

**From:** Steve Russ <[steve.russ1@COMCAST.NET](mailto:steve.russ1@COMCAST.NET)>

**Sent:** Tuesday, October 16, 2018 10:40 AM

**To:** Patrick Wright <[pwright@cityofkeywest-fl.gov](mailto:pwright@cityofkeywest-fl.gov)>; Cheri Smith <[csmith@cityofkeywest-fl.gov](mailto:csmith@cityofkeywest-fl.gov)>

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**Subject:** Variance Requests for 3228 Flagler Avenue

Dear Mr. Wright and Ms. Smith:

My name is Stephen Russ and I reside at and own 3220 Riviera Drive, across Riviera Drive from 3228 Flagler. I will be out of town on October 18<sup>th</sup> and so will not be able to appear before the Planning Board when this project is reviewed. Please submit this email to the Board in lieu of my live comments.

My primary concern is with parking. The document package available on line in various places indicated 15 on-site car spaces and in other spots 13 spaces. A cross-fit training business operates immediately to the west of 3228 Flagler and there are times when most, or all of the on-street parking on both sides of Riviera Drive from the Riviera Street/Riviera Drive corner to well past the cross-fit business is occupied. Also, given the transient nature of the businesses that abut Riviera Drive one never knows what future parking demands may be.

I spoke with Melissa Paul-Leto of the planning department and she assured me that the current plan calls for 15 on-site car spaces dedicated to the residential units and that the development will not reduce currently available on-street parking on either Riviera Drive or Riviera Street.

If on-site parking is 15 spaces and street parking availability is unaffected, I have no objections to the 3228 project.

Best regards,  
Stephen Russ  
305-294-0968