

1903-1905 Flagler Avenue



Compliance with Code

	Required	Proposed	Compliant?
Use	CL Zoning	Tree Nursery	Yes
Impervious Surface	Max 60%	5.9%	Yes
Building Coverage	Max 40%	1.5%	Yes
Setbacks	25' Front /5' Accessory	25' Front/5' Accessory	Yes
Parking Spaces	14	9	Variance Requested
Accessible Spaces	DRC on Nov. 20, 2025. Comments have been addressed. Landscape plan approved by Tree Commission on January 20, 2026.		Yes
Bike Racks	4	4	Yes

Traffic Control

- Intent to be right turn in and right turn out only
- Proposing “Right Turn Only” sign at the access way
- Existing double yellow lines on Flagler Ave. disallows left turn across Flagler when traveling East
- Among the least traffic intense uses possible in this commercial district



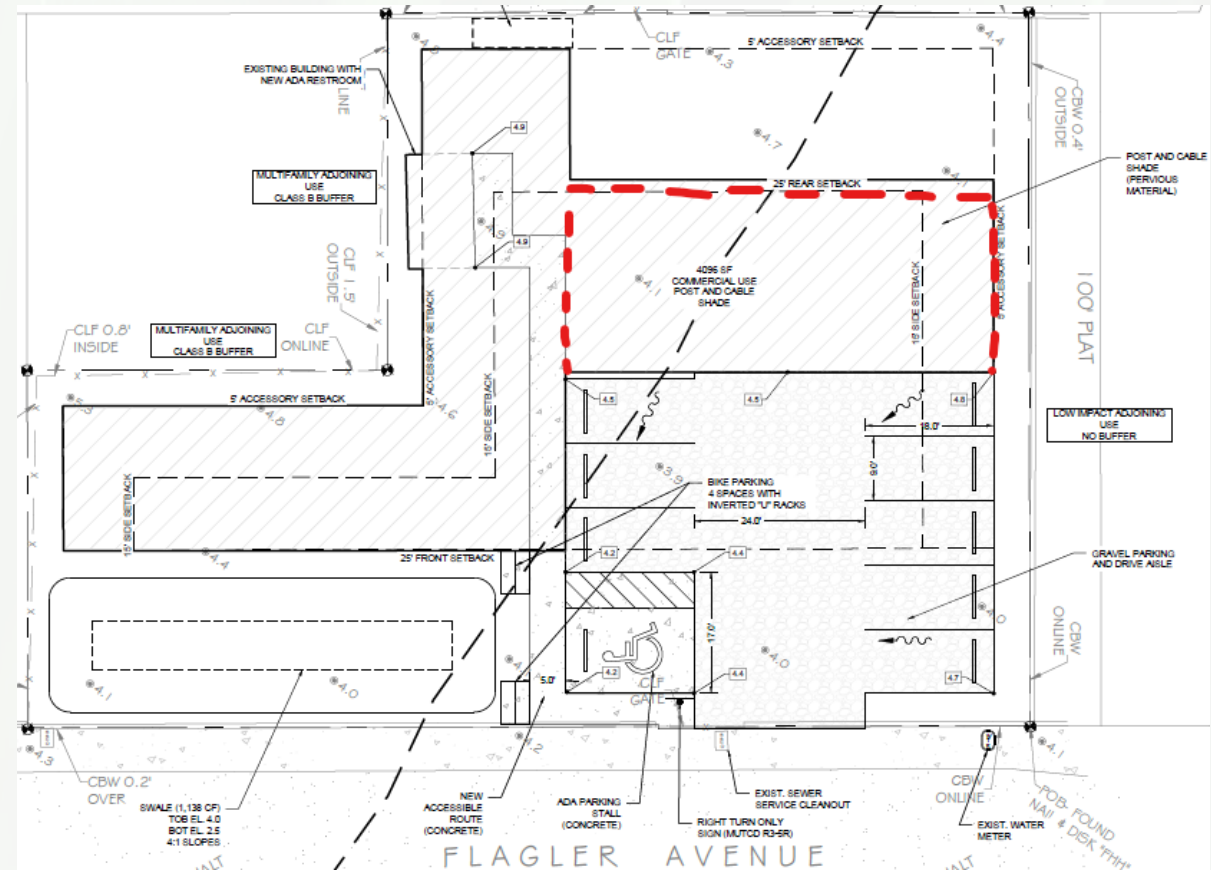
Parking

- Proposing 9 spaces for 4,096 sf of outdoor tree sales
- Would be compliant as to parking in each of the below jurisdictions

Jurisdiction	Use	Parking Requirement	Spaces required for this proposal
Key West, FL Land Development Regs	Retail Establishments - <i>Sec. 108-572(16)</i>	1 space per 300 sf	14 spaces
Monroe County, FL Land Development Code	Outdoor Retail Sales - <i>Sec. 114-67(c)</i>	1.5 space per 1000 sf = 1 space per 667 sf	7 spaces
Homestead, FL Code of Ordinances	Garden and Agricultural Supply Stores - <i>Sec. 30-433(e)</i>	1 space per 1000 sf PLUS 1 space per 3 employees	5 spaces
Cooper City, FL Code of Ordinances	Nurseries and Garden Supply	1 space per 1000 sf	5 spaces

Parking

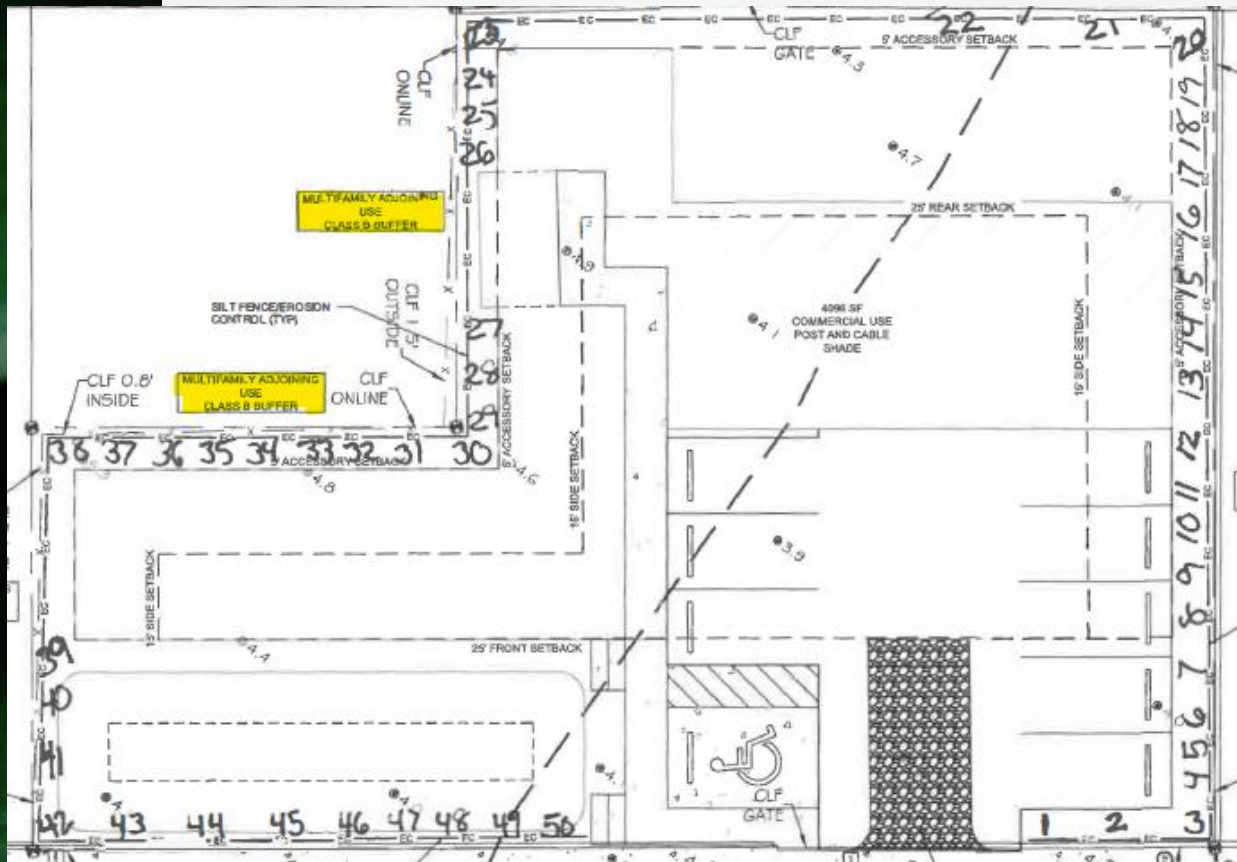
- Proposing 9 spaces for 4,096 sf of outdoor tree sales
- Adding 5 more parking spaces to comply with code would make approximately 65% of the property a parking lot
 - Literal interpretation of the land development regulations would create a hardship



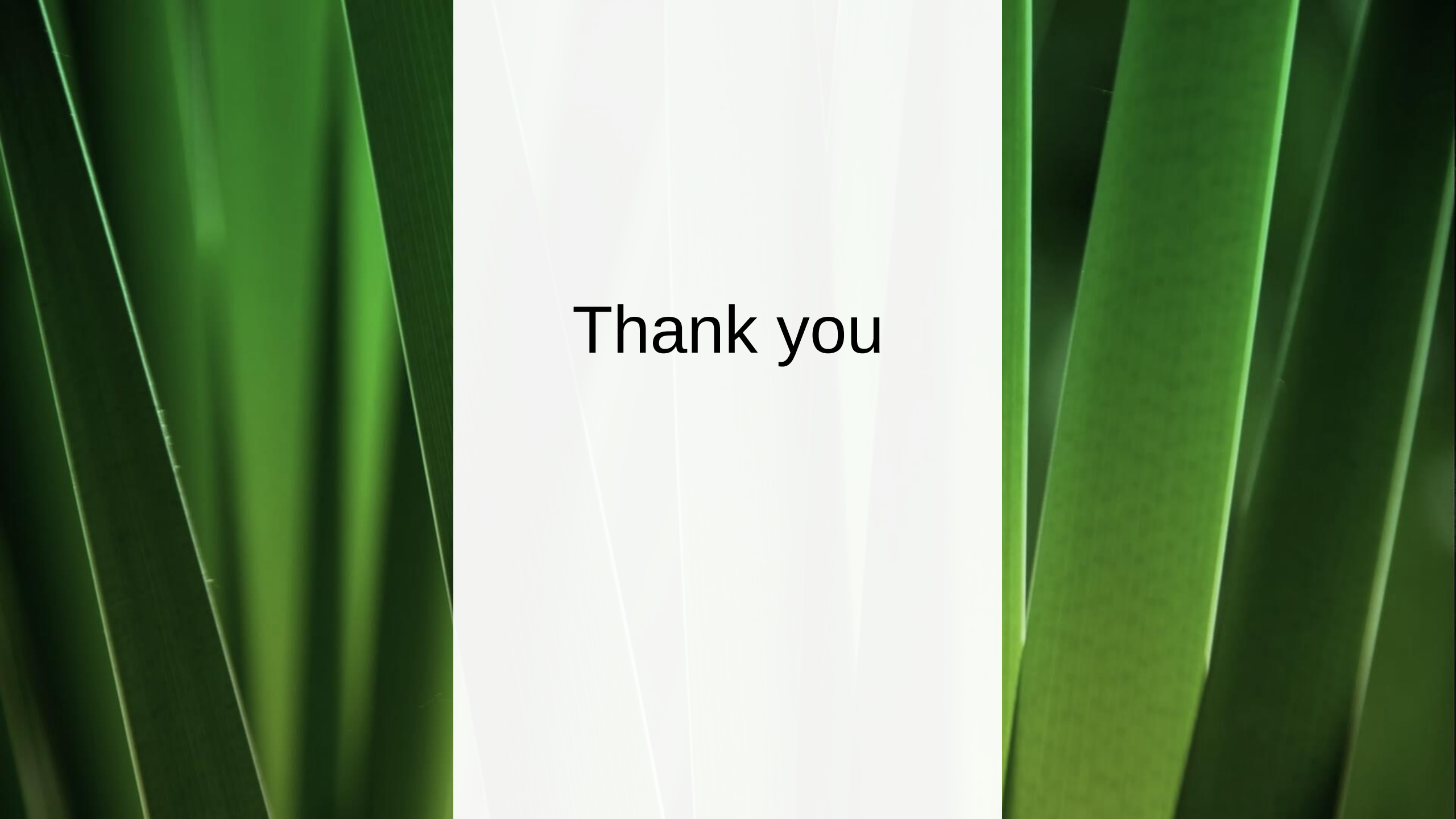
Approved Landscape Plan

Approved Direct & Palm List for 1903-1905 Flaglar

Landscape Plan



1	Coco nucifera	9'	44	Pseudo Phoenix Sargentii	4'
2	Coco nucifera	9'	45	Pseudo Phoenix Sargentii	4'
3	Coco nucifera	9'	46	Pseudo Phoenix Sargentii	4'
4	Eugenia Simpsonii	.5 Cal.	47	Pseudo Phoenix Sargentii	4'
5	Eugenia Simpsonii	.5 Cal.	48	Pseudo Phoenix Sargentii	4'
6	Eugenia Simpsonii	.5 Cal.	49	Pseudo Phoenix Sargentii	4'
7	Eugenia Simpsonii	.5 Cal.	50	Pseudo Phoenix Sargentii	4'
8	Eugenia Simpsonii	.5 Cal.			
9	Eugenia Simpsonii	.5 Cal.			
10	Eugenia Simpsonii	.5 Cal.			
11	Eugenia Simpsonii	.5 Cal.			
12	Citrus aurantiifolia	"Key Lime" 1.5" Cal.			
13	Eugenia Simpsonii	.5 Cal.			
14	Eugenia Simpsonii	.5 Cal.			
15	Eugenia Simpsonii	.5 Cal.			
16	Eugenia Simpsonii	.5 Cal.			
17	Eugenia Simpsonii	.5 Cal.			
18	Eugenia Simpsonii	.5 Cal.			
19	Eugenia Simpsonii	.5 Cal.			
20	Guzmania Sanctum	1.5 Cal.			
21	Jacquinia Keyensis	"Joe Wood" .5 Cal.			
22	Guzmania Sanctum	1.5 Cal.			
23	Bursera simaruba	8" Cal. "Gumbo Limbo"			
24	Eugenia Confusa	.5 Cal.			
25	Eugenia Confusa	.5 Cal.			
26	Eugenia Confusa	.5 Cal.			
27	Eugenia Confusa	.5 Cal.			
28	Eugenia Confusa	.5 Cal.			
29	Eugenia Confusa	.5 Cal.			
30	Eugenia Confusa	.5 Cal.			
31	Eugenia Confusa	.5 Cal.			
32	Eugenia Confusa	.5 Cal.			
33	Eugenia Confusa	.5 Cal.			
34	Eugenia Confusa	.5 Cal.			
35	Eugenia Confusa	.5 Cal.			
36	Eugenia Confusa	.5 Cal.			
37	Eugenia Confusa	.5 Cal.			
38	Eugenia Confusa	.5 Cal.			
39	Coco nucifera	9'			
40	Eugenia Confusa	.5 Cal.			
41	Eugenia Confusa	.5 Cal.			
42	Citrus aurantiifolia	"Key Lime" 1.5" Cal.			
43	Pseudo Phoenix Sargentii	4'			

The image features a central white rectangular area with the text "Thank you" in black. This central area is flanked on both the left and right sides by vertical strips of a close-up photograph of green leaves, likely from a plant like a peace lily. The leaves are long, lanceolate, and have prominent veins, creating a natural, organic border around the central text.

Thank you