

Thomas Francis-Siburg

From: Thomas Francis-Siburg
Sent: Tuesday, May 24, 2022 3:30 PM
To: Katie P. Halloran
Cc: Scarlet Hammons; Nathalia Mellies; Owen Trepanier
Subject: 601 Truman - Revised Phasing Memo
Attachments: 601 Truman-Revisions to Phasing Memo-Pkg-05.24.22.pdf

Dear Ms. Halloran,

Please find attached to this email a memo regarding revisions to the phasing section of the pending major development plan for 601 Truman-919 Simonton. Revisions are limited to the underlined and struck-through text. In summary, the phasing is being revised so that the phase 2 will commence prior to the expiration of the BPAS approval. Please confirm receipt of this email and the attached memo.

Sincerely,
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
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MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: May 24, 2022
To: Ms. Katie Halloran, City Planner
From: Thomas Francis-Siburg
CC: Ms. Nathalia Abondano Mellies, Esq., Assistant City Attorney
Mr. Owen Trepanier
Re: **Revisions to 601 Truman-919 Simonton Sec. 108-230**

Other project info. (Sec. 108-230):

Phasing Schedule (anticipated):

Phase	Commencement	Completion
I	Within <u>21</u> years of the effective date of the approval	Within 1 year of commencement
II	<u>Prior to the expiration of the BPAS award for 601 Truman-919 Simonton pursuant to Res. No. 2021-20 and subsequent extensions¹ Within 5 years of the effective date of the approval²</u>	Within 1 year of commencement

2. Target dates for the approval phase and the development phases are anticipated above.
3. The expected completion date of the approval phase is TBD. The expected completion date of the phase 1 development is estimated to be within 21 years from the effective date of the approval. The expected date of the phase 2 development will commence prior to the expiration of the BPAS award for 601 Truman-919 Simonton pursuant to Res. No. 2021-20 and subsequent extensions³ is estimated to be within 5 years of the effective date of the approval⁴. The timeline of the phase 2 is being proposed to coordinate with the Florida Department of Environmental Protection to mitigate existing buried pollution at 601 Truman and 919 Simonton from its previous use as a gas and auto service station during construction.

¹ See attached exhibit. Currently Res. No. 2021-20 is set to expire on 08/24/2024, however this is subject to change pursuant to F.S. 252.363.

² With the ability to seek up to an additional 5-year extension upon demonstration of cause pursuant to Sec. 108-203.

³ See attached exhibit. Currently Res. No. 2021-20 is set to expire on 08/24/2024, however this is subject to change with future EO-declared states of emergency.

⁴ With the ability to seek up to an additional 5-year extension upon demonstration of cause pursuant to Sec. 108-203.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

January 20, 2022

Owen Trepanier
1421 First Street, #101
Key West, FL 33040

RE: 601 Truman Avenue - Extension Notice
BPAS – PB Resolution 2021-20

Dear Mr. Trepanier:

The Planning Department has reviewed your extension noticed dated November 30, 2021 for the above subject property.

Based upon our review, a 60-day tolling period and 6-month extension associated with Executive Order 21-150 is applicable.

The new expiration date is as follows:

BPAS	PB Res. No. 2021-20	Expiration Date – August 24, 2024
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Please let me know if you have any questions.

Sincerely,

Katie P. Halloran
Planning Director