

WHALERS COVE HOMEOWNERS ASSOCIATION

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Spokesperson*

→ *Presentation to City Council on September 11, 2007* ←

WHALERS COVE HOA

- ▶ Residential Community of 48 Homes
- ▶ Located across Loynes Drive
- ▶ Close Proximity to Potential Noise Problems, Criminal Activity & Nuisance Issues

CHARACTER OF NEIGHBORHOOD

- ▶ Dozens of Nearby Common Interest Developments
- ▶ Whalers Cove HOA (*to the north*)
- ▶ Belmont Shores Estates (*to the east*)
- ▶ Del Lago HOA (*to the northwest*)
- ▶ Bay Harbour HOA (*to the west*)
- ▶ Spinnaker Coves HOA, Pacific Villas HOA, LaRochelle HOA, Bayshore HOA, Windward Pointe HOA

POTENTIAL PROBLEMS WITH UNRESTRICTED PERMIT FOR ENTERTAINMENT WITH DANCING

- ▶ Converting an Upscale Restaurant with Alcohol
-to-
a Nightclub Emphasizing Liquor Consumption
- ▶ Inherent Liquor Related Nuisances
 - *Unruly, Aggressive Behavior*
 - *Unrestrained Noise & Celebration*
 - *Auto Related Safety Risks*

PROGRESSION OF SITE EVENTS

- ▶ Gaslamp Restaurant Started as a Fine Dining Establishment
- ▶ Anthony Batts, Chief of Police Recommended 16 Conditions and a One Year Short-Term Permit on April 24, 2007
- ▶ The City Council Extended the Permit 90-days until September 14, 2007, After Council member DeLong Unsuccessfully Moved to Deny the Permit, on June 12, 2007

ESSENTIAL CONDITIONS OF APPROVAL

- ▶ Food/Alcohol Sales Ratio 55% to 45%
- ▶ One Year Temporary Permit (*full calendar year of events*)
- ▶ Almost 300 Potential Patrons During Entertainment
 - *1 Uniformed Guard Per 50 People*
 - *3 Parking Lot Attendants from 10:00 p.m. to 1:00 a.m. Thursday to Saturday*
- ▶ Management of Premises
 - *No "Queue" Awaiting Entry After 11:00 p.m.*
 - *No Parking on Loynes Drive*
 - *No Loitering on Lot*
 - *Trash Control on Lot*
 - *No Audible Sound Within 50-feet of Exterior Walls*
 - *Parking Lot Sound Control*
 - *No Unauthorized Neighborhood Postings*

ENFORCEMENT OF CONDITIONS

- ▶ Strict Compliance Required
- ▶ Monitoring by Police
- ▶ Submit Verified Statement of Compliance to City Council
- ▶ Permit Subject to Review and Amendment by City Council Next Year
- ▶ Real Consequences for Broken Promises

CONCLUSION

- ▶ Sanctity of Residential Sanctuary Should be Maintained
- ▶ Restrictive Conditions Dependent on Continued Compliance



EXHIBIT "A"



EXHIBIT "B"



EXHIBIT "C"