

UPDATED STAFF REPORT

DATE: May 9, 2022

RE: 601 Truman Avenue-919 Simonton Street
(permit application #T2021-0004)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

On May 4, 2022, an updated landscape plan was submitted, as requested, for Conceptual Landscape Plan approval for a development plan. The plan includes landscaping to be installed on site in raised planters due to contaminated soils.

At the April 11, 2022 Tree Commission meeting, approval was given to remove the avocado tree located at 611 Truman whose canopy primarily overhangs 919 Simonton Street. This approval requires the planting of 18.1 caliper inches of approved dicot trees on the property. The updated landscape plan only allows the planting of one approved tree in the Truman Avenue right of way (1-Satinleaf at 2 caliper inches x 2-endangered species credit = 4 caliper inches of mitigation credit). Therefore, 14.1 caliper inches of approved trees are still required to be planted in order for the removal permit to be closed. The applicant has proposed paying a fee into the tree fund instead of additional plantings (\$200 per inch).

It should be noted that the trees and palms to be planted in the raised landscape beds are not subject to Tree Commission regulations as they are not planted in the soil and are basically potted plants. They are regulated by the landscape requirements of development plans which require that they survive in perpetuity or be replanted if they die. The plants proposed to be planted in the raised beds are appropriate species for this type of landscape and the overall plan is 70% native and indigenous vegetation.



phase 1 landscape area= 519 sq.ft.

Construction will not impact Thatch Palm growing on-site, near the property line.



**NOT FOR
CONSTRUCTION**

PROJECT

**A RENOVATION FOR
601 TRUMAN AVE**

601 TRUMAN AVE & 919 SIMONTON ST
KEY WEST, FL 33040

CLIENT/OWNER


**VENTER ENTERPRISE, LLC
MARIUS VENTER**


608 GRIFFIN LANE
KEY WEST, FL 33040

[illegible]

PROJECT NUMBER	XXXXX.X
DATE:	04.29.22
SCALE:	1"=10'-0"
DRAWN BY:	IM
CHECKED BY:	KO

DRAWING SCALE AND NORTH ARROW

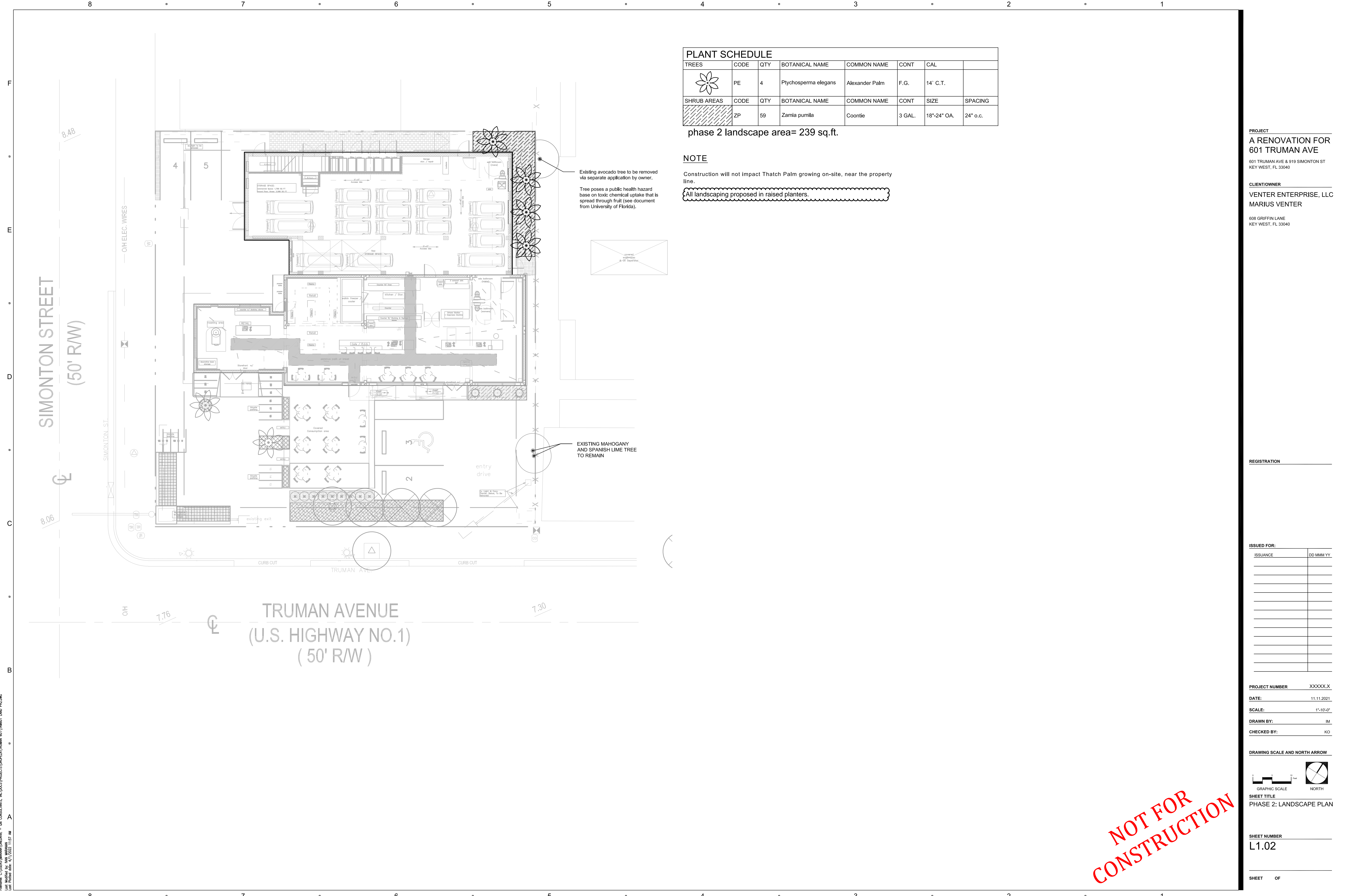
 **GRAPHIC SCALE**

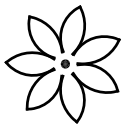
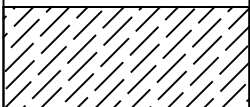
 **NORTH**

SHEET TITLE

PHASE 1: LANDSCAPE PLAN

SHEET NUMBER
L1.01



PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	
	PE	4	Ptychosperma elegans	Alexander Palm	F.G.	14" C.T.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	ZP	59	Zamia pumila	Coontie	3 GAL.	18"-24" OA.	24" o.c.

phase 2 landscape area= 239 sq.ft.

NOTE

Construction will not impact Thatch Palm growing on-site, near the property line.

All landscaping proposed in raised planters.

PROJECT
A RENOVATION FOR
601 TRUMAN AVE
601 TRUMAN AVE & 919 SIMONTON ST
KEY WEST, FL 33040
CLIENT/OWNER
VENTER ENTERPRISE, LLC
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

REGISTRATION

ISSUED FOR:

ISSUANCE	DD MMM YY

PROJECT NUMBER XXXXX.X

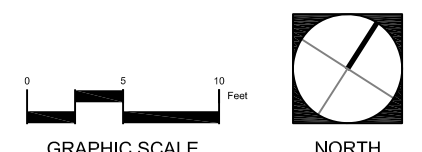
DATE: 11.11.2021

SCALE: 1"=10'-0"

DRAWN BY: IM

CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
PHASE 2: LANDSCAPE PLAN

SHEET NUMBER
L1.02

SHEET OF

NOT FOR
CONSTRUCTION

Filename: C:\Users\marius\OneDrive - CA CONSULTANTS, INC\DOCS\PROJECTS\601 Truman Ave\THANG LAND PRELIM.dwg
Last Modified by: MARIUS VENTER
Last Printed date: 4/1/2022 11:57 AM

STAFF REPORT

DATE: May 2, 2022

RE: 601 Truman Avenue (application #TP2021-0004)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

At the April 11, 2022, the Tree Commission approved the removal of the avocado tree located at 611 Truman Avenue but postponed approval of the Conceptual Landscape Plan due to inconsistencies regarding when landscaping would actually be planted and the proposed plan. Representatives for the property owner stated at the meeting that landscaping would be installed once groundwater met certain State standards for contamination (Chapter 62-777). This plan had not been publicly noticed therefore, discussion was postponed.

On April 25, 2022, an email from the representative, Trepanier and Associates, was received that stated the following:

"Sorry for the delay. Please see the proposal below. No changes to the drafted plans are proposed."

Premium Environmental Consulting, Inc., (PEC) reports laboratory analyses of groundwater samples collected from 601 Truman Avenue-919 Simonton Street exceed Natural Attenuation Source Concentrations (NADCs) and Groundwater Concentration Target Levels (GCTLs) as listed in Chapter 62-777, Florida Administrative Code (FAC). PEC recommends:

"Landscaping should be installed after the groundwater meets Chapter 62-777 Contaminant Cleanup Target Levels, or as otherwise directed by the City of Key West."

No timeframe can be determined when groundwater samples from 601 Truman Avenue-919 Simonton Street will meet Chapter 62-777 Contaminant Cleanup Target Levels. This project proposes that if groundwater samples do not meet Chapter 62-777 Contaminant **Cleanup Target Levels within 5 years of the approval's** effective date, the applicant will pay the in-lieu fee for the amount of the proposed in-ground onsite landscaping.

This proposal to maybe install landscaping after 5 years was not accepted and the representatives were asked to submit a plan using raised planters on the site. Representatives agreed to the installation of raised planters to be used for all the landscape areas depicted on the plans. An updated landscape plan was requested (see attached e-mail).

At this time, a conceptual landscape plan review cannot be done.

Karen DeMaria

From: Karen DeMaria
Sent: Monday, May 2, 2022 10:33 AM
To: Thomas Francis-Siburg; Keith Oropeza
Cc: Owen Trepanier
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Fwd: 601 Truman Avenue

All,

Please submit an updated landscape plan and scope of work that reflects what you plan on actually doing. My recommendations are:

1. Update the landscape plan to show that the planters will be raised planters/planters that sit on the natural grade and what vegetation will be in them. Looking at the existing landscaping plan I think you might need to switch out the Paradise tree with a subcanopy tree that can basically survive in a pot/raised planter. I need this updated landscape plan so the Tree Commission can review for species (70% native or not and percent palms).
2. Is the new planter in the Truman sidewalk for the Satinleaf tree affected by the groundwater issue? If not, then that is the only tree that will count toward the required mitigation for removal of the avocado tree unless the Tree Commission states otherwise. Removal of the avocado tree requires 18.1 caliper inches of approved replacement trees. Please state in the scope of work on the plans that you will be paying a fee to the Tree Fund in lieu of planting. By the way there are some potential planting locations down the street on Truman Avenue so we can target that money toward purchasing trees for those areas.
3. Please note on the plan how the vegetation will be watered and maintained.

As I mentioned at the Tree Commission meeting, when the City created and planted in certain areas of Truman Park, we had to deal with contaminated soils. There are basic procedures that allow for planting and digging/construction in contaminated soil areas. I am sure this question will be asked as to why this project can not follow those procedures and plant trees in the ground. Don't you have to dig when redeveloping the property especially when the housing footers are to be built?

Please submit this information by Thursday May 5 at noon in order for a proper conceptual landscape plan review to be done prior to the meeting.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768



From: Thomas Francis-Siburg <thomas@owentrepanier.com>
Sent: Monday, April 25, 2022 4:45 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: Keith Oropeza <K.Oropeza@gaiconsultants.com>; Owen Trepanier <owen@owentrepanier.com>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Fwd: 601 Truman Avenue

Hi Karen,

Thank you for your feedback. We are amenable to raised planters being located everywhere proposed landscaping is shown on the plans.

We propose raised planters be used for all the landscaping depicted on the plans.

Please let us know if you would like to discuss this in more detail.

Thanks, and best regards,
Thomas

Thomas Francis-Siburg, MSW, MURP, AICP
Planner / Development Specialist

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street
Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

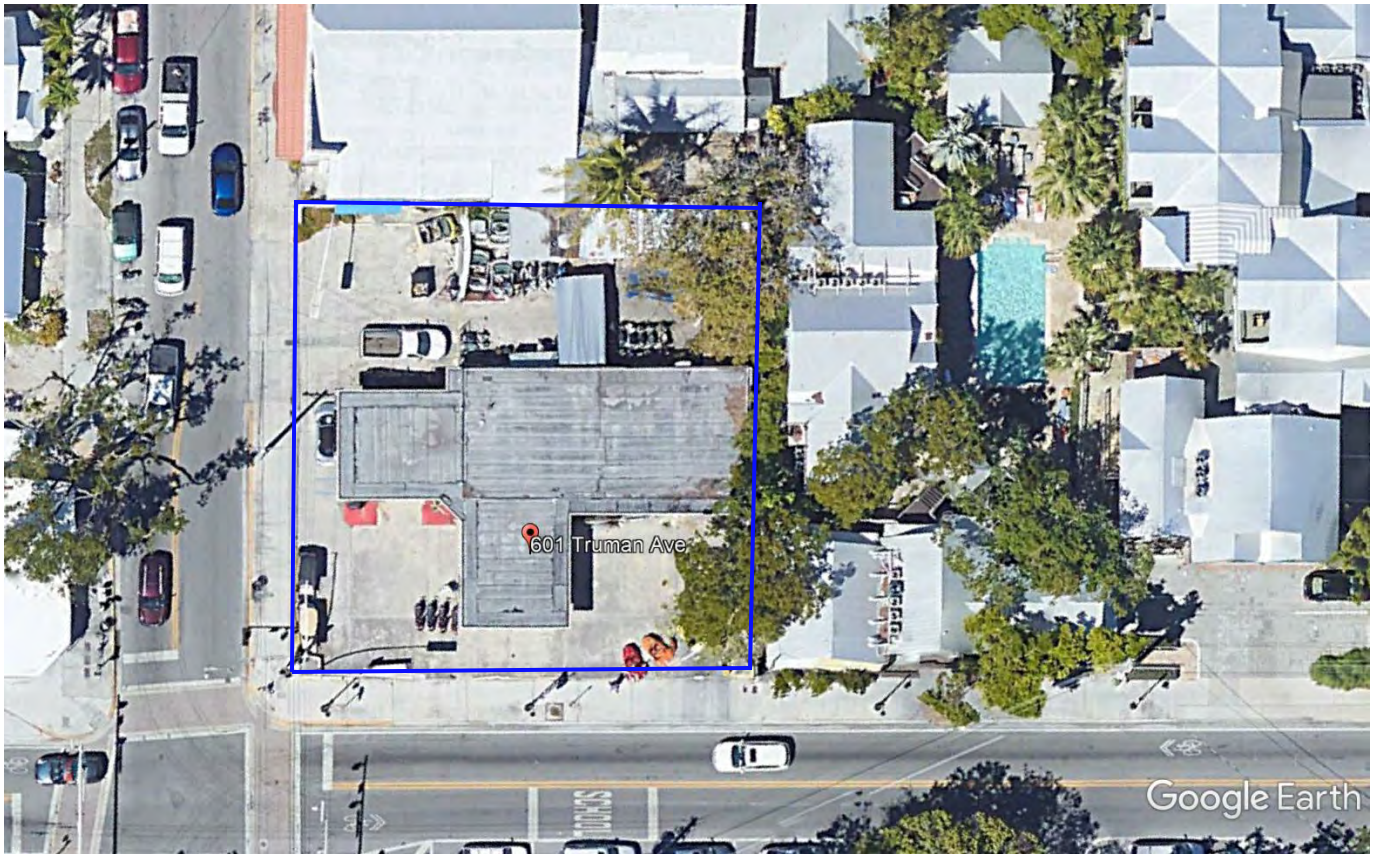
From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Monday, April 25, 2022 3:54 PM
To: Thomas Francis-Siburg <thomas@owentrepanier.com>
Cc: Keith Oropeza <K.Oropeza@gaiconsultants.com>; Owen Trepanier <owen@owentrepanier.com>
Subject: Re: [EXTERNAL] RE: [EXTERNAL] Fwd: 601 Truman Avenue

Thomas,

So the submitted landscape plan is basically moot? What about raised planters on site? I think vegetation to include select palms and trees can be done on the site with the contaminated soils. I recommend you create a plan that incorporates this idea. Please know that at this time, based on what you have submitted, I will be recommending denial of the conceptual landscape plan.

Sincerely,

Karen



Above, Google Earth Photo of property dated Feb 2018.



Standing on Simonton Street looking down the northwest property line toward the avocado tree (to be removed).



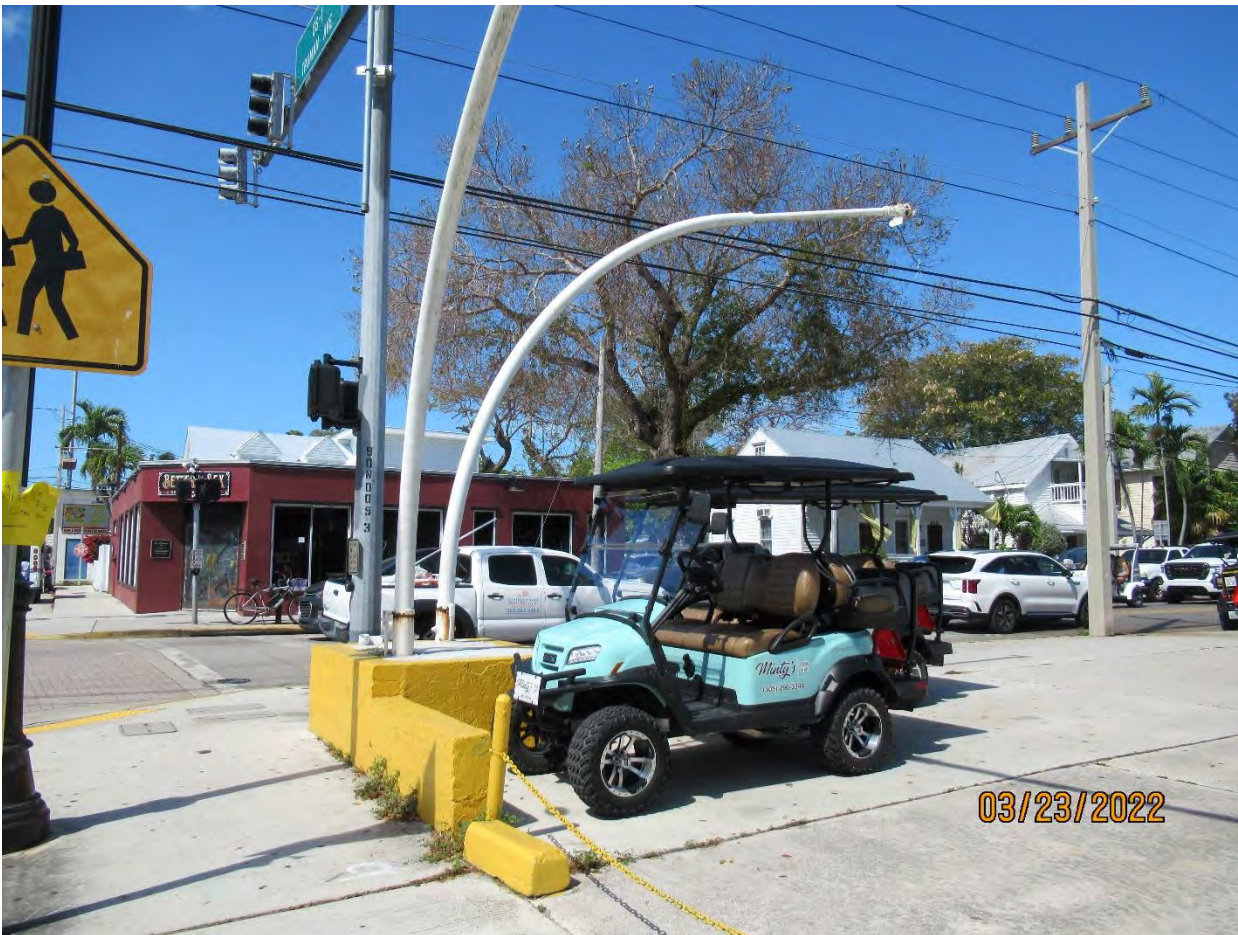
Standing on
Simonton
Street looking
at the rear of
the property
toward the
avocado tree
(to be
removed).



Photo of property
showing corner of
Simonton Street
and Truman
Avenue.



Standing at the Truman Avenue corner looking down Simonton Street.



Standing on Truman Avenue looking at the corner area with Simonton Street.



Standing at the corner of Truman and Simonton looking at the interior of the property.



Standing on Truman Avenue near the eastern property line corner with 611 Truman looking toward the south.



Standing on the eastern property line corner looking at the interior of the property.



Standing on Truman Avenue looking along the northeastern property line with 611 Truman. Note the location of the clump of trees (to remain).

ADDITIONAL INFORMATION

Karen DeMaria

From: Karen DeMaria
Sent: Friday, April 29, 2022 11:48 AM
To: Karen DeMaria
Subject: FW: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Fwd: 601 Truman Avenue

From: Thomas Francis-Siburg <thomas@owentrepanier.com>
Sent: Monday, April 25, 2022 4:45 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: Keith Oropeza <K.Oropeza@gaiconsultants.com>; Owen Trepanier <owen@owentrepanier.com>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Fwd: 601 Truman Avenue

Hi Karen,

Thank you for your feedback. We are amenable to raised planters being located everywhere proposed landscaping is shown on the plans.

We propose raised planters be used for all the landscaping depicted on the plans.

Please let us know if you would like to discuss this in more detail.

Thanks, and best regards,
Thomas

Thomas Francis-Siburg, MSW, MURP, AICP
Planner / Development Specialist

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street
Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Monday, April 25, 2022 3:54 PM
To: Thomas Francis-Siburg <thomas@owentrepanier.com>
Cc: Keith Oropeza <K.Oropeza@gaiconsultants.com>; Owen Trepanier <owen@owentrepanier.com>
Subject: Re: [EXTERNAL] RE: [EXTERNAL] Fwd: 601 Truman Avenue

Thomas,

So the submitted landscape plan is basically moot? What about raised planters on site? I think vegetation to include select palms and trees can be done on the site with the contaminated soils. I recommend you create a plan that incorporates this idea. Please know that at this time, based on what you have submitted, I will be recommending denial of the conceptual landscape plan.

Sincerely,

Karen

Karen DeMaria

From: Karen DeMaria
Sent: Friday, April 29, 2022 11:46 AM
To: Karen DeMaria
Subject: FW: [EXTERNAL] RE: [EXTERNAL] Fwd: 601 Truman Avenue

From: Thomas Francis-Siburg <thomas@owentrepanier.com>
Sent: Monday, April 25, 2022 1:43 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Keith Oropeza <K.Oropeza@gaiconsultants.com>
Cc: Owen Trepanier <owen@owentrepanier.com>
Subject: [EXTERNAL] RE: [EXTERNAL] Fwd: 601 Truman Avenue

Good afternoon, Karen,

Sorry for the delay. Please see the proposal below. No changes to the drafted plans are proposed. Please let us know if you need anything else or would like to discuss anything in more detail.

Best regards,
Thomas

Premium Environmental Consulting, Inc., (PEC) reports laboratory analyses of groundwater samples collected from 601 Truman Avenue-919 Simonton Street exceed Natural Attenuation Source Concentrations (NADCs) and Groundwater Concentration Target Levels (GCTLs) as listed in Chapter 62-777, Florida Administrative Code (FAC). PEC recommends:

“Landscaping should be installed after the groundwater meets Chapter 62-777 Contaminant Cleanup Target Levels, or as otherwise directed by the City of Key West.”

No timeframe can be determined when groundwater samples from 601 Truman Avenue-919 Simonton Street will meet Chapter 62-777 Contaminant Cleanup Target Levels. This project proposes that if groundwater samples do not meet Chapter 62-777 Contaminant Cleanup Target Levels within 5 years of the approval's effective date, the applicant will pay the in-lieu fee for the amount of the proposed in-ground onsite landscaping.

Thomas Francis-Siburg, MSW, MURP, AICP
Planner / Development Specialist

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street
Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Monday, April 25, 2022 12:27 PM
To: Keith Oropeza <K.Oropeza@gaiconsultants.com>

Cc: Thomas Francis-Siburg <thomas@owentrepanier.com>

Subject: RE: [EXTERNAL] Fwd: 601 Truman Avenue

I have not received any additional comments or documents regarding this property since the postponement of the file at the April 11 Tree Commission meeting. What is the plan? I need to review whatever you want the Tree Commission and myself to review for the development plan. I am setting the agenda tomorrow and need to know what to include for the public notice.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768



Application



TP2021-0004 ✓

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 05/18/21

Tree Address 601 Truman Avenue & 919 Simonton Street
Cross/Corner Street Truman and Simonton
List Tree Name(s) and Quantity Landscape Plan Approval - Pls see attached plans
Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure
Reason(s) for Application:
() Remove () Tree Health () Safety () Other/Explain below
() Transplant () New Location () Same Property () Other/Explain below
() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation

Property Owner Name Venter Enterprises LLC ✓
Property Owner email Address 601 Truman Avenue & 919 Simonton Street
Property Owner Mailing Address 601 Truman Avenue, Key West, FL 33040
Property Owner Phone Number (305) 747-0799
Property Owner Signature *Thomas*, Agent for Venter Enterprises, LLC

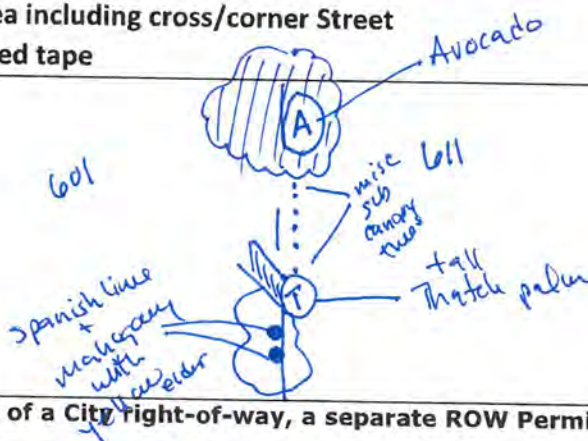
Representative Name Trepanier & Associates, Inc.
Representative email Address Thomas@owentrepanier.com
Representative Mailing Address P.O. Box 2155, Key West, FL 33045
Representative Phone Number 305-293-8983

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ()

Sketch location of tree in this area including cross/corner Street

Please identify tree(s) with colored tape

Please see attached Plans



If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Marius Venter as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Venter Enterprises, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier and Associates, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf of entity owner

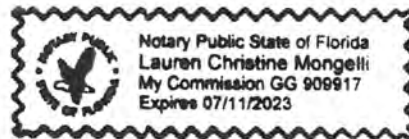
Subscribed and sworn to (or affirmed) before me on this 10/16/2020
Date

by Marius Venter
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

Lauren Mongelli
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00017270-000000
 Account# 1017736
 Property ID 1017736
 Millage Group 10KW
 Location Address 601 TRUMAN Ave, KEY WEST
 Legal Description KW PT LOT 1 SQR 7 TR 4 G2-1770 ORB4-460/62 OR807-1018/20 OR976-9/11 OR1706-2011/12 OR2662-2113/14 OR3049-1163
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property Class SERVICE SHOPS (2500)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

VENTER ENTERPRISES (LLC)
 608 Griffin Ln
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$187,778	\$179,730	\$179,730	\$180,060
+ Market Misc Value	\$18,271	\$18,271	\$18,271	\$18,271
+ Market Land Value	\$1,057,558	\$731,205	\$838,141	\$809,239
= Just Market Value	\$1,263,607	\$929,206	\$1,036,142	\$1,007,570
= Total Assessed Value	\$1,263,607	\$769,098	\$699,180	\$635,619
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,263,607	\$929,206	\$1,036,142	\$1,007,570

Land

Land Use (2500)	Number of Units	Unit Type Square Foot	Frontage	Depth
	10,239.00		67	99

Buildings

Building ID	39730	Exterior Walls	C.B.S.	
Style		Year Built	1958	
Building Type	SERV SHOPS ETC / 25C	Effective Year Built	1998	
Gross Sq Ft	2596	Foundation		
Finished Sq Ft	2150	Roof Type		
Stories	3 Floor	Roof Coverage		
Condition	GOOD	Flooring Type		
Perimeter	226	Heating Type		
Functional Obs	0	Bedrooms	0	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	30	Half Bathrooms	0	
Interior Walls		Grade	400	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	414	0	0
FLA	FLOOR LIV AREA	2,150	2,150	0
SBF	UTIL FIN BLK	32	0	0
TOTAL		2,596	2,150	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	4080 SF	2
CH LINK FENCE	1980	1981	1	336 SF	1
CONC PATIO	1980	1981	1	360 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/30/2020	\$1,525,000	Warranty Deed	2285415	3049	1163	01 - Qualified	Improved
12/12/2013	\$825,000	Warranty Deed		2662	2113	05 - Qualified	Improved
6/27/2001	\$411,000	Warranty Deed		1706	2011	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-0306	3/30/2021		\$7,975	Commercial	INSTALLING NEW 5 TON SPLIT SYSTEM WITH DUCT CONDENSER UNIT TO BE MOUNTED ON WALL
04-2583	8/2/2004	11/5/2004	\$1,500		BLOCK-IN 2 A/C HOLES
04-2302	7/13/2004	11/5/2004	\$4,800		INSTALL 3 A/C DUCTLESS
0201175	5/7/2002	10/7/2002	\$1,000		CLEAN/PAINT BLDG
0000347	2/11/2000	12/7/2000	\$10,000		27 SQS RUBBER ROLL ROOFIN

View Tax Info

[View Taxes for this Parcel](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
VENTER ENTERPRISES, LLC

Filing Information

Document Number L20000269804
FEI/EIN Number 85-2880261
Date Filed 09/08/2020
State FL
Status ACTIVE

Principal Address

601 TRUMAN AVENUE
KEY WEST, FL 33040

Mailing Address

608 GRIFFIN LANE
KEY WEST, FL 33040

Registered Agent Name & Address

VENTER, MARIUS L
608 GRIFFIN LANE
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title AMBR

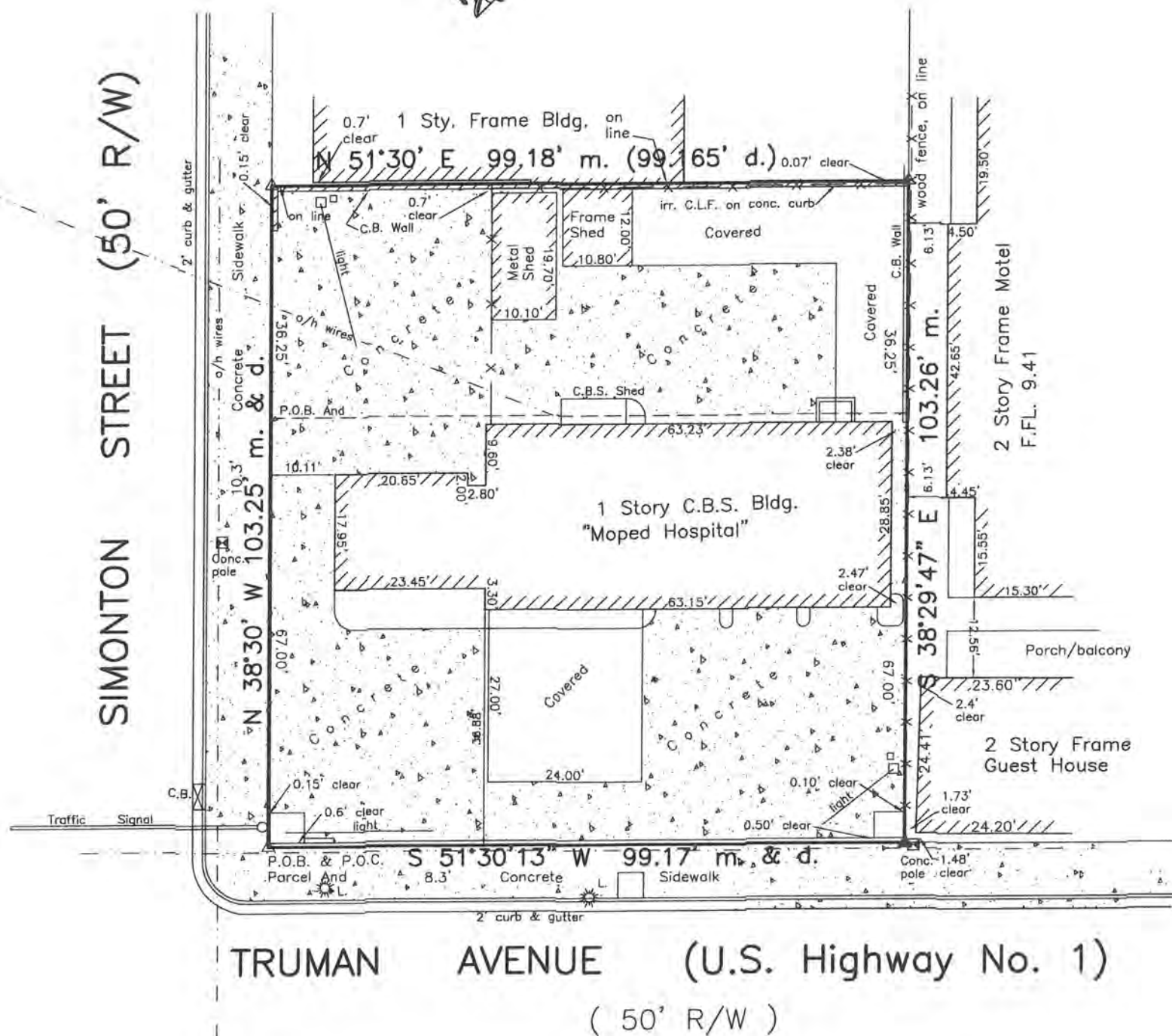
VENTER, MARIUS L
608 GRIFFIN LANE
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2021	04/28/2021

Document Images

04/28/2021 -- ANNUAL REPORT	View image in PDF format
09/08/2020 -- Florida Limited Liability	View image in PDF format





TP2021-0004

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 01/06/21

Tree Address 611 Truman Avenue
Cross/Corner Street Truman & Simonton
List Tree Name(s) and Quantity 1 Avocado
Species Type(s) check all that apply ☐ Palm ☐ Flowering ☒ Fruit ☐ Shade ☐ Unsure
Reason(s) for Application:
☐ Remove ☐ Tree Health ☒ Safety ☐ Other/Explain below
☐ Transplant ☐ New Location ☐ Same Property ☐ Other/Explain below
☐ Heavy Maintenance Trim ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

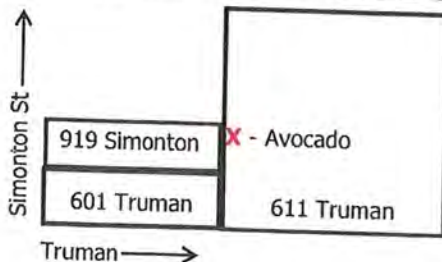
Additional Information and Explanation This fruit tree is growing in a contamination plume of naphthalene and other hazardous chemicals from the adjacent property. It bears adulterated fruits which pose a public health threat. Please see attached packet.

Property Owner Name Truman Hotel, Inc.
Property Owner email Address garyloer@dlporter.com
Property Owner Mailing Address 615 B United St., KW, FL 33040
Property Owner Phone Number 305-293-2931
Property Owner Signature 

Representative Name Trepanier & Associates, Inc.
Representative email Address Thomas@owentrepanier.com
Representative Mailing Address 1421 First Street, KW, FL 33040
Representative Phone Number 305-293-8983

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ☐

Sketch location of tree in this area including cross/corner Street
Please identify tree(s) with colored tape



3-23-22
6.6 air

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

guy
manger
KIKI
305 747 2572



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date _____
Tree Address 611 Truman Avenue
Property Owner Name Truman Hotel, Inc.
Property Owner Mailing Address 615 B United St., KW, FL 33040
Property Owner Mailing City, _____
State, Zip _____
Property Owner Phone Number 305-293-2931
Property Owner email Address garyloer@dlporter.com
Property Owner Signature [Signature]
Representative Name Trepanier & Associates, Inc.
Representative Mailing Address 1421 First Street, KW, FL 33040
Representative Mailing City, _____
State, Zip _____
Representative Phone Number 305-293-8983
Representative email Address Thomas@owentrepanier.com

I Gary Loer hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 18th day March.
By (Print name of Affiant) Gary Loer who is personally known to me or has produced as identification and who did take an oath.

Notary Public

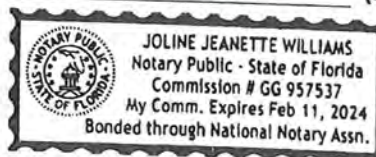
Sign name: Joline Williams

Print name: Joline Williams

My Commission expires: 02-11-24

Notary Public-State of _____

(Seal)



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00017320-000000
 Account# 1017795
 Property ID 1017795
 Millage Group 10KW
 Location 611 TRUMAN AVE, KEY WEST
 Address
 Legal Description KW PT LOT 1 SQR 7 TR 4 G44-221/22 OR590-551 OR598-250 OR604-353 OR604-355 OR622-674/75 OR646-359 OR658-894/95 OR658-891/92 OR659-848/49 OR660-895 OR710-541 OR710-542 OR710-543/44 OR950-1881/83 OR950-1876 OR1075-176/77 OR1075-178/80 OR1187-199 OR1187-202/05 OR1187-208/09 OR1187-206/07 OR1205-636/38 OR1222-221/23 OR1245-1805/07 OR1294-654/57 OR1642-408/10 OR1874-932/33 OR2172-437/38
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

**Owner**

TRUMAN HOTEL INC
 615 B United St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$3,651,396	\$4,430,324	\$3,937,740	\$3,871,706
+ Market Misc Value	\$405,711	\$443,032	\$437,527	\$430,190
+ Market Land Value	\$4,057,106	\$3,987,292	\$4,375,267	\$4,301,895
= Just Market Value	\$8,114,213	\$8,860,648	\$8,750,534	\$8,603,791
= Total Assessed Value	\$8,114,213	\$7,744,081	\$7,040,074	\$6,400,068
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$8,114,213	\$8,860,648	\$8,750,534	\$8,603,791

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	23,945.00	Square Foot	146.3	113.5

Buildings

Building ID	6002	Exterior Walls	CUSTOM	
Style		Year Built	2010	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2010	
Gross Sq Ft	13491	Foundation		
Finished Sq Ft	5176	Roof Type		
Stories	7 Floor	Roof Coverage		
Condition	GOOD	Flooring Type		
Perimeter	782	Heating Type		
Functional Obs	0	Bedrooms	0	
Economic Obs	0	Full Bathrooms	14	
Depreciation %	15	Half Bathrooms	0	
Interior Walls		Grade	450	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	5,530	0	0
FLA	FLOOR LIV AREA	5,176	5,176	0
OUF	OP PRCH FIN UL	2,785	0	0
TOTAL		13,491	5,176	0

Building ID	39737	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	2010	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2010	
Gross Sq Ft	399	Foundation		
Finished Sq Ft	252	Roof Type		
Stories	1 Floor	Roof Coverage		
Condition	GOOD	Flooring Type		
Perimeter	66	Heating Type		
Functional Obs	0	Bedrooms	0	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	15	Half Bathrooms	0	
Interior Walls		Grade	400	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	147	0	0
FLA	FLOOR LIV AREA	252	252	0
TOTAL		399	252	0



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
TRUMAN HOTEL, INC.

Filing Information

Document Number	P02000090034
FEI/EIN Number	05-0537462
Date Filed	08/19/2002
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	03/21/2003
Event Effective Date	NONE

Principal Address

611 TRUMAN AVE
KEY WEST, FL 33040

Changed: 04/17/2003

Mailing Address

615-B UNITED STREET
KEY WEST, FL 33040

Changed: 03/03/2016

Registered Agent Name & Address

KEMP, WILLIAM O
615-B UNITED STREET
KEY WEST, FL 33040

Name Changed: 04/17/2003

Address Changed: 03/03/2016

Officer/Director Detail

Name & Address

Title P

KEMP, WILLIAM O

615-B UNITED STREET
KEY WEST, FL 33040

Title V

WHITE, C. MARSHALL
6574 PALMER PARK CIRCLE
SARASOTA, FL 34238

Title T

LOER, GARY A
6574 PALMER PARK CIRCLE
SARASOTA, FL 34238

Title S

KEMP, SUSAN
615-B UNITED STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2019	03/19/2019
2020	02/26/2020
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
02/26/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
02/02/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
02/04/2015 -- ANNUAL REPORT	View image in PDF format
02/24/2014 -- ANNUAL REPORT	View image in PDF format
02/20/2013 -- ANNUAL REPORT	View image in PDF format
02/21/2012 -- ANNUAL REPORT	View image in PDF format
02/23/2011 -- ANNUAL REPORT	View image in PDF format
02/11/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/21/2008 -- ANNUAL REPORT	View image in PDF format
02/19/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
01/21/2005 -- ANNUAL REPORT	View image in PDF format
04/20/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
03/21/2003 -- Name Change	View image in PDF format

MEMORANDUM



Date: December 22, 2021
To: Ms. Karen DeMaria, Key West Urban Forester
From: Nikita Stange
CC: Mr. Thomas Francis-Siburg
Re: 601 Truman Avenue & 919 Simonton Street
Avocado Tree Contamination and Health

The pending major development plan & conditional use application at 601 Truman Ave. & 919 Simonton St. ("**subject site**") proposes the removal of an existing avocado tree that bears adulterated (i.e., poisonous, or deleterious) avocado fruits which pose risks to the health of humans and wildlife.

Background

The avocado tree in question is located on the adjacent property, 611 Truman Ave (also known as the Truman Hotel), and its branches and fruit almost exclusively overhang the rear of the subject site. The adjacent property owner of 611 Truman Ave supports the removal of the tree for safety reasons.

The Florida Department of Environmental Protection (FDEP) presently identifies the subject site as being contaminated with naphthalene and other hazardous chemicals¹ assumed to be **associated with the property's past use as a gas-station**. Use of underground fuel tanks were discontinued and filled in 1988.²

Analysis

The EPA classifies naphthalene as "a Group C, human carcinogen".³ Exposure of humans to naphthalene by inhalation, ingestion, and dermal contact is associated with hemolytic anemia, damage to the liver, cataracts, retinal hemorrhage, neurological damage, and other symptoms.⁴

Chapter 62-777 of the Florida Administrative Code stipulates target (or "safe") levels of contaminants and establishes the safe target level of naphthalene to be 14 ug/L or less.⁵ The most recent samples taken from the onsite monitoring wells, on 03/20/21, demonstrate that all

¹ Exhibit A – Florida Department of Environmental Protection. Contamination Locator Map (02/04/2021). Accessed 02/24/2021. <<https://prodenv.dep.state.fl.us/DepClnup>>

² Exhibit B – Hauber Enterprises Inc. Report to Department of Environmental Regulation (07/08/1988).

³ Exhibit C – Naphthalene Summary, pp. 1-5 (pp. 1). (03/20/1991, updated 01/2000). Accessed 10/06/2021. <<https://www.epa.gov/sites/default/files/2016-09/documents/naphthalene.pdf>>

⁴ Ibid.

⁵ Florida Administrative Code 62-777: Contaminant Cleanup Target Levels. Accessed 08/20/2021. <<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-777>>

samples have naphthalene contamination exceeding the target level. The monitoring well nearest the subject avocado tree records a naphthalene level of 57.1 ug/L.⁶

A literature review published by the journal of Environmental Pollution regarding PHC uptake in plants, various plant species “were shown to take up PHC from contaminated soil and aqueous media in both laboratory and field studies.”⁷ The literature review states, “it is recommended that the soil-plant-wildlife/human pathway should be considered in risk assessments to avoid underestimating exposure and subsequent toxicological risks to humans and wildlife.”⁸

The University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) reviewed the facts related to this avocado tree. A Soil Microbial Ecologist from the Environmental Horticulture Agency of the UF IFAS Extension Service, Monroe County, finds “it would be much safer not to eat [the avocados].”⁹ Further, Dr. Michelle Danyluk, PhD, Professor – Food Safety and Microbiology, UF IFAS,¹⁰ states:

- “the fruits from this tree **would be considered adulterated under the FDA’s Food, Drug & Cosmetic (FD&C Act) [sic], and not fit for human consumption.**”
- “**Under 21 U.S. Code** § 342 of the FD&C Act, food shall be deemed adulterate (a)(1) If it bears or contains any poisonous or deleterious substance which may render it injurious to health...
- “the sale of any adulterated food is a Prohibited Act under FI Statute 500.04.”

Conclusion

Based on experts in the subject field determining that the avocado fruits grown in the existing contamination which exceeds permitted levels at the subject site are adulterated and that adulterated foods are injurious to health and prohibited to be sold for consumption and pose a risk to human and wildlife. Trepanier & Associates recommends the avocado tree be removed in the interest of public health, safety, and welfare.

⁶ Exhibit D – Premium Environmental Consulting, LLC. Site with Naphthalene Sample Levels (03/20/2021).

⁷ Exhibit E – Environmental Pollution, Volume 245, 2019, pp. 472-484. “**Petroleum hydrocarbon (PHC) uptake in plants: A literature review**” (pp. 472). Accessed 10/06/2021.

<<https://www.sciencedirect.com/science/article/abs/pii/S0269749118326952?via%3Dihub>>

⁸ Ibid.

⁹ Exhibit F – Leonard-Mularz, Michelle, Environmental Horticulture Agent, UF/IFAS Extension Service, Monroe County. Electronic Mail (09/03/2021).

¹⁰ Exhibit G – Danyluk, Michelle, Ph.D., Professor – Food Safety and Microbiology, UF IFAS. Letter (09/24/2021).



Institute of Food and Agricultural Sciences
Citrus Research and Education Center

700 Experiment Station Road
Lake Alfred, FL 33850-2299
Website: www.crec.ifas.ufl.edu

September 24, 2021

Nikita Stange, MA
Trepanier & Associates, Inc.
Key West, FL

Re. Safety of fruit from Avocado Tree at 601 Truman St.

Dear Ms. Stange,

This letter is to follow up on our conversation today about the safety of consuming avocado fruit from the tree located at 601 Truman St. I am a Professor at the University of Florida in the Department of Food Science and Human Nutrition and my area of specialty is Food Safety.

I understand from our conversation and the background documentation you provided that the tree is growing in an underground pool of naphthalene and other hazardous chemicals. Note that while I have not seen the tree myself, based on your description of its growing environment, I believe the fruit from this tree would be considered adulterated under the FDA's Food Drug & Cosmetic (FD&C Act), and not fit for consumption.

Under 21 U.S. Code § 342 of the FD&C Act, food shall be deemed adulterate (a)(1) If it bears or contains any poisonous or deleterious substance which may render it injurious to health...(2)(A) if it bears or contains any added poisonous or added deleterious substance (...) that is unsafe within the meaning of section 346 of this title.. (3) if it consists in whole or in part of any filthy, putrid, or decomposed substance, or if it is otherwise unfit for food; or (4) if it has been prepared, packed, or held under insanitary conditions whereby it may have become contaminated with filth, or whereby it may have been rendered injurious to health...

Also note, the sale of any adulterated food is a Prohibited Act under Fl Statute 500.04.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in blue ink that reads 'Michelle Danyluk'.

Michelle Danyluk, Ph.D.
Professor – Food Safety and Microbiology, UF IFAS

Nikita Stange

From: Mularz-Michelle <Mularz-Michelle@MonroeCounty-FL.Gov>
Sent: Friday, September 3, 2021 4:06 PM
To: Nikita Stange
Subject: RE: Question regarding 601 Truman St.
Attachments: 1-s2.0-S0269749118326952-main.pdf

Hello again Nikita,

One of our soil microbial ecologist got back to me fairly quickly today. Here is his response.
I have also provided a copy of the literature review should you want to investigate this further.

"I did a quick search for the report of the potential risk regarding plant uptake of petroleum hydrocarbon (PHC). Please see attached the recent review article. It seems the research is ongoing. With only handful of the studies, most of them (19 of 21 studies according to this review) suggest that plants are capable of PHC uptake. Before knowing about the levels of these compounds in the client's tree/fruit and learning up to what levels of these compounds per g food may cause the concern to the human, animals, and the food chains, it would be much safer not to eat them. Not sure if CDC, EPA or Food safety associated departments have these kinds of statements available, since the research is still ongoing. It may still not be conclusive that if plants are able to take these compounds, before receiving more scientific reports."

Thank you for your patience.

Michelle Leonard-Mularz,
Environmental Horticulture Agent
UF/IFAS Extension Service, Monroe County

1100 Simonton Street, Suite 2-260
Key West, FL 33040
(305) 292-4504 Key West
(305) 453-8748 Key Largo
(305) 998-9580 Cell
mularz-michelle@monroecounty-fl.gov
mleonard@ufl.edu


UF IFAS Extension
UNIVERSITY of FLORIDA
Monroe County Extension Service

Stay up to date with Extension:

Facebook: <https://www.facebook.com/MonroeCountyExtension/>

Distribution list for newsletter and events: morey-brynn@monroecounty-fl.gov

From: Mularz-Michelle
Sent: Friday, September 03, 2021 2:28 PM
To: Nikita Stange <Nikita@owentrepanier.com>
Subject: RE: Question regarding 601 Truman St.

Please see the Application Appendix for professional
citations contained in the above report



**PREMIUM ENVIRONMENTAL
CONSULTING, LLC**

March 30, 2020

Mr. Marius Venter
1007 Varela Center #A
Key West, Florida 33040

Re: Groundwater Sampling Report
Moped Hospital
601 Truman Avenue
Key West, Monroe County, Florida
FDEP Facility ID No.: 44/8841232

Dear Mr. Venter:

Premium Environmental Consulting, LLC (PEC) has completed groundwater sampling activities as authorized by the Professional Service Agreement signed on March 16, 2020. These activities were conducted in accordance with the applicable portions set forth in Chapter 2010-278, Laws of Florida, Section 376.3071(11), Florida Statutes (FS), consistent with the guidance documents for the FDEP Low Score Site Initiative (LSSI) program and the Petroleum Restoration Program. Laboratory analyses of groundwater samples collected in August 2011, as part of a previous LSSI investigation, reported dissolved hydrocarbon concentrations in groundwater samples that were above Table V Natural Attenuation Source Concentrations (NADCs) and Table 1 Groundwater Concentration Target Levels (GCTLs) as listed in Chapter 62-777, Florida Administrative Code (FAC). PEC sampled existing monitoring wells to evaluate current site conditions, and this report summarizes the work performed and the laboratory results of the groundwater sampling.

On March 20, 2020, PEC personnel gauged and collected samples from monitoring wells MW-1 through MW-4 and MW-A for laboratory analyses. The groundwater samples were submitted to Pace Analytical Laboratories, Inc. (Pace) for analyses by United States Environmental Protection Agency (EPA) Method 8260 for benzene, toluene, ethylbenzene, total xylenes (BTEX), and methyl tertbutyl ether (MTBE), Method 8270 for polynuclear aromatic hydrocarbons (PAHs), and Method 6010 for total lead.

Analytical results of groundwater samples from monitoring wells MW-1 through MW-4 exceeded FDEP target levels; however, a significant decrease in dissolved hydrocarbon concentrations was observed when compared to the August 2011 groundwater sampling results. PEC will discuss the results with the FDEP in order to determine possible actions to achieve closure.

A site map is provided as **Figure 1**, and groundwater analytical summary tables are provided in **Tables 1 and 2**. Field notes, groundwater sampling logs and equipment calibration logs are provided in **Attachment A**. Laboratory analytical results are provided in **Attachment B**, and tables summarizing the groundwater analytical results from August 2011 are provided for comparison in **Attachment C**.

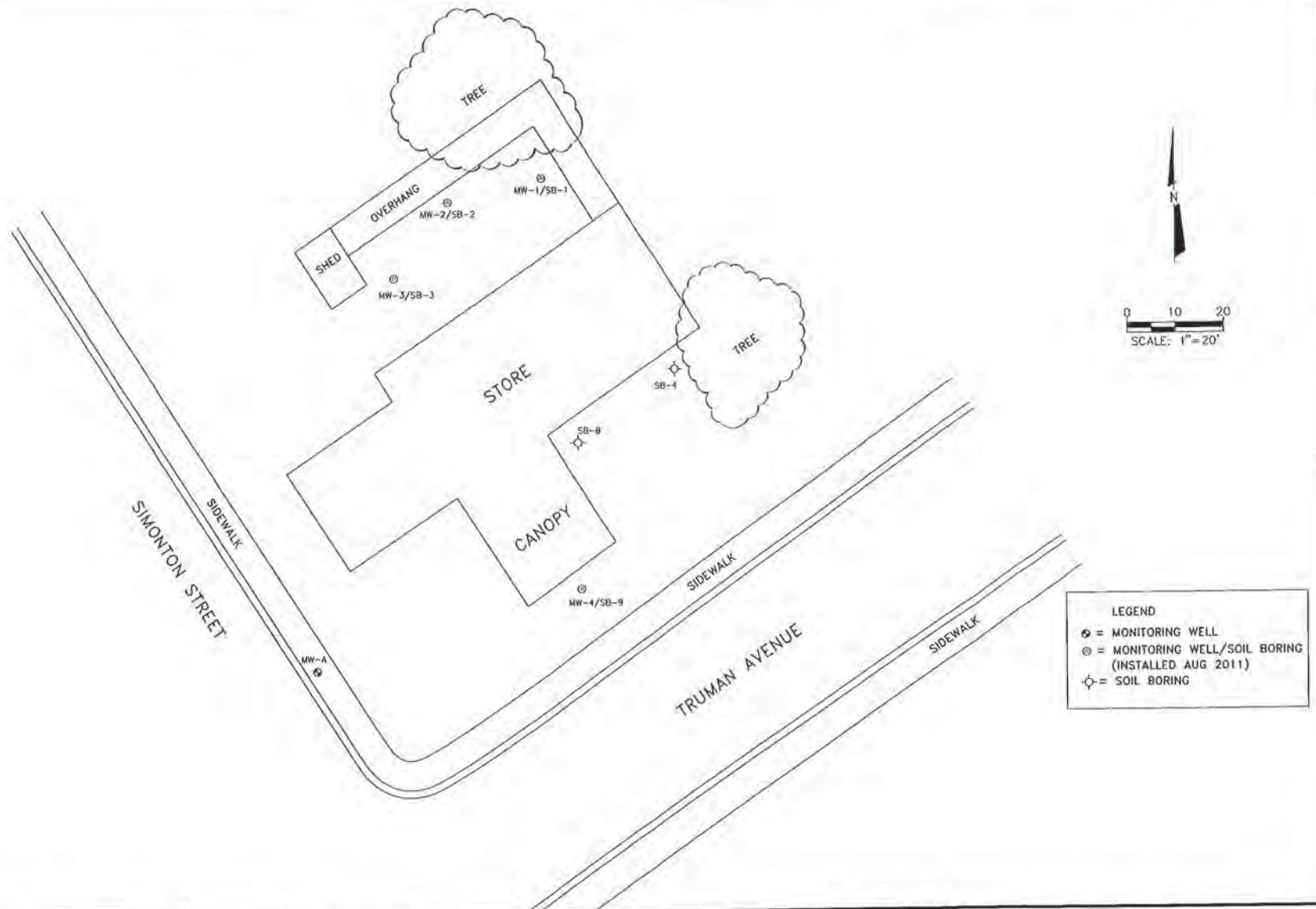
If you have questions, please let me know.

Sincerely,

PREMIUM ENVIRONMENTAL CONSULTING, LLC



John C. Baeringer, P.G.
President



Please see the Application Appendix for professional citations contained in the above report

LANDSCAPE WAIVER / MODIFICATION REQUEST 601 Truman Avenue – 919 Simonton Street

Solution Statement

The adaptive reuse of the historic 601 Truman Avenue gas station and the redevelopment of the 919 Simonton Street lot proposes to add landscaping where none currently exists. To maximize onsite landscaping, a landscape waiver/modification is requested due to the extent of existing conditions.

The entirety of this property is identified as a brown field by the Florida Department of Environmental Protection (FDEP Facility ID No. 44/8841232) containing buried pollution contaminants and has 4 monitoring wells on site. All ground disturbance will be in accordance with DEP and will go through all appropriate DEP approvals as necessary to mitigate impacts to the existing situation. The project team includes environmental consultant, Mr. John C. Baeringer, P.G., of Premium Environmental Consulting, LLC, who recommends the following mitigative measures based on best management practices:

- d. An FDEP-approved impermeable vapor barrier be installed beneath the footprint of the proposed new building at 919 Simonton Street.
- e. Stormwater management systems should be installed after the groundwater meets Chapter 62-777 Contaminant Cleanup Target Levels, or as otherwise directed by the City of Key West.
- f. Landscaping should be installed after the groundwater meets Chapter 62-777 Contaminant Cleanup Target Levels, or as otherwise directed by the City of Key West.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

Pursuant to Sec. 108-517, this is a formal request for modification to the standards of Ordinance No. 97-10, to allow the development as depicted on the associated development plans. This request is hereby filed as part of the Major Development Plan and Conditional Use Application with the city planning office.

This request is to modify landscape requirements of Sec. 108 because proposed landscaping, and associated mitigative techniques, are not contrary to the intent of the applicable regulations and a literal enforcement of the standards would be impractical. The property is an existing nonconformity with no existing landscaping and open space, 100% impervious. Improvements, as depicted on the plans, are proposed to open space, buffers, and landscaping.

This request is to waive/modify the below cited landscape requirements of Sec. 108 in compliance with the following:

- 1. Protect and preserve the integrity of the existing site.
- 2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.

3. The waiver or modification is not discriminatory, considering similar situations in the general area. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
4. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
5. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
6. Strict application of the requirement would be technically impractical.

The following specific waivers/modifications are requested:

Landscape Waiver/Modification Table

Section	Requirement	Modification
108-346(b)	Ex. 20% open space Ph. 1. 20% open space Ph. 2. 25% ¹⁹ open space	An improvement of 7.1% landscaping from 0.0% existing.
108-347	Required bufferyard "B" Screening; 40 plant units/100 ln. ft.	An improvement of 5.5-6 ft wide bufferyard and 20 plant units from 0 ft wide bufferyard and 0 plant units. Proposed: 5.5-6 ft bufferyard; 4 Cabbage palms (20 plant units) in new pervious landscaped area to screen new building from adjacent property.
108-412(a)	Min. 20% Landscaping	An improvement of 7.1% (783 sq. ft.) landscaped area from 0.0% existing. Phase 1: 494 sq. ft. of new landscaped areas. Phase 2: Additional 289 sq. ft. of new landscaped areas.
108-413	10-ft wide street frontage landscaping and screening material; 40 Plant Units/100 ln. ft.	An improvement of 5.3-8 ft wide street frontage landscaped areas and 48 plant units from 0 ft wide street frontage landscaping and 0 plant units. Phase 1: 3 landscaped areas onsite (5.3-8 ft. wide), 3 Florida Thatch palms, + 1 Satinleaf tree in FDOT tree along Truman Avenue. Phase 2: Additional 1 landscaped area (1.3 ft. wide) along Simonton Street frontage.
108-414	Interior area landscape: 20% of vehicle use area (VUA); 1 tree/100 sq. ft. of req'd VUA landscape	An improvement of 5% (484 sq. ft.) of landscaping to VUA from the 0 sq. ft. existing. Phase 1: 3 landscaped areas (462 sq. ft.), 1 Paradise tree, 3 Florida Thatch palms, + 1 Satinleaf tree in FDOT Tree-Well. Phase 2: Additional 1 landscaped planter (22 sq. ft.)
108-416	4 trees/2,000 sq. ft. of Nonvehicular use open space (NOS)	An improvement of 6 palm trees (299 sq. ft.) from 0 trees existing. Phase 1: 4 landscaped planters of varying sizes (32 sq. ft.) and 2 Alexander palms. Phase 2: Additional 267 sq. ft. new pervious landscape area with 4 Alexander palms.
108-515(c) & (d)	Irrigation plan includes rain sensor and bubblers	Landscaping to be manually watered

¹⁹ Pursuant to Sec. 108-346(b), mixed use open space is based on the proportion of residential area (1,531 sq. ft. or 13% of total area) and nonresidential area (10,159 sq. ft. or 87% of total area).

Landscape Site Data Table

	Requirement	Existing	Proposed Phase 1	Proposed Phase 2
Lot Size		10,239 sq. ft.	No Change	No Change
Open Space	Existing: 20% (2,048 sq. ft.) Phase 1: 20% (2,048 sq. ft.) Phase 2: 25% ²⁰ (2,568 sq. ft.)	0%	4.2% (434 sq. ft.)	7.1% (723 sq. ft.)
Landscape	20% (2,048 sq. ft.)	0%	4.8% (494 sq. ft.)	7.7% (783 sq. ft.)
Vehicular Use Area (VUA)		58% (5,943 sq. ft.)	54% (5,485 sq. ft.)	39% (3,988 sq. ft.)
VUA Landscaping	20% of VUA Existing: 1,189 sq. ft. Phase 1: 1,097 sq. ft. Phase 2: 798 sq. ft.	0.0% of VUA (0 sq. ft.)	4.5% of VUA (462 sq. ft.)	4.7% of VUA (484 sq. ft.)
Nonvehicular Open Space (NOS)		0.0% (0 sq. ft.)	0.3% (32 sq. ft.)	3% (299 sq. ft.)
Total Trees	4 Trees/2,000 sq. ft. of NOS and 1 Tree/100 sq. ft. of Req'd VUA Landsc. Existing: 12 Trees Phase 1: 11.1 (12 Trees) Phase 2: 8.6 (9 Trees)	0 Trees	3 Trees (1 Canopy + 2 Palms) + 1 Canopy Tree in FDOT Tree-Well	Add'l 4 Trees (Palms) = 7 Trees + 1 Tree in FDOT Tree-Well
Total Plant Units	Street Frontage: 4 Plant Units/100 In. ft. Bufferyard B: 4 Plant Units/100 In. ft. Existing: 162 Plant Units Phase 1: 162 Plant Units Phase 2: 162 Plant Units	0 Plant Units	113 Plant Units	Add'l 71 Plant Units = 184 Plant Units

²⁰ Pursuant to Sec. 108-346(b), mixed use open space is based on the proportion of residential area (1,531 sq. ft. or 13% of total area) and nonresidential area (10,159 sq. ft. or 87% of total area).