

Thomas Francis-Siburg

Subject: 1319 William-1316 Royal Street - Amendment re: Phasing

From: Owen Trepanier <owen@owentrepanier.com>

Sent: Wednesday, November 23, 2022 11:17 AM

To: Mario Duron <mduron@corradino.com>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; katie.halloran@cityofkeywest-fl.gov

Cc: Paul Misch (Misch1225@gmail.com) <misch1225@gmail.com>; Thomas Francis-Siburg <thomas@owentrepanier.com>; Sam Holland Jr (sam@conchhouse.com) <sam@conchhouse.com>

Subject: 1319 William-1316 Royal Street - Amendment re: Phasing

We have a pending application to amend the approval conditions of Resolution No. 21-197 (MDP for 1319 William-1316 Royal Street). We requested a phased schedule, but the phasing never made onto the noticed agenda item to the City Commission. This current request is to correct that and get the phasing request back before the Commission.

We had one neighbor express opposition to the original approval. At that time we revised the landscape plan to enhance the separation between the project and her property, and we agreed to build the three homes on her side of the project first, to minimize the impact on her vacation rental business.

The notice for the pending phasing amendment, elicited the same concerns from that neighbor again. We have been in contact with her (via email, texts and phone) and her property manager (in person on site) and provide the following for the Good Neighbor file/ public record.

Thanks a lot.
Owen

Trepanier & Associates, Inc.

Land Planners & Development Consultants
305-293-8983

[Click here to join our Team!](#)

From: Owen Trepanier

Sent: Wednesday, November 23, 2022 11:01 AM

To: 'sedonigallery@optonline.net' <sedonigallery@optonline.net>

Cc: mcgintymarine@aol.com

Subject: Royal Street

Hi Leslie,

Thanks for reaching out to us about this project. As you requested, Paul and I met with your property manager, Kevin McGinty, on site. He shared your concerns and we viewed the property line from both respective properties and reviewed the plans.

Here are the photos of the property line when the project started 2 years ago from Paul's side:



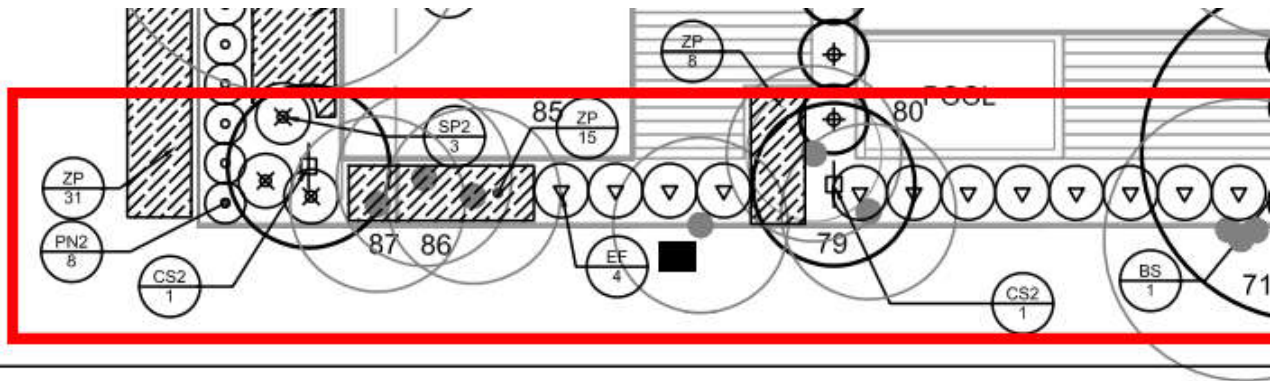
Here is the property line from your side:



The approved plans show, the project will provide the following along the property line adjacent to you:

- 5 Canopy Trees (Gumbo Limbos, Satan leaf...)
- 7 Palms (adonidia, arecas...)
- 20 understory/ large tropical shrubs (stoppers, capers...)
- 26 large tropical grasses (salt meadow and coontie...)

This will be a very densely planted area. When we met with Kevin, Paul agreed to install a 6ft fence and plant additional arecas in any areas that remain open. Frankly, this will be so densely planted, I don't believe there will be room for any additions.



I hope this answers your questions. Please let me know if you would to discuss further.
Thanks a lot.
Owen

Trepanier & Associates, Inc.
Land Planners & Development Consultants
305-293-8983

[Click here to join our Team!](#)