

On Tue, Feb 13, 2024 at 4:11 PM Steve Russ <[steve.russ1@att.net](mailto:steve.russ1@att.net)> wrote:

Dear Director Halloran *et al*:

Please post this email as public comment on the subject agenda item.

My wife and I own and reside at our home at 3220 Riviera Drive directly across Riviera Drive from the proposed development at 3228 Flagler. The subject Planning Board item is a review of this development plan.

The original development plan approved by the Planning Board, Planning Board Resolution No. 2018-52, was a fully developed plan of pleasing aesthetic value with adequate parking, significant landscaping, perimeter buffering features, environmentally protective construction, provisions for run-off capture and plans for EV charging. My wife and I find the current proposal lacking in all of these areas.

The approved plan had access and egress on Riviera Street. The new plan has moved the entrance to Riviera Drive. With access to a variety of existing businesses already in place on Riviera Drive on-street parking can at times be a problem. This new entrance to a development with insufficient in-project parking will put additional stress on street parking and take up space currently available for that purpose. The change in driveway location will cause headlights from exiting and entering vehicles to illuminate our neighbor's home and our own.

The attempt to reduce the number of affordable units from 5 to 3, and the drastic downsizing of the units are consistent with an attempt by the developer to see how much they can extract from the planning process with as little investment in the project as possible.

While we were supportive of the original development plan, we are adamantly opposed to this one. The overall scope of the changes is so significant that it would seem to render this a new plan rather than simply the modification of an approved one.

Respectfully,

Stephen and Kathleen Russ



**From:** Bradbury King <[bradking1966@gmail.com](mailto:bradking1966@gmail.com)>

**Sent:** Tuesday, February 13, 2024 5:40 PM

**To:** Katie P. Halloran <[katie.halloran@cityofkeywest-fl.gov](mailto:katie.halloran@cityofkeywest-fl.gov)>

**Cc:** Dale Lockwood <[eywpilot@aol.com](mailto:eywpilot@aol.com)>; Sam Conch House <[sam@conchhouse.com](mailto:sam@conchhouse.com)>; Steve Russ <[steve.russ1@att.net](mailto:steve.russ1@att.net)>; [bgagnon@cityofkeywest-fl.gov](mailto:bgagnon@cityofkeywest-fl.gov) <[bgagnon@cityofkeywest-fl.gov](mailto:bgagnon@cityofkeywest-fl.gov)>; gbwpa <[Gbwpa@bellsouth.net](mailto:Gbwpa@bellsouth.net)>; [kathy.russ@comcast.net](mailto:kathy.russ@comcast.net) <[kathy.russ@comcast.net](mailto:kathy.russ@comcast.net)>

**Subject:** [EXTERNAL] Re: 3228 Flagler Ave. - Feb 15 agenda (pics)

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Director Halloran,  
Above are pictures of where the glass wall will be installed as well as the site of the proposed entrance on Riviera Drive.

Of further note...we purchased the fence coverings for the current tenant to improve the neighborhood aesthetic.

Thanks once again,

WHB King

On Tue, Feb 13, 2024 at 5:18 PM Bradbury King <[bradking1966@gmail.com](mailto:bradking1966@gmail.com)> wrote:  
Dear Director,

This email serves as public comment for the proposed change of previously approved plans concerning 3228 Flagler Ave.

My family owns the home directly across the street (Riviera Drive) from the property in question.

We are vehemently opposed to the proposed changes to the Flagler property for a number of reasons.

Of primary concern is the change of access from Riviera Street to Riviera Drive. Vehicles egressing will be shining headlights directly into our home as we have a glass wall (EuroWall) facing that exit. (picture attached)

Compounding this issue is the incremental street parking necessitated by these proposed changes.

Further, there is a marked decline in the aesthetics of the project. My family is on year two of beautifying our home that was an eyesore for so long. This proposed project simply fails at maintaining the beauty standard that Key West has zealously protected over time.

Finally, reducing the number of affordable housing units is part and parcel of what has caused the housing crisis for so many of our citizens.

A cursory review of the previously approved plan leaves us scratching our collective heads. What appears to have originally been a well thought out plan has been scrapped in its entirety.

Thank you for any considerations on this matter.

Fair Winds,  
W.H. Bradbury King

**From:** gbwpa <[gbwpa@bellsouth.net](mailto:gbwpa@bellsouth.net)>  
**Sent:** Tuesday, February 13, 2024 11:10:22 AM  
**To:** Katie P. Halloran <[katie.halloran@cityofkeywest-fl.gov](mailto:katie.halloran@cityofkeywest-fl.gov)>; [bgagnon@cityofkeywest-fl.gov](mailto:bgagnon@cityofkeywest-fl.gov) <[bgagnon@cityofkeywest-fl.gov](mailto:bgagnon@cityofkeywest-fl.gov)>; Sam Conch House <[sam@conchhouse.com](mailto:sam@conchhouse.com)>; Bradbury King <[bradking1966@gmail.com](mailto:bradking1966@gmail.com)>; Steve Russ <[steve.russ1@att.net](mailto:steve.russ1@att.net)>; Dale Lockwood <[eywpilot@aol.com](mailto:eywpilot@aol.com)>  
**Subject:** [EXTERNAL] 3228 Flagler Ave. Item 8 February 15 PB Agenda

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Katie, please post this email as public comment on the above item for the Planning Board to consider.

Most of the Board will recall that I was the staff attorney for the Board when Planning Board Resolution No. 2018-52 was approved by the board.

Contrary to the current Staff report for this item the 2018 approval was for 5 affordable units and 3 market rate units, very attractive architectural design, entrance on Riviera Street, and extensive buffering of Riviera Drive residences including bocce ball courts and landscaping along Riviera Drive as a buffer.

The current staff report on this item reports that the current plan calls for 24 off-site parking spaces, that the prior approval was for 4 market and 4 affordable units, and that no impervious surface ratio variance is required since this application for a modification of the existing approval reduces the previously approved variance. I have been told by Owen there are 7 parking spaces.

Since this is a major modification of the prior approval and no current violation of the code exists this must be treated as a new application per Section 108-91 (C) 3 of the Code and a variance requested. or a modification of the prior variance granted so that the record is clear going forward.

The current layout allowing entrance and exit onto Riviera Drive will exacerbate the traffic we have on Riviera Drive. My house is diagonally across the street from this project. As designed cars will take a right from Riviera Street and almost immediately encounter an entryway for 8 homes.

Cars coming and going at night will be shining their headlights directly into my neighbor Bradbury King's house at all hours of the night.

I have spoken with Ben Gagnon and Owen Trepanier about my and my neighbors' concerns. Owen indicated he would get with the architect to see if the entrance could be put back on Riviera St. where it belongs and has been approved without prior objection.

We are not in favor of any of the landscape waivers being requested.

For the additional reasons set forth in the staff report and above, and the fact that the design of this proposal is a monstrosity completely out of character with the neighborhood, I encourage the board to deny this application.

Sincerely

George B. Wallace, Esq.  
3218 Riviera Dr.  
Key West, FL 33040

**From:** [gbwpa](#)  
**To:** [Katie P. Halloran](#); [Benjamin Gagnon](#); [Sam Conch House](#); [Steve Russ](#); [Bradbury King](#); [Dale Lockwood](#)  
**Subject:** [EXTERNAL] 3228 Flagler Ave Item 2 June 20 Planning Board Meeting  
**Date:** Tuesday, June 18, 2024 12:12:13 PM

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Tue, Jun 18 at 10:28 AM

Ms. Halloran,  
Regarding the above item.

First, I commend the applicant for the many improvements to the project which address many of the concerns I and my neighbors expressed at the last meeting.

Contrary to the summary of our concerns as expressed in the Staff report our primary concerns have always been entry and exit to and from Riviera Drive, on-site parking, and landscaping.

We have never objected to the number of affordable housing units and always believed 4 were required.

The current design satisfies most of my concerns except for on-site parking.

The applicant has convinced staff the parking exception of Sec. 122-1470(a) applies to this project eliminating the need for two on-site parking spaces by providing two bicycle or scooter parking spaces per unit as an alternative.

Staff has ignored the language of the code that provides that this section applies to promote "employee" housing on site. This is the only section of our code that specifies "employee" when referring to work force housing clearly indicating that the purpose is to promote on-site employee housing for commercial properties. (See page 15 of the Staff report and the re-print of Sec 122-1470(a))

There is no suggestion here that the applicant is building these units for the employees of the Circle K. These units are NOT accessory unit infill. They are simply being built to satisfy the 30% workforce housing requirement of the code and require 2 parking spaces per unit or a variance.

With respect to not needing a variance for the impervious surface and other issues which are being improved from the last approval I would submit that since that approval was never built, a new variance or at least a modification of the prior variance should be required.

A simple solution would be to eliminate one unit and apply for a one space parking variance which I would not oppose as the current approval only has 15 spaces for 8 units.

The applicant has advised us that they do not need 8 units.

Respectfully

George B. Wallace

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

**Sent:** Tuesday, June 18, 2024 2:19 PM

**To:** Katie P. Halloran <[katie.halloran@cityofkeywest-fl.gov](mailto:katie.halloran@cityofkeywest-fl.gov)>

**Cc:** Benjamin Gagnon <[benjamin.gagnon@cityofkeywest-fl.gov](mailto:benjamin.gagnon@cityofkeywest-fl.gov)>; 'gbwpa' <[gbwpa@bellsouth.net](mailto:gbwpa@bellsouth.net)>; brad king <[bradking1966@gmail.com](mailto:bradking1966@gmail.com)>; [Kathy.russ@comcast.net](mailto:Kathy.russ@comcast.net); [eywpilot@aol.com](mailto:eywpilot@aol.com)

**Subject:** [EXTERNAL] RE: 3228 Flagler Ave Item 2 June 20 Planning Board Meeting

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Dear Director Halloran et al:

Please post this email as public comment on the subject agenda item.

My wife and I own and reside at our home at 3220 Riviera Drive directly across Riviera Drive from the proposed development at 3228 Flagler.

I want to most strenuously object to the offensive mischaracterization of the concerns of ourselves and our neighbors as to us being opposed to the number of affordable housing units in the plan. I know I speak for all of us, when I say that we would have no reservation if all eight units were designated affordable. I question how that particularly divisive observation made it into the staff report on this project without any input from any of us.

We have met with Mr. Trepanier to discuss our concerns about the project. He has made positive changes to his plans with regard to access/egress, landscaping and building aesthetics.

Our remaining concern is with regard to both on and off-site parking. Given the mixed zoning nature of the neighborhood, there are often business-related vehicles parking on Riviera Drive in front of our house and across the street to the rear of the proposed redevelopment. Current proposed on-site parking of 13 car spots is short of the 16 normally required, and is likely to cause more parking overflow onto Riviera Drive. To address the issue, Mr. Trepanier has explored reducing the number of units in the development with us, but has not yet brought those discussions forward into the plan.

In addition, any outside the wall project landscaping that reduces available street parking on Riviera Drive should be avoided as it will only compound local parking problems.



Semis servicing the businesses on Riviera Drive, or the gas station itself, often make the turn from Riviera Street west onto Riviera Drive. Restricting the turning radius on that corner should be avoided.

The proposed addition of trees on Flagler in front of the gas station may create site-line difficulties for vehicles turning off Riviera Street onto Flagler and force them to move forward into the bike lane for visibility.

I am all for landscaping, but we need to be careful that cosmetic attempts to alter the character of the neighborhood do not have unintended consequences.

Respectfully,  
Steve Russ