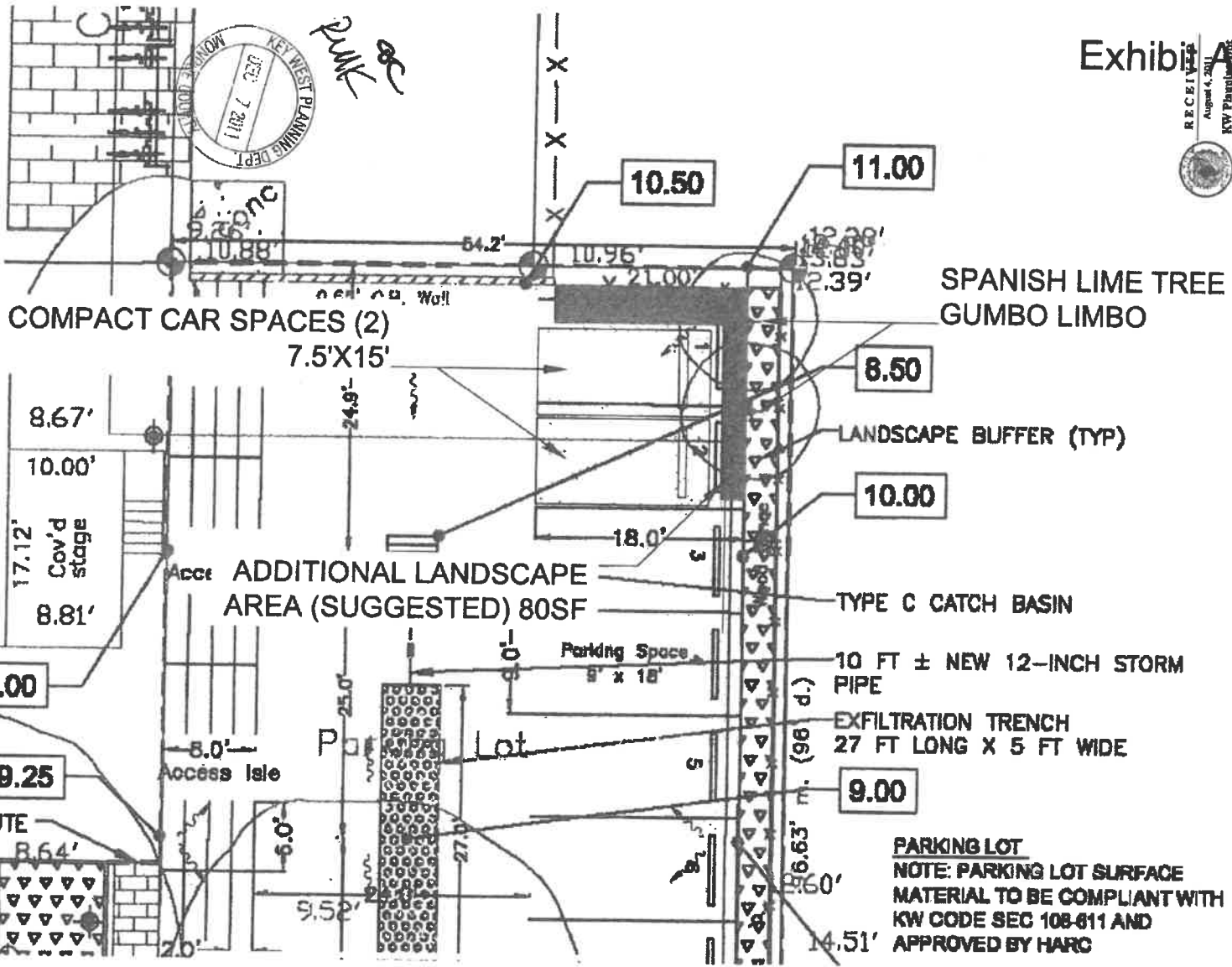
LA1

Exhibit A

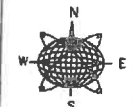
RECEIVED
August 4, 2011
KW Planning Dept



Paul



PARKING LOT
 NOTE: PARKING LOT SURFACE
 MATERIAL TO BE COMPLIANT WITH
 KW CODE SEC 108-611 AND
 APPROVED BY HARC



Mendian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #20401
 PH: 305-292-2205 FAX: 305-292-2800

Scale:
 RICHARD J. MILELLI
 PE #58315

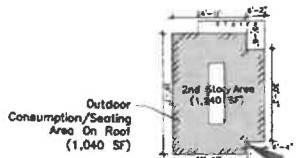
BAHAMA VILLAGE
MARKET
 WHITEHEAD & PETRONIA
 KEY WEST, FLORIDA

Drawn By: PCS
 Checked By: RJM
 Revisions:

Title:
PROPOSED AND PREVIOUS CONSUMPTION AREAS

Sheet Number:
C-1.3
 Date: FEBRUARY 9, 2015

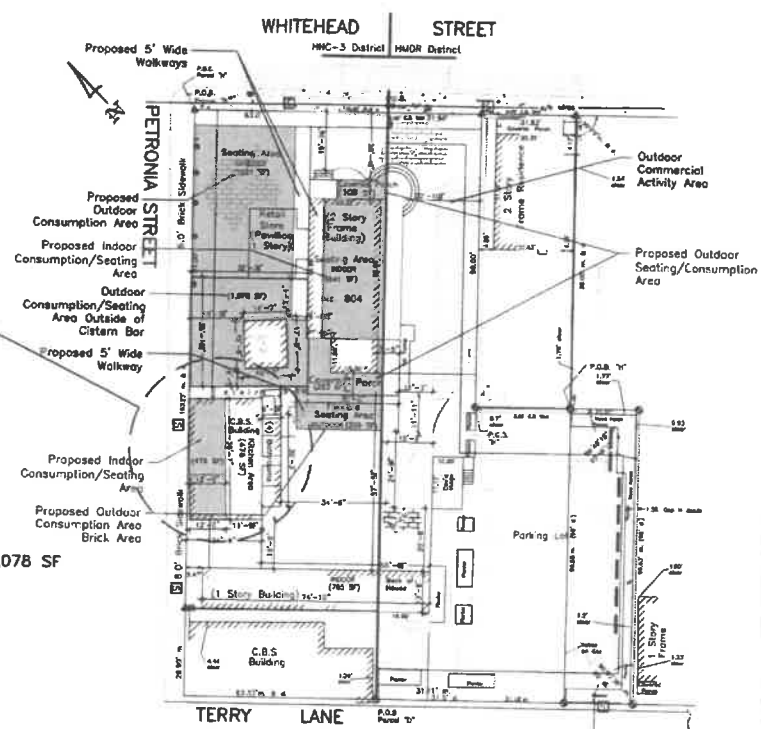
SECOND FLOOR
 SCALE: 1"=30'



LEGEND



CONSUMPTION AREAS:
 PREVIOUS (FRONT OUTDOOR AREA AND CISTERN BAR): 1,078 SF
PROPOSED:
 COVERED PORCHES: 482 SF
 OUTDOOR REAR BRICK AREA: 328 SF
 INDOOR FIRST FLOOR 2-STORY BLDG: 841 SF
 OUTDOOR FRONT BRICK AREA: 1,591 SF
 OUTDOOR TWO-STORY BLDG.: 1,040 SF
 INDOOR TWO-STORY BLDG: 476 SF
 TOTAL PREVIOUS AND PROPOSED: 5,836 SF



PROPOSED CONSUMPTION AREA
 SCALE: 1"=30'

EXHIBIT B



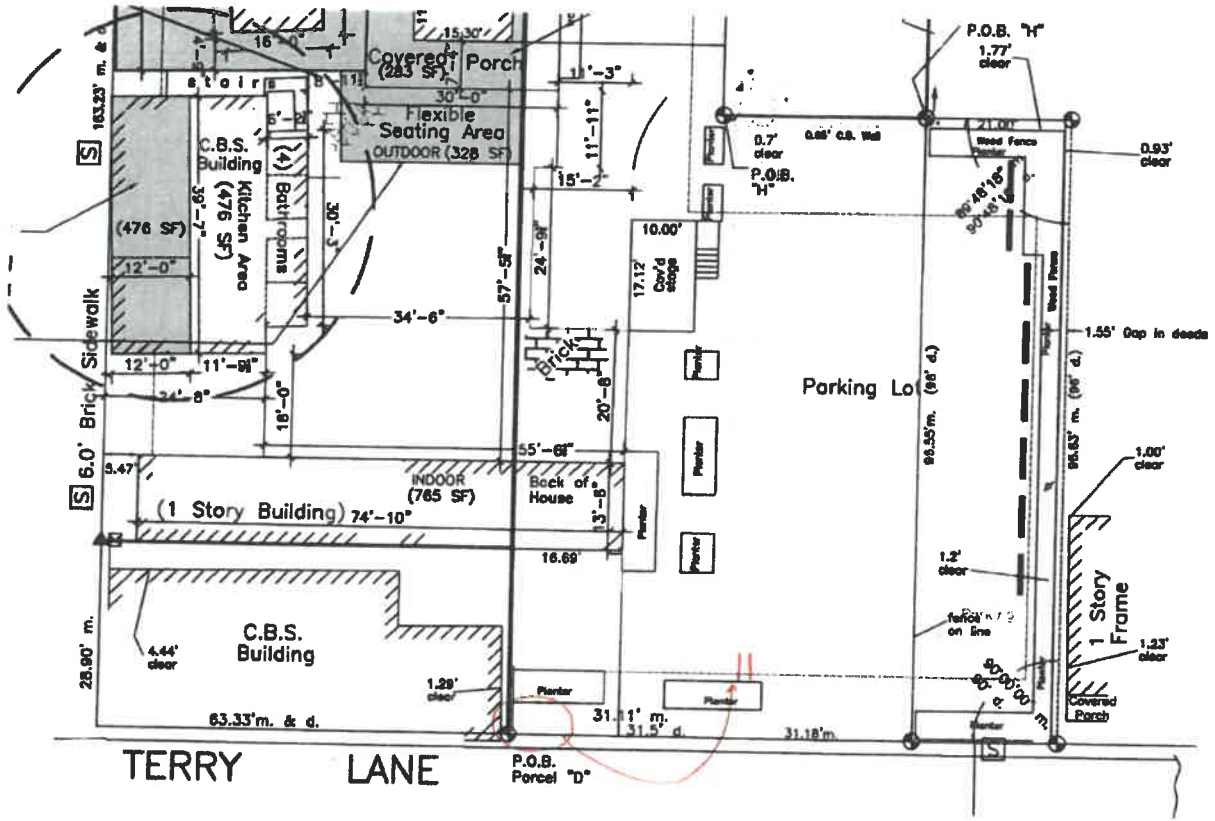
1. Blue Heaven

2. Le Creperie

3 AJ De Lunas

4 Moondog Cafe

EXHIBIT C



Relocation of two (2) bicycle parking spaces