

Keri O'Brien

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Thursday, February 19, 2026 10:24 AM
To: Keri O'Brien; Taylor Brown; Peter Batty
Cc: BART; Anthony J. Davila
Subject: [EXTERNAL] Planning Board Agenda Item Nos. 4 & 5 - 1903-1905 Flagler

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Dear Planning Board,

As an immediate adjacent property owner, I support the intent of this project and I believe it could be consistent and compatible with the characteristics of the site, the applicable development standards and the characteristics of the immediate area **if the following considerations are adopted as conditions of approval** to be completed and inspected prior to the issuance of the first final inspection.

- The Stoppers proposed to be planted within the 5ft setback along left-side property line be planted no closer than 10ft from the property line, so as not to encroach into the adjacent property structure
- The Gumbo Limbo proposed for the rear left corner of the site be planted no closer than 15 ft from the Lane and the adjacent left side property line.
- The existing chain link barbed wire fence along the left side property line be replace with a solid 6ft fence or wall located wholly on the applicant's property so as to more effectively separate the commercial activity from the adjacent residential.
- The trash area be relocated away from the residential sides of the property towards the commercial side along Flagler.
- Solid waste be serviced from the Flager ROW.
- No access or use of the 10ft wide Staples Lane ROW for business/commercial activities. This lane serves as the only access (life-safety and otherwise) to half a dozen residential units located along the Lane. Any blockage of the Lane creates hardship and a potential life-safety issue for the existing residents.
- ADA bathrooms be relocated out of the side setbacks or setback variances obtained.
- The coconut palms located at the left rear of the property be removed.
- The Gumbo Limbo growing within 5ft of rear of the left-side property line be removed
- The Washingtonian Palm growing along the left property line be removed.

Owen Trepanier

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