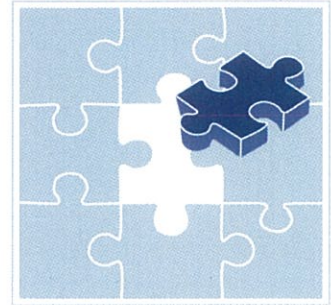


06/24/14

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Neighbor of the Seashell Motel & Youth Hostel,

Trepanier & Associates is assisting the Soni family to amend the existing development approval for the Seashell Motel & Youth Hostel. As you may know, Sea Shell Motel & Youth Hostel received approval to redevelop the site as 17 hotel units, each with cooking facilities. The motel was recently sold to the Soni family under South Street Hospitality, LLC. The Soni's would like to amend the approved design to reduce the size of the building from three stories to two, improve the parking design, expand the landscaping area, reduce impervious surface, increase stormwater retention and incorporate green-technology to gain approval as a *Florida Green Lodging* property.

The existing and the proposed conceptual drawings are attached. If you have an opportunity to review the plans and have any questions please don't hesitate to call me at 305-293-8983. We'd be happy to discuss the plans and/or meet you on site, if you would like. You may also want to contact the property owner, Ashish Soni, at 305-394-2923, or the project architect, Bill Horn, at 305-296-8302.

Best regards,

Lori Thompson
Research and Development

Elevations of Existing and Proposed Designs

Existing Approved Design



Proposed Design



SOUTH STREET HOSPITALITY, LLC

06/24/14

Warren Dedrick
c/o Michelle McCann, CPA
180 Sugarloaf Drive
Summerland Key, FL 33042-3673

RE: *718 South Street
Amendment to a Major Development Plan and Variance*

Dear Mr. Dedrick:

My name is Ashish Soni, my family and I have purchased the Seashell Motel & Youth Hostel at 718 South Street. Although this property has approved plans for the redevelopment of the 17-unit hotel, we would like to amend that Plan to include certain design improvements that we feel are important.

To assist us in successfully amending this redevelopment plan, we have hired, Planning Consultants, Trepanier & Associates and Architect, Bill Horn. As mentioned, the Sea Shell Motel & Hostel received approval to redevelop the site as 17 hotel units, each with cooking facilities. We seek to reduce the size of the building from three stories over parking to two stories over parking, improve the parking design, expand the landscaping area, reduce impervious surface, increase storm water retention and incorporate green-technology to gain approval as a *Florida Green Lodging* property.

The existing and the proposed plans are attached. If you have an opportunity to review the plans and have any questions please don't hesitate to call me at 305-394-2923. I would be happy to discuss the plans and/or meet you on site, if you would like. You may also want to contact any member of my team, Owen Trepanier at 305-293-8983 or Bill Horn, at 305-296-8302.

Sincerely,



Ashish Soni

PHONE

FAX

Kevin Bond

From: Lori Thompson <lori@owentrepanier.com>
Sent: Tuesday, August 12, 2014 2:45 PM
To: shpinkw@bellsouth.net; Zinger10@bellsouth.net; bonniewk@comcast.net; keywestmsn@gmail.com; drcomcrete67@gmail.com; wpbahlke@aol.com; winecellar2@icloud.com
Cc: Ashish Soni; Owen Trepanier; WPHORN@aol.com; Kevin Bond; tjohnston@keywestcity.com
Subject: 718 South St. neighbor meeting
Attachments: Final.memo.Neighborhood.pdf; green screen sample.pdf

Good afternoon,

Please see the attached revised/updated meeting notes from the neighborhood meeting held on July 29th at the Seashell Motel/Youth Hostel regarding the redevelopment plans for the property. Also included is an example of a green screen.

If you have any questions or comments please do not hesitate to contact us.

Thank you again for taking the time to meet, discuss the plans, air your concerns and get to know each other a little better.

Best Regards,

We've Moved Our Offices!

1421 First Street (Nr the corner of First & Flagler)

Lori Thompson

Trepanier & Associates

lori@owentrepanier.com

1421 First Street, Key West Florida 33040

Phone: 305.293.8983 / FAX: 305.293.8748

MEMORANDUM



Date: 08/05/14 (Updated 8/12/14)
To: Team
From: Lori Thompson
CC: Owen Trepanier
Re: 716-718 South Street – Neighborhood Meeting

Attendees:

Neighbor:.....Stace Valenzuela
Neighbor:.....Heidi and Sean Potter
Neighbor:.....Bonnie Koontz
Neighbor:.....David Zensinger
Neighbor:.....Bill Bahlke (via phone)
City Commissioner:.....Teri Johnston
Owner:.....Ashish Soni
Owner:.....Tejas Soni
Owner:.....Vasantlal Soni
Manager.....Jim Marquardt
Architect:.....William Horn
Planning Consultant, Trepanier & Associates, Inc.:.....Owen Trepanier and
Planning Consultant, Trepanier & Associates, Inc.:.....Lori Thompson

Discussion Items:

1. Noise:
 - 24/7 on site management.
 - Limit pool hours.
 - Limit hours for pool-side food or drink service.
2. Parking on William Street ROW:
 - Eliminate the perpendicular parking currently located on the ROW.
 - Provide a short-term parking space along William so people don't have to park in neighbor's parking lot.
3. Owner contact information in case of problems:
 - Provide owner's cell phone number to neighbors and maintain it available on site.
4. Landscape:
 - Move the building back from the ROW 5 additional feet to accommodate a 10 ft. landscape buffer along street frontages
 - Provide as much as possible between sidewalk and building

- Add as many trees as possible along the ROW.
- Review the residential development along Washington St. as an example.

Discussion Items (via handout):

1. Will there be a designated parking for guests checking in? (On-going problem with guests using private parking spaces and leaving vehicles parked there for long hours and overnight.)
 - In addition to all the required on-site parking, we are proposing to build 2 new typical on-street parallel parking spaces on William. We are proposing that they be open to the public but limited to 15min to accommodate and facilitate turnover.
2. Will there be pool/pool deck hours enforced to discourage late night loud parties on roof top?
 - Yes, pool hours shall be from sunrise to sunset, with on-site management 24/7.
3. Will the front desk be manned 24/7?
 - Yes
4. When will construction begin if project is approved?
 - The earliest construction can begin will be February and will likely take 8-12 months for completion.
5. Green screening: Is there an example on the island?
 - Yes, Hibiscus Hotel has a similar concept, but a different product. Attached is a spec sheet on the green screens. This is being used by architects to reduce the solar reflecting effects of buildings and create more vertical planting area.
6. Noise concerns from guests eating breakfast on rooftop early in the morning. Can seating be moved away from adjacent complex?
 - Yes, the architect will consider alternatives to create additional buffering.
7. Knowledge of City Code - construction hours of operation?
 - Sec. 26-193(3) Construction/demolition. "Sound levels produced from tools and equipment in commercial construction, demolition, drilling, or reasonably similar activities. However, such sound levels are limited to the hours of 8:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. The tools and equipment must be muffled and maintained equal to the functional standards of the industry. No exceptions contained in this subsection shall apply on Thanksgiving Day, Christmas Day and New Year's Day."

McNICHOLS ECO-MESH® Products



Mounted Trellis



Plant Screens



Columns



Trellis



McNICHOLS ECO-MESH® System is a custom modular framework grid typically wall-mounted to exterior structures creating aesthetic living green facades. Modular Grids are commonly used for screen walls, canopies, arbors, fences, partitions, and column covers for exterior and interior applications.

These high quality eco-panels are constructed to accommodate a growing space for various plants and vines. The panels may also be used for free-standing fencing panels.

ECO-MESH® provides the durability plants require for years of beauty and low maintenance. **ECO-MESH® Systems** are the best quality on the market!

Specify our High Quality **ECO-MESH® System** Today!