

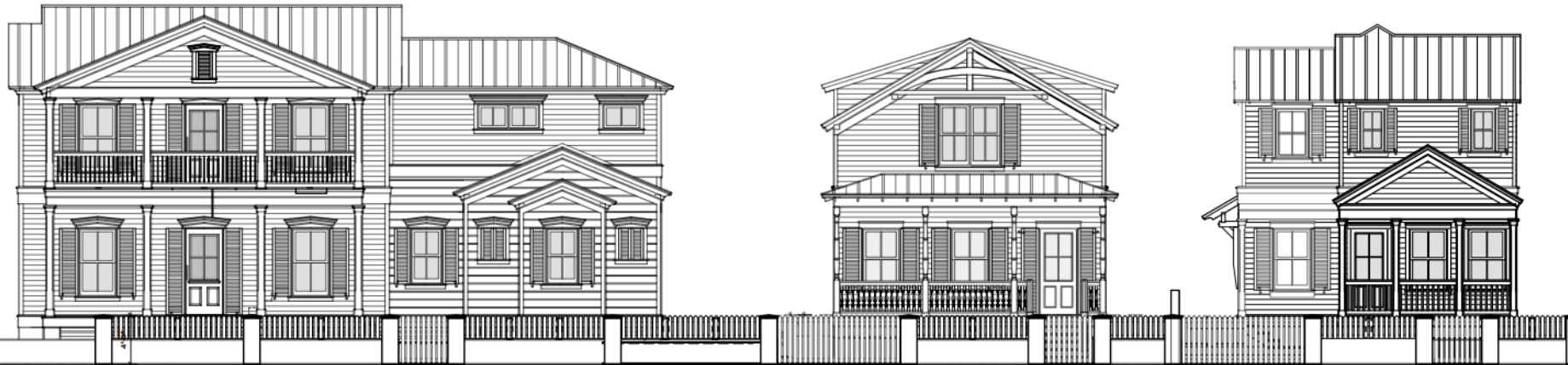
638 United Street

Minor Development Plan

TREPANIER



& ASSOCIATES INC



UNITED STREET

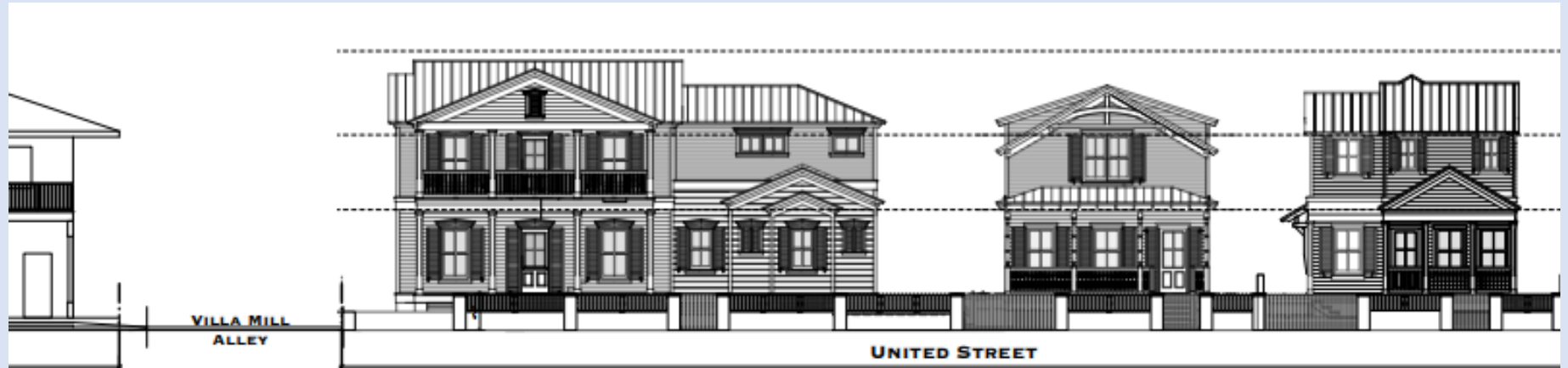
Location Map



Existing



Elevations



Unit 1

Unit 3

Unit 4



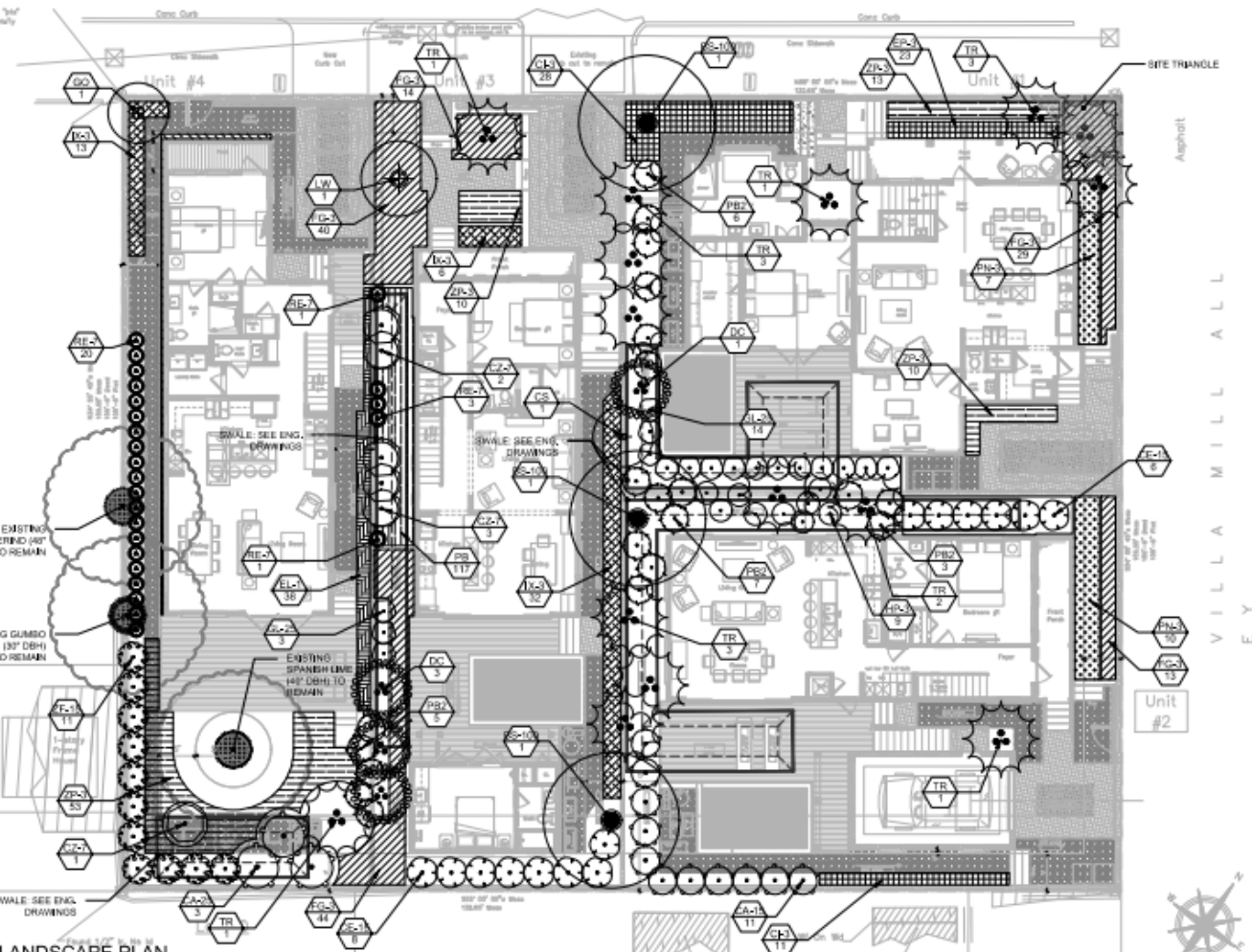
Unit 2

Unit 1

Landscape Plan



DU PUBLIC R/W



PLANT SCHEDULE			
TREES	CODE	QTY	BOTANICAL / COMMON NAME
	BS-100	3	Bursera simaruba / Gumbo Limbo
	CS	1	Cordia sebestena / Orange Geiger Tree
	DC	4	Dyopsis cobardae / Gabeca Palm
	GO	1	Guaiacum officinale / Lignum Vitae
	LW	1	Lycium jamaicense / Wild Tamarind
	TR	15	Thrinax radiata / Florida Thatch Palm
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CS-7	6	Calyptranthes zuzuyum / Myrtle of the River
	CA-15	11	Clusia rosea / Autograph Tree
	CA-25	3	Clusia rosea / Autograph Tree
	CE-15	14	Conocarpus erectus / Silver Buttonwood
	GL-25	17	Gynnanthes lucida / Crabwood
	HR-3	9	Hamelia patens / Firebush
	PB2	21	Philodendron bipinnatifidum / Cut Leaf Philodendron
	RS-7	25	Rhipis exocarpa / Lady Palm
	ZF-15	11	Zamia furcata / Cardboard Palm
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	CA-3	39	Chrysobalanus icaco / Coco Plum
	EL-1	38	Emodia torralis / Golden Creeper
	EP-3	23	Ecsthes periclypta / Inkwood
	FG-3	140	Ficus microcarpa / Green Island / Green Island Ficus
	IG-3	51	Ilex x 'Nora Grant' / Ilex 'Nora Grant
	PB	117	Philodendron x 'Burlie Marx' / Burlie Marx Philodendron
	PK-3	17	Psychotria nervosa / Wild Coffee
	ZF-3	91	Zamia pumila / Coconite

Affordable Linkage

3221 Riviera Drive



Affordable Requirement – 30%



9 Market-Rate x 30% = 2.7 Affordables

Property	MR Units
United	4
Flagler	5
Total	9

Affordability Calculation
9 X 30% = 2.7

GOOD NEIGHBOR



- 60 letters and plans mailed out within 300 ft.
- 1 neighbor call - requesting Clarification, results in a change to window design
- 5-page objection from Sioux City, SD

Approval Conditions



Conditions prior to the City Commission hearing:

- ~~5. The applicant must modify the proposed linkage project to include a total of at least four deed restricted affordable housing units to comply with Section 122-1467.~~

- ~~8. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.~~