

June 19, 2017

Mayor Cates and Commissioners Kaufman, Lopez, Payne, Romero, Wardlow and Weekley:

A twenty- four page "position" paper has been published with the agenda packet for the Parking Workshop, presented by Commissioner Payne. Much of what is written in the position paper can be viewed as Commissioner Payne's *opinion* regarding the need for more parking and the placement of that parking at the Historic Key West Seaport. The point of this letter is to correct a few of the representations in the letter that cannot be dismissed as merely opinion because of the appearance that what is stated is fact, going to the very heart of why 609 Greene Street is entirely inappropriate as the site for a 300-stall parking garage or any size parking garage. Below are just a few of the representations that require that the facts be put "on record" to allow a fair and thoughtful debate regarding Greene Street as a potential building site for a parking garage.

- 1) Proponents of the parking garage(s) repeatedly reference the three (3) Parking Studies commissioned by the City of Key West resulting in the consultants recommending that more off street parking be provided to alleviate traffic congestion.

Fact:

The *most recent study* was published in 2011 based upon data of the prior year. Do we really want to debate in 2017 whether to build a parking garage that will not be available until 2019 based upon a 2011 analysis? Of the nine (9) recommendations made in the 2011 Traffic study, to improve the traffic and load carrying capacity the mention of off street parking facilities appears as seventh in order of nine, and states (verbatim) as follows;

7. Plan for and Construct Additional Off-Street Parking Facilities. Key West residents who participated in surveys* associated with this study were strongly in favor of adding more off-street parking facilities. On-street parking facilities can contribute to roadway congestion as drivers search for and maneuver within available parking spaces. The addition of off-street parking facilities may (emphasis added) reduce some roadway congestion by providing an alternative to on-street parking facilities.

* 200 participants

- 2) Commissioner Payne's letter states that opponents of the Greene Street parking garage have "gone to great lengths to prepare and circulate a wildly exaggerated size, scale, and lot coverage representation" of the "modest parking garage" he suggests being built at Greene Street.

Fact:

Per the Resolution sponsored by Commissioner Payne, City staff had Walker Parking Consultants provide two site plans designed specifically to depict maximum parking that could be placed on site at 609 Greene Street. This was after the Commission had decisively rejected plans for a smaller parking garage at that location and directed staff to pursue design of a surface parking improvement. These plans were provided to the City's tenant at 609 Greene by city staff in preparation of the City

Commission meeting originally scheduled for May 16, 2017. The overlay plan which can be seen on the Conch Republic Seafood Facebook page is based solely upon the plans provided by the City of Key West, drawn by the City's consultant. See attachment to this letter.

- 3) Commissioner Payne represents that his drawing and land coverage for a garage would still allow Conch Republic Seafood to continue its operation with room for deliveries, hosting outdoor events and with no adverse effect on their business operation.**

Fact:

Both the City's Walker Parking Consultant drawings prepared in response to Commissioner Payne's Resolution and the "more modest plan" now proposed by parking garage proponents require removal of 1/3 to 2/3 of the existing concrete structures adjacent to the Conch Republic Seafood restaurant dining room building, serving vital "back of the house function" for the restaurant and upland support for the water based subtenants.

With all due respect to Commissioner Payne, the fact is that the restaurant, and all 8 of the working waterfront business leasing space at the Thompson Fish House would be catastrophically affected, if not shut down by the displacement during construction and most likely permanently displacement post construction. A working waterfront requires upland space for the support activity of the water-based operation. A seafood restaurant which buys fresh fish and seafood directly from LOCAL commercial fisherman knows what it takes to process that catch to deliver the quality product served every day at 631 Greene Street. That fact-based opinion comes from the business owner/operator Jeff Gunther, speaking from 30+ years in the restaurant business and 20 years' experience building, growing and improving Conch Republic Seafood.

- 4) Commissioner Payne's letter states that the Thompson Fish House currently occupied by Reef Relief is in great disrepair and in need of great deal of repair or removal; that Reef Relief can be relocated; that Reef Relief's "complementary lease" from the City can be relocated.**

Fact:

The City of Key West engineering consultants concluded in January 2017 that the Fish House building requires some repair work which the City has every intention to undertake. The only "replace" recommendation was made regarding aluminum siding of one building. (See consultant's report and email from City Port Facilities Director). The Tenant has offered since 2015 to pay for these repairs as part of the lease renewal for Conch Republic Seafood.

Reef Relief Director Millard McLeary has stated publicly that Reef Relief does not want to be re-located from this unique location which affords immediate and direct waterfront access and provides an environment which demonstrates the importance of learning about and caring for the marine environment surrounding Key West. The City of Key West does not provide this no cost lease space to Reef Relief. The Reef Relief classrooms and administrative space is paid for by Conch Republic Seafood and provided to Reef Relief for the past 11 years at no charge, as was done for Mote Marine and the experimental conch hatchery before that.

- 5) Commissioner Payne's letter states that the lobster trap storage can be relocated nearby to accommodate lobster fisherman.

Fact:

Harvey Watkins is the last commercial trap fisherman left at the Key West Bight. Harvey built his first lobster trap in the parking lot behind the Thompson Fish House at the age of 8 and hasn't stopped building traps and fishing in the 60 years since. He knows what it takes to run a commercial trap operation. He says there is no other location in or near the Key West waterfront suitable for what he does, which goes far beyond the function of "storing traps".

Summary:

The opposition to a parking garage at 609 Greene Street is well founded on the history of Key West Bight as a working waterfront. The citizens of Key West voted in 1992 to preserve the 1990's waterfront, not to try and recreate the 1909 waterfront. The opposition is not about preserving what is already lost, but protecting what is still here. This includes protecting the character of Greene Street and the means and livelihood for the neighborhood residents and the men and women who work on and around the Historic Seaport waterfront.

Respectfully submitted,

A handwritten signature in black ink that reads "Ginny Stones". The signature is written in a cursive, flowing style.

Ginny Stones, Oropeza, Stones & Cardenas PLLC., counsel for

Florida Straits Seafood Company, Inc., dba Conch Republic Seafood

Terry Clark

Subject: FW: Lease renewal with Greene Street Parkin lot or structure
Attachments: Greene St. Parking structure Plans and 3D Model.pdf; Surface Lot GREENE-ST A-100A.pdf

----- Original message -----

From: Marilyn Wilbarger <mwilbarger@cityofkeywest-fl.gov>
Date: 3/15/17 2:35 PM (GMT-05:00)
To: gunny667@hotmail.com
Cc: "James K. Scholl" <jscholl@cityofkeywest-fl.gov>, Doug Bradshaw <dbradshaw@cityofkeywest-fl.gov>
Subject: Lease renewal with Greene Street Parkin lot or structure

Good afternoon Jeff,

Attached are plans for a surface lot or a parking garage to be located at Greene Street. The City engineering department was directed to maximize the site as you will see in the conceptual plans. The item is scheduled to go before the City Commission on May 21st for their consideration. I am not sure if they will be presented to the Bight Board again or not as Doug Bradshaw would determine that.

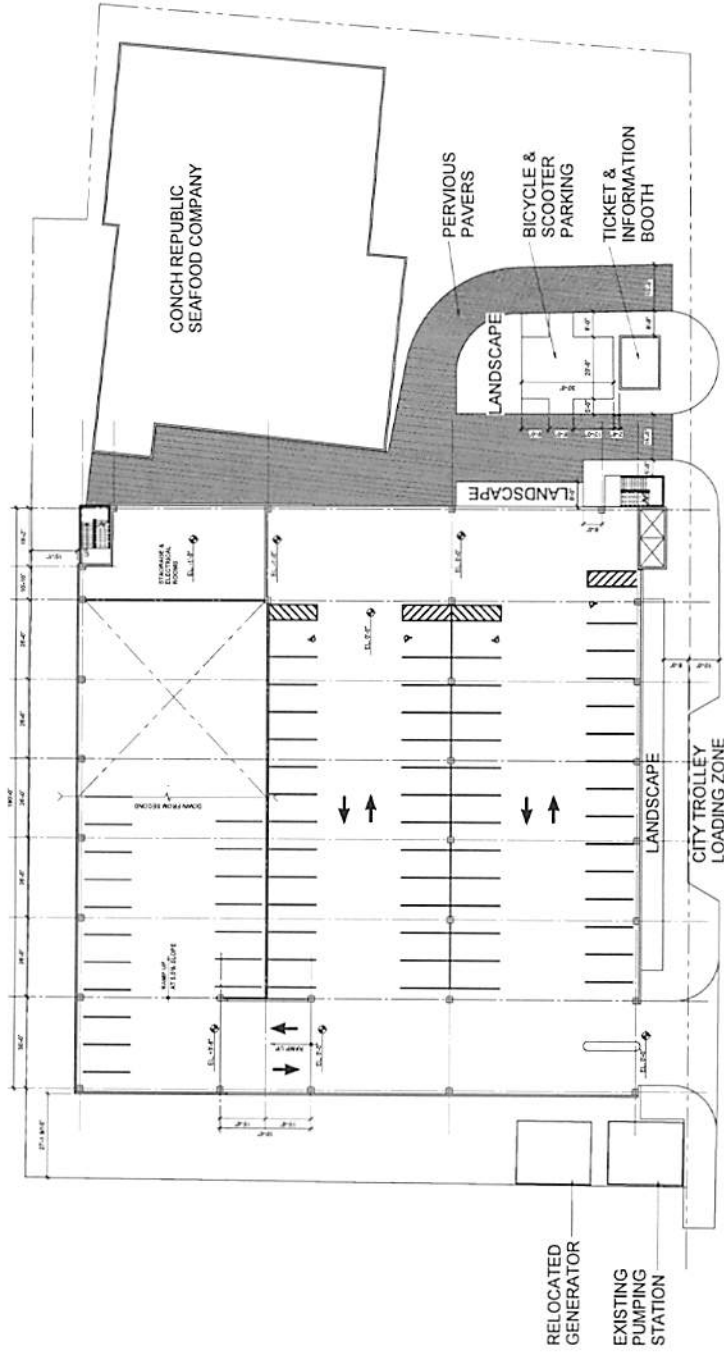
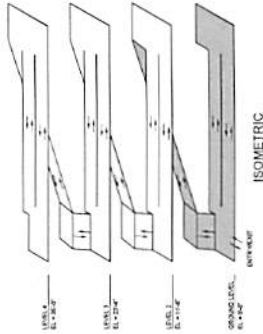
As your lease expires at the end of May we can certainly proceed with a renewal that does not include the areas that they are contemplating for the parking lot/garage. Please let me know how you would like to proceed as we will also need to perform a new survey to determine your demised area.

Thank you very much,
Marilyn

Marilyn D. Wilbarger, RPA,CCIM
City of Key West

(305) 809-3794
mwilbarger@cityofkeywest-fl.gov

PRELIMINARY - FOR REVIEW 2017-03-06



GREENE STREET (600 BLOCK)

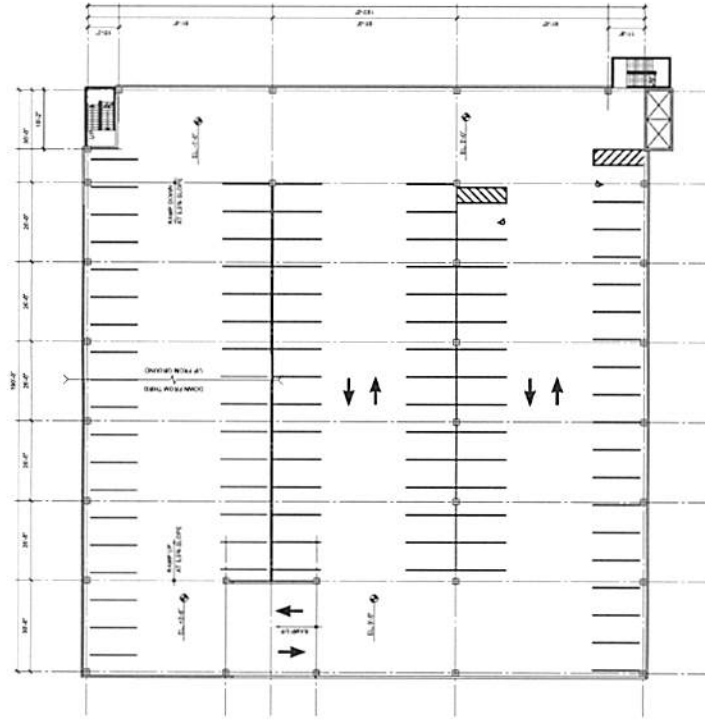
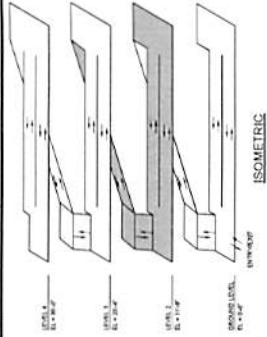
(A1) GROUND LEVEL PLAN (11/14/17)

PARKING SCHEDULE - OVERALL

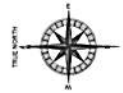
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LEVEL 4	STANDARD	10	0	10
LEVEL 3	STANDARD	10	0	10
LEVEL 2	STANDARD	10	0	10
LEVEL 1	STANDARD	10	0	10
LEVEL 0	STANDARD	10	0	10
TOTAL		50	0	50



PRELIMINARY - FOR REVIEW 2017-03-06



A1 LEVEL 2 PLAN

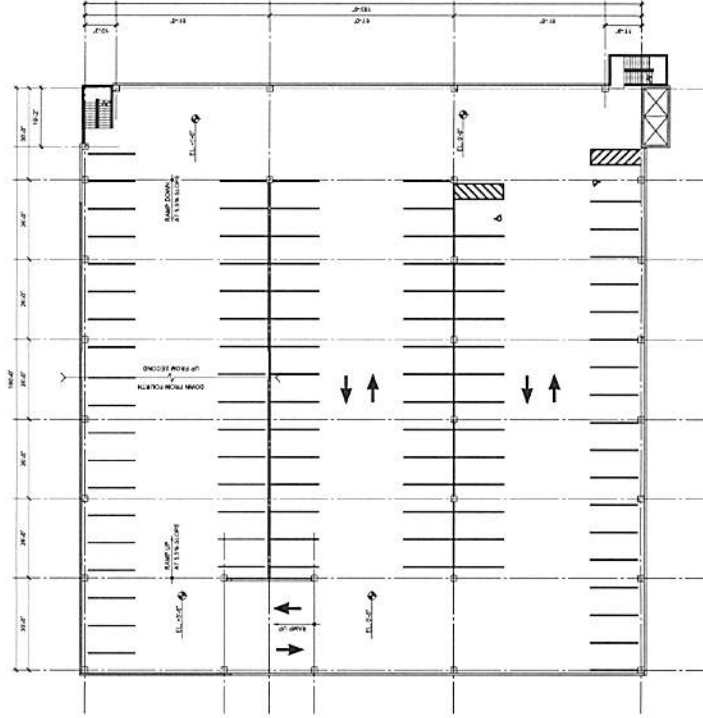


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SHEET TITLE:
LEVEL 3 PLAN

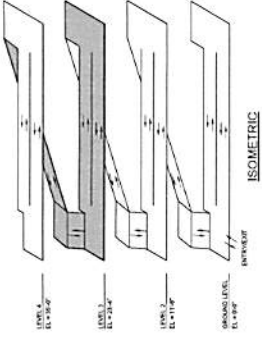
A-103



A1 LEVEL 3 PLAN (ELEV. 8'-0" • 21'-0")



PRELIMINARY - FOR REVIEW 2017-03-06



ISOMETRIC



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GREENE STREET
PARKING DECK

600 GREENE STREET KEY WEST, FLORIDA

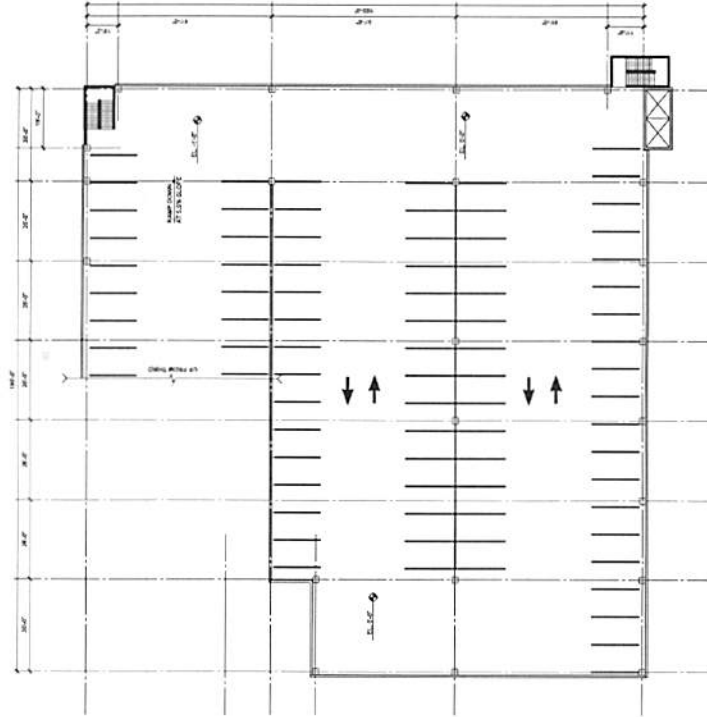
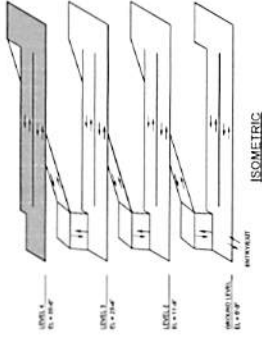
DATE: 11/11/17
BY: [Signature]
CHECKED BY: [Signature]

PROJECT NO.: 17-03-06
SHEET NO.: 104
SHEET TOTAL: 104

LEVEL 4 PLAN

A-104

PRELIMINARY - FOR REVIEW 2017-03-06



(A1) LEVEL 4 PLAN (SEE PAGE 103)



[illegible]

From: Doug Bradshaw [mailto:dbradshaw@cityofkeywest-fl.gov]
Sent: Wednesday, January 13, 2016 4:23 PM
To: ginny@keyslaw.net
Cc: Gary Volenec; James Bouquet
Subject: RE: Greene Street parking lot

Ginny,

A draft report has come back and we are waiting on a final. The City has every intention of making the improvements at our expense. Currently it looks like we will remove the concrete roof, repair the tie-beam, and put a tradition gable roof on the structure. We are waiting final direction from engineering before moving forward on design of the surface lot.

Doug Bradshaw

Director Port and Marine Services

City of Key West

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Key West, FL 33040

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