

211 St. Joe Plaza Drive
Palm Coast, FL 32164
BUS: (386) 445-5880
FAX: (386) 446-1504

Date: November 10, 2015
To: Honorable Jon Netts and City Council
Subject: Bottle Clubs

Dear Honorable Mayor and City Council,

My company, Coldwell Banker Premier Properties, manages several commercial properties in Palm Coast. About a week ago we were approached by a couple that was interested in renting one of the units we manage to open a Bottle Club. After doing some research about Bottle Clubs and the type of clientele they typically attract we did not want this type of business in the shopping plaza.

As a business person, having an establishment where one can consume alcoholic beverages anytime during the day or night is not what we need in Palm Coast. This would affect owners/tenants of other businesses that may be in the same vicinity of a Bottle Club. There could be a good possibility that owners of shopping centers/plazas might see a larger vacancy rate if a Bottle Club would be allowed to open in their center/plaza.

I would support a law that would not allow a Bottle Club to open within the city limits. I would support a law that would not allow a Bottle Club to open within Flagler County. Just this past year there was a murder at a Bottle Club in Volusia County, we do not need that type of activity in our back yard.

Regards,

A handwritten signature in blue ink, appearing to read "Thomas Heiser". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Thomas Heiser
Broker / Manager
Coldwell Banker Premier Properties

Virginia Smith

From: Ray Tyner
Sent: Friday, November 13, 2015 9:06 AM
To: Virginia Smith
Subject: Fwd: Zoning review

Raymond Tyner
Planning Manager
City of Palm Coast
160 Cypress Point Pkwy, Suite B-106
Palm Coast, FL 32164
Tel: 386-986-3745
www.palmcoastgov.com

Begin forwarded message:

From: Tim Curtis <wtimcurtis@hotmail.com>
Date: November 13, 2015 at 8:29:40 AM EST
To: "rtyner@palmcoastgov.com" <rtyner@palmcoastgov.com>
Subject: Zoning review

Mr. Tyner,

I currently operate a business that is located in an area zoned COM2. Recently it was brought to my attention that one of the vacant storefronts in our center was going to be turned into a "bottle club". We take great pride in our business and in our center as being a "family" type center. We are anchored by Brewster's Ice Cream on one end, and Houligan's-- which we tag lined as a "Family Spirited Sports Grille" on the other end. I was disappointed to hear that a "bottle club" would potentially be allowed in a center that is zoned COM2. With this e-mail I am respectfully requesting that the planning department and the city commission please review these type ordinances in hopes of protecting businesses such as ours from being subjected to the types of things that go on in businesses such as "bottle clubs". If you look at the history of "bottle clubs" you will see that the Police classify these types of businesses as a "nuisance" where they are often called to break up fights and investigate murders that happen on site..... As a business owner I have a fiduciary responsibility to protect not only my guests, but my employees as well. I do not take this responsibility lightly, and again I ask that the the type of zoning be reviewed for us to help protect the "family type atmosphere" our center and for that matter protect the city of Palm Coast of the "family friendly-safe atmosphere we have built for so many years.

Sincerely,

Tim Curtis

Virginia Smith

From: Cue Note <cuenotemanagement@gmail.com>
Sent: Friday, November 13, 2015 3:12 PM
To: Jim Landon
Cc: Virginia Smith
Subject: Cue Note Billiard Room Letter against the "Bottle Club" in City Market Place
Attachments: Mayor Netts.odt

To whom it concerns,

Enclosed is a document letter about our view on the so called "Bottle Club" that has been said to be opening in our shopping center. I speak on behalf of the owner John Dueble.

My contact information is located on the footer of this email if you need to reach me.

Thank you

--

Jason Thomas
General Manager / Food & Beverage Manager
Cue Note Billiards Room & Sports Restaurant

Email: CueNoteManager@Gmail.com

Phone: (213) 590-1818

IG: @CueNoteBilliards

Date: November 13, 2015

Dear Honorable Mayor Jon Netts and City Council

Our business Cue Note Billiard Room located in the City Market Place has been humbled by the enormous welcome the city of Palm Coast has shown us since we opened our doors a month ago. It has been brought to our attention by other commercial unit owners that a so called "Bottle Club" is being rented in a unit for late night operation. Our customer base would show a huge decline if they knew the type of clientele that these type of businesses attract. A late night establishment of this type can lead to the draw of unruly customers that may run the risk of severe property damage due to intoxicated drivers, excess litter caused by outside drinking and smoking, in addition to possible loitering around the property.

I would support a law that would not allow a "Bottle Club" to open within the city limits of Flagler county. Over a year ago we found that these types of clubs in the Volusia county area were closed to due this type activity that the environment leads to.

Regards,

Jason Thomas
General Manager
Cue Note Billiard Room

Dominic's
Deli & Eatery
160 Cypress Point Pkwy #B101
Palm Coast, FL 32164
(386)445-8422

Date: November 13, 2015
To: Honorable Jon Netts and City Council
Subject: Bottle Club

Dear Honorable Mayor and City Council,

Our company, Dominic's Deli & Eatery, occupies commercial space in City Marketplace. We were told by numerous people that a bottle club was interested in renting units in our plaza. We are aware of the type of business that a bottle club is, as well as the type of clientele that it would attract. We would not want this type of establishment located in our plaza or anywhere in the City of Palm Coast.

Our business and the entire plaza would be greatly affected by being in the same vicinity of a bottle club. There is a great possibility we would consider vacating and relocating our business elsewhere.

We would support a law that would not allow a bottle club to open within the city limits or within Flagler County. A bottle club is not the type of business that we would like to see in "OUR" beautiful city of Palm Coast.

Regards,



Peter & Deserie Tavalacci
Owners/Operators
Dominic's Deli Inc.

Virginia Smith

From: Shannon Cuccinello <shanaynay929@icloud.com>
Sent: Friday, November 13, 2015 10:16 AM
To: Jim Landon
Cc: Virginia Smith
Subject: The Bottle Club

November 13, 2015

Dear Honorable Mayor and City Council,

My name is Shannon Cuccinello, I represent Carmella's Pizza & Pasta in the City Market Place. I am writing this letter in order to help pre even a serious issue and problem from entering the City Market Place. My argument and plea is to avoid a bottle club from opening up into our City Market Place. I do not feel this particular business is what is best for our city. Some examples are as follows: it is dangerous and unsafe for our children, the police would have to work extra hard and take away from other crimes that may take precedence, and finally not a business that should be associated with our city.

For the safety of our children. We have a dance studio that is directly above my restaurant. I fear for the safety of those children. A business such as a bottle club would not bring in an appropriate crowd to our market place. I feel that having such a business would endanger our great city! I feel that allowing all hour drinking could also be a danger for the children waiting to get to school in the mornings. I fear for the children and their safety!

The police having to patrol and work the area; because, of this there would be room for more crime and also would take away from other necessary issues. Drunk driving would be at an all time highest point of a business like a bottle club were to open up. A place like this would be taking our great police department away from normal daily activities and duties.

I feel a business like this would tarnish the name of our great city. If we allow a bottle club to open up and serious fights or even deaths occur; how, does and will this affect our city? I have a family and small children I have to think about. I also own a business. If the city allows such a place to come into our city; then, I am not sure how many businesses will decide to pack up and take their businesses elsewhere?

I urge you to consider the serious consequences that having a business like a bottle club would do to our city. The rate of crime would increase and stealing would also become more prominent. Drunk driving and the dangers that the children would face would be more frequent as well. I do and will not stand for a business like this entering my city and I know that other people feel the same way. I thank you for your time and consideration in this matter.

Thank You,
Shannon Cuccinello
Owner Carmella's Pizza & Pasta
Sent from my iPhone

Virginia Smith

From: Jim Landon
Sent: Sunday, November 15, 2015 3:43 PM
To: Executive Team; A Team; Ray Tyner; Mark K. Carman; Jay Maher
Subject: Fwd: Concern Regarding Bottle Clubs in Palm Coast

Another one

Jim Landon
City Manager
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3702
www.palmcoastgov.com

Begin forwarded message:

From: JoAnn Eurell <jeurell7@hotmail.com>
Date: November 15, 2015 at 3:26:16 PM EST
To: <jnetts@palmcoastgov.com>, <jlandon@palmcoastgov.com>, <jdelorenzo@palmcoastgov.com>, <bmcguire@palmcoastgov.com>, <hshipley@palmcoastgov.com>, <snobile@palmcoastgov.com>
Subject: **Concern Regarding Bottle Clubs in Palm Coast**

Dear Mayor Netts and Members of Palm Coast City Council:

I recently learned that a bottle club is trying to locate in City Marketplace in Palm Coast. I am a member of the Flagler County Art League and a frequent customer at both Cut Up and Sew and Dominic's Deli - all located in City Marketplace. Both the Art League and Cut Up and Sew have evening events that I often attend.

Bottle clubs in other cities have been associated with an increase in crime and disturbances in the surrounding area. Patrons are allowed to carry in their own liquor and drink after other bars close. Altercations frequently spill over into the parking lot. Traffic in illegal drugs is also associated with bottle clubs.

I am very concerned for my personal safety as well as the safety of other women, particularly in the evenings after dark, should such an establishment be allowed in the area. Further, I fear that this will harm the valuable businesses in City Marketplace. Security in the businesses is at risk, and customer base will likely decline if crime rises in the complex. City Marketplace has had difficulty during the recession and is on its way back, but introducing a business of questionable nature will not help future development.

I urge the city council to follow the path of other nearby cities such as Daytona Beach and Ormond Beach and **ban bottle clubs from the city.** Please keep our town safe and a pleasant place to live. Further I would encourage Flagler County to pass a similar restriction for bottle clubs within the county limits.

Sincerely,

Dr. Jo Ann Eurell
11 Cottonton Ct
Palm Coast, FL 32137-8916
Email: jeurell7@hotmail.com
Phone: (970) 631-3765

Virginia Smith

From: Jim Landon
Sent: Saturday, November 14, 2015 4:47 PM
To: City Council; Executive Team; A Team; Mark K. Carman; Ray Tyner; Jay Maher
Subject: Fwd: Proposed "Bottle Bar"

Another one.

Jim Landon

Begin forwarded message:

From: Helen Kopke <hkopke@yahoo.com>
Date: November 14, 2015 at 4:42:09 PM EST
To: "jlandon@palmcoastgov.com" <jlandon@palmcoastgov.com>
Subject: Proposed "Bottle Bar"
Reply-To: Helen Kopke <hkopke@yahoo.com>

Dear Mr. Landon:

It has come to our attention that a "Bottle Club" is being proposed for City Marketplace in Palm Coast.

We urge you to do all you can to prohibit this kind of establishment to move into Palm Coast.

We, along with many other of our peers, picked Palm Coast to live because of its excellent appearance, great services, and obvious pride in our community as shown by our terrific city employees and excellent planning.

We are a family-oriented community, and this type of establishment will attract the kind of people and activity not conducive to a healthy lifestyle or family living.

We spend a lot of time at City Marketplace - having lunch at Dominics, dinner at Camilla's, haircuts at Marcus Taylor; and sewing at Cut Up and Sew. This shop sometimes holds classes till 9 p.m. - and are soon offering even more evening programs. Having this type of bar in the complex will definitely discourage customers from attending these classes. Even though the bar may be open "after hours" it shouldn't be allowed because we see no reason why people need to continue drinking after regular bars close. As a community why would we encourage this behavior?

We are hoping that any establishment such as this are never allowed within city limits.

We appreciate all you can do for us. Thank you for your consideration.

Sincerely,
Dick and Helen Kopke
10 Wilden Place
Palm Coast, FL 32164



CUT UP AND SEW

160 Cypress Pt. Pky, Unit D116
Palm Coast, FL 32164
386-447-1103
www.cutupandsew.com

November 13, 2015

To: Honorable Jon Netts and City Council

Re: Bottle Clubs

Dear Honorable Mayor and City Council:

We are a well-established quilt and sewing shop located in the City Marketplace here in Palm Coast. As you likely know, many types of businesses are located throughout the City Marketplace, including a children's dance studio, Zumba dance studio, orthodontist, art league, restaurants, etc. Our business is mostly geared towards older women who spend many hours taking classes and sewing at our store, including during the evenings.

We were just informed today that a Bottle Club is attempting to lease a unit here in the City Marketplace and located just a few doors down from our store. Knowing the type of clientele that Bottle Clubs typically attract and the resulting disturbances, violence and crime that typically arise from such an establishment, we definitely do not want this type of business in the City Marketplace, or anywhere in Palm Coast or the surrounding areas for that matter.

Such an establishment places our customers and employees at serious risk. We cannot have our customers or employees feel insecure just by being at our store, with a Bottle Club located so nearby wherein people are consuming alcoholic beverages day and night. Should this Bottle Club be anything like the ones in Volusia County, it would likely evolve into illegal drug activity and related violence. We also cannot risk the high likelihood of crime being committed

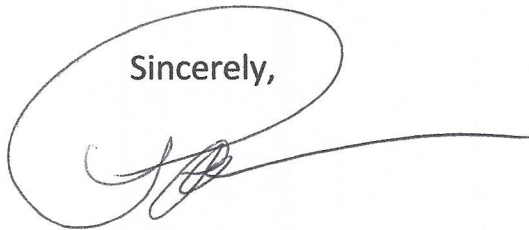
November 13, 2015

Page 2

against our store, our customers, employees or their property. We desperately need your support in banning Bottle Clubs within Flagler County, and greatly appreciate your help in this matter.

We would support a law that would not allow a Bottle Club to open within the Palm Coast city limits. We would support a law that would not allow a Bottle Club to open within Flagler County.

Sincerely,

A handwritten signature in black ink, appearing to be 'P. Verhagen', is written over a large, hand-drawn oval. A long horizontal line extends from the right side of the signature across the page.

Patricia L. Verhagen
Owner

Virginia Smith

From: Sam Soppe <samsoppe@hotmail.com>
Sent: Saturday, November 14, 2015 1:25 PM
To: Jim Landon; Virginia Smith; bmcmcguire@palmcoastgov.com; Jon Netts; Jason DeLorenzo
Subject: Bottle Club

I am writing because I understand there is a proposal for a “Bottle Club” in Palm Coast.

Please do not let this happen. I am in City Marketplace at least once a week. I would no longer wish to frequent the businesses in the area if a Bottle Club is opened.

What would our City be thinking – Daytona has seen the impact of these places for years and only recently shut one down. Why would we want something like that.

Please think very carefully before allowing something like this establishment to open

Romona Soppe
A taxpayer of Palm Coast and Flagler County

Sent from [Mail](#) for Windows 10



November 13, 2015

Honorable Jon Netts
and City Council (Palm Coast)

Dear Honorable Mayor and City Council:

My company, Cypress Point 160, owns several condominium units in City Marketplace in Palm Coast. Through the grapevine, we have heard that there is a couple interested renting somewhere in the city to open a 'Bottle Club". After doing some research about this type of business and the clientele they typically attract, we are not interested in having this type of business in City Marketplace.

As a business owner and property manager, we feel this would have a negative effect on other owners and tenants, not only in City Marketplace, but in the city in general. We have also learned that there was a murder at a Bottle Club in Volusia County and we are strongly against allowing this type of business and related activities

We would support a law that would not allow a Bottle Club to open within the city limits. We would support a law that would also not allow a Bottle Club to open within Flagler County.

We appreciate your attention and consideration to this matter.

Very truly yours,

John Clark Bills
President

Virginia Smith

From: Catherine McCloud <skylarkhawaii86@gmail.com>
Sent: Saturday, November 14, 2015 7:35 PM
To: Virginia Smith
Subject: Bottle Clubs

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>
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>>>
>>> Dear Honorable Mayor and City Council,
>>>
>>> I have just learn that a Bottle Club is attempting to lease a space in the City Marketplace. I attend classes at a local quilt shop in the City Marketplace. i was stunned to learn that such an establishment was seeking to open a business in Palm Coast. For all our efforts to keep our town beautiful, I don't think this type of business is going to keep our city a beautiful place to live. The type of people who frequent these establishments typically bring violence and crime with them. This type of environment will cause many customers, who spend time at the Marketplace at the businesses and restaurants to go elsewhere where they don't have to worry about their safety.
>>>
>>> I hope the city council and mayor will pass an ordinance that will prohibit these types of businesses in Palm Coast and Flagler County.
>>>
>>> Sincerely,
>>>
>>> Catherine McCloud
>>> Palm Coast resident
>>>
>>>
>>
>

Virginia Smith

From: Joan J. Reichart <joanreichart@cfl.rr.com>
Sent: Saturday, November 14, 2015 1:46 PM
To: Jon Netts; Jim Landon; Virginia Smith
Subject: bottle club

Dear Mayor and City Council,

I just found out about some space in the City Marketplace being rented to opening a Bottle Club. This is a poor choice of a establishment to be opening in Palm Coast or any place in Flagler County. We want to keep crime down and this type of establishment only draws not the best of patrons.

Please do not lease any space to a Bottle Club!

Thank you,

Joan Rechart



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Virginia Smith

From: stargazer1@cfl.rr.com
Sent: Sunday, November 15, 2015 10:37 PM
To: Jon Netts; Jim Landon; Virginia Smith; bmcmcguire@palmcoastgov.com; Jason DeLorenzo
Subject: Bottle Clubs

Dear Honorable Mayor and City Council:

I am very concerned about the possibility of a bottle club opening in Palm Coast. I travel up to Palm Coast Weekly to shop and dine out. I do not want to be on the road with a bunch of inebriated people. I think this will cause a lot of accidents and deaths. I can just as easily take my business and dining to Port Orange. I do not understand the need for people to form a club to drink at when they can do so at home and not harm anyone else. I prefer to shop in Palm Coast.

I cannot believe that your town would allow this to happen. I live in Ormond and our town ran Cheater's out. We didn't want the lowlife that went along with the club.

I would support any law