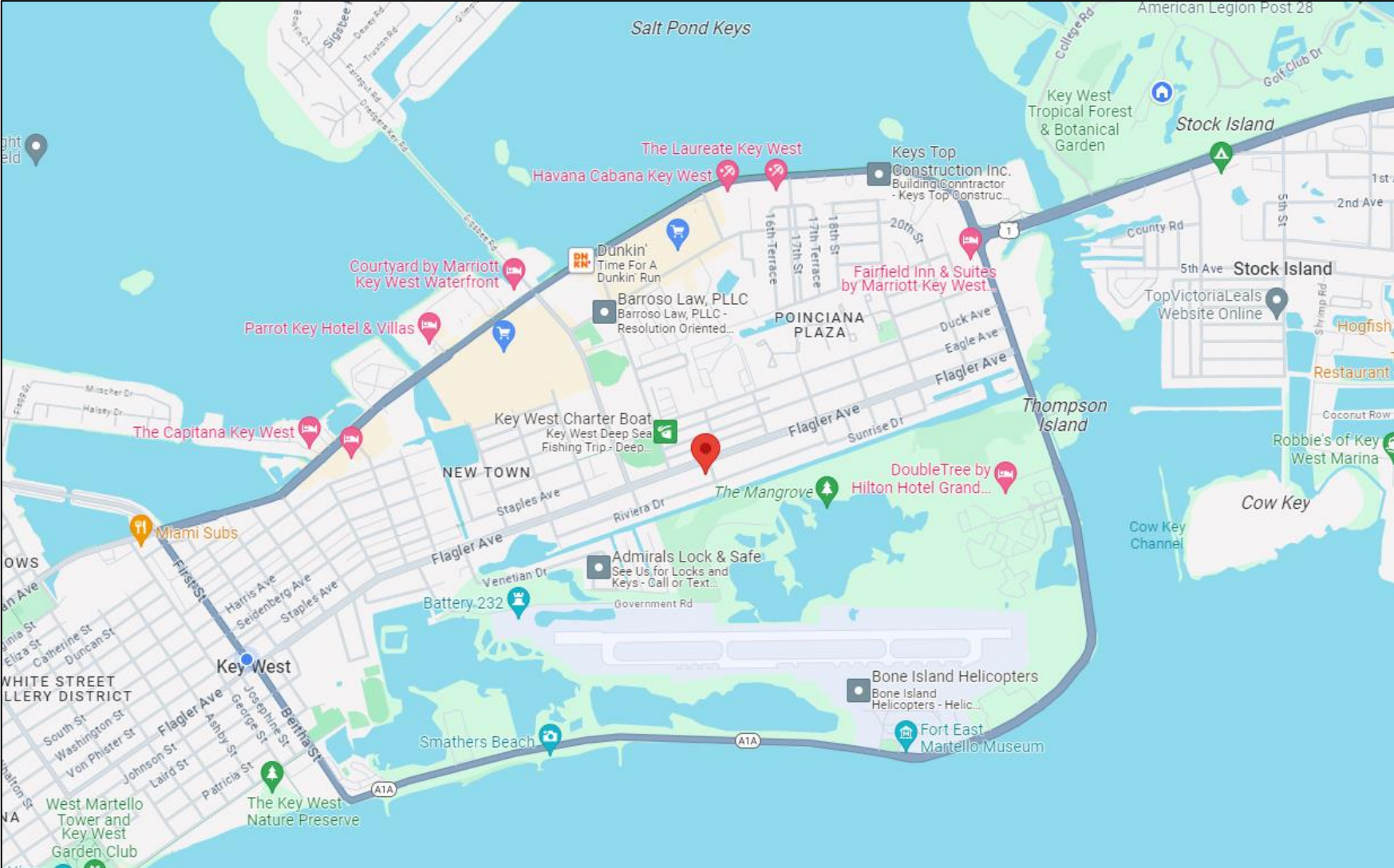


# 3228 Flagler Avenue

Modification to  
Minor Development  
(Res. No. 2018-52)



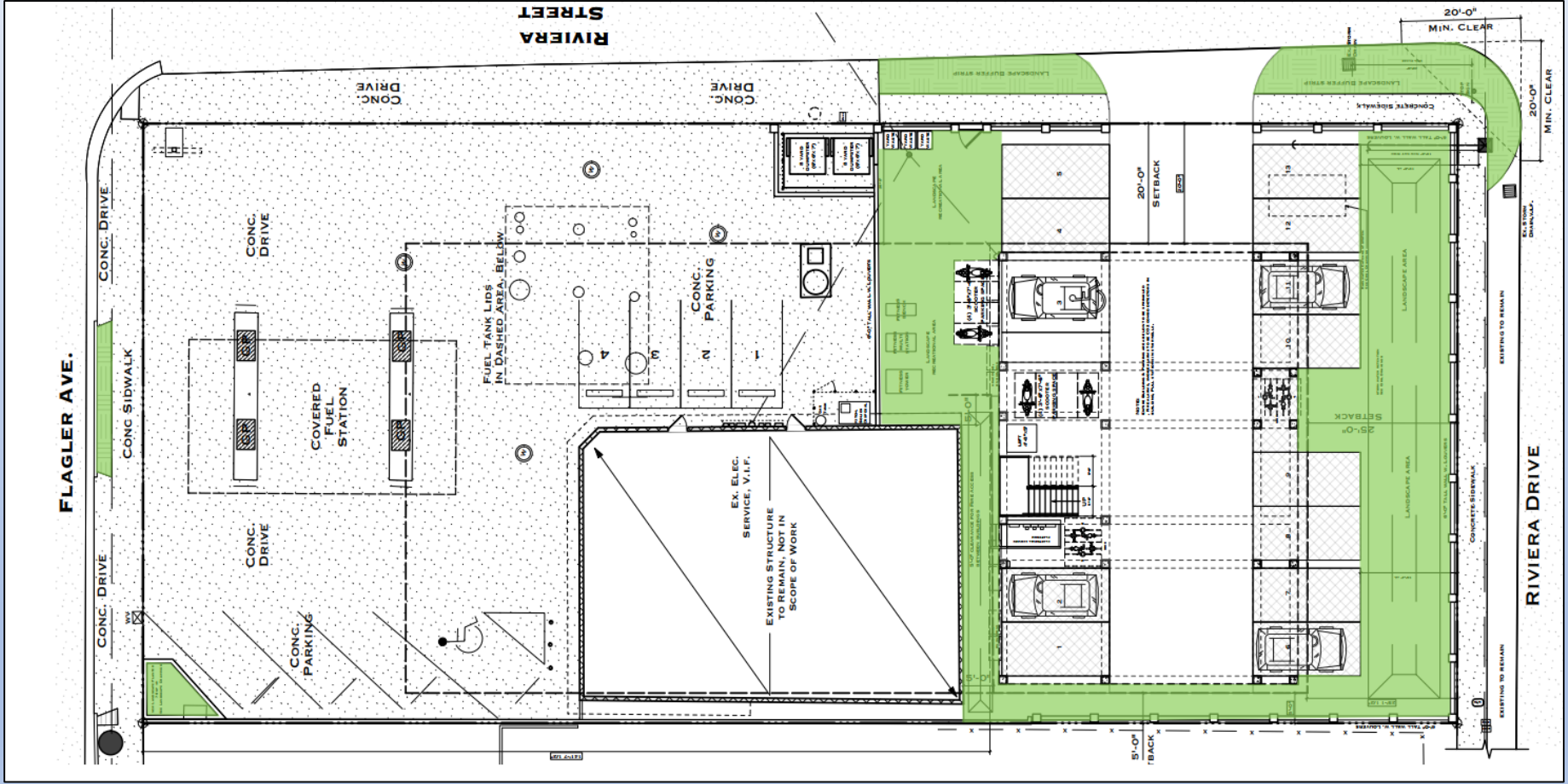
# Location Map



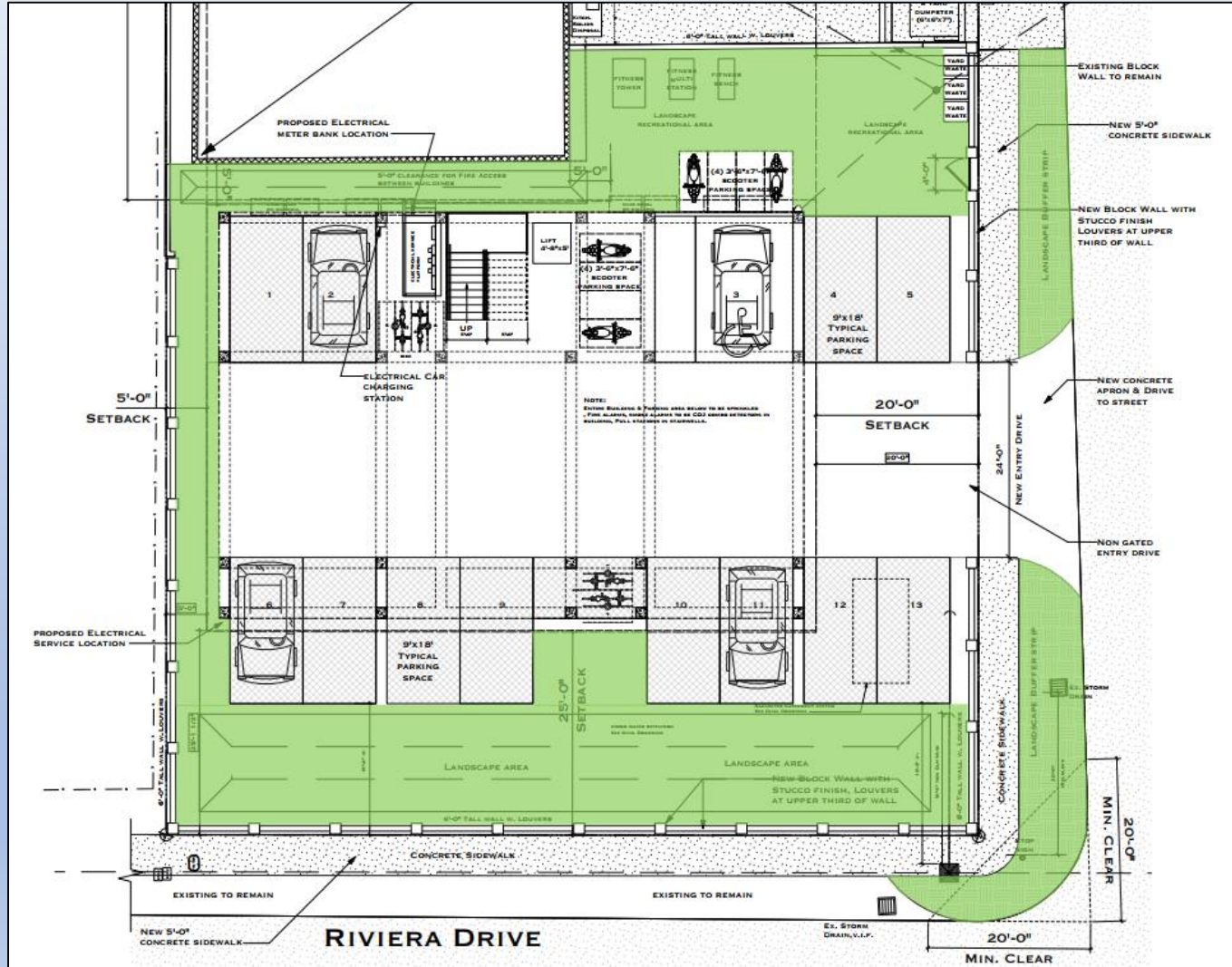
# Existing



# Proposed Site Plan



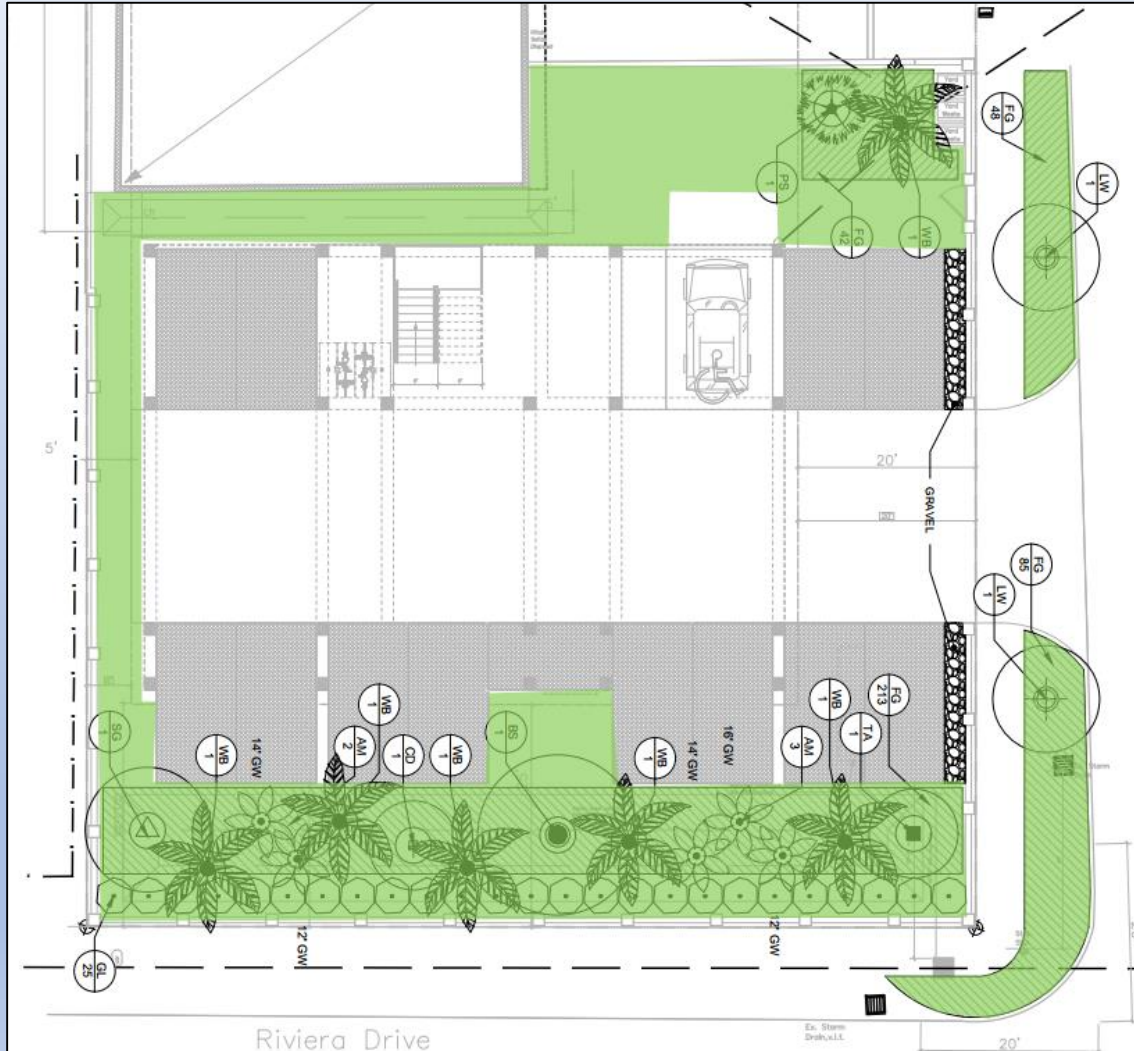
# Proposed Site Plan



# Elevations



# Landscape Plan



## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>TREES</b>			
	AM	5	Adonidia merrillii / Christmas Palm
	BS	1	Bursera simaruba / Gumbo Limbo
	CD	1	Coccoloba diversifolia / Pigeon Plum
	LW	2	Lysiloma latisiliqua / Wild Tamarind
	PS	1	Ptychosperma schefferi / Scheffer's Palm
	SG	1	Simarouba glauca / Paradise Tree
	TA	1	Tabebuia aurea / Silver Trumpet
	WB	6	Wodyetia bifurcata / Foxtail Palm
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>SHRUBS</b>			
	GL	25	Gymnanthes lucida / Crabwood
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>SHRUB AREAS</b>			
	FG	389	Ficus microcarpa 'Green Island' / Green Island

# Affordable Linkage

## 638 United



Approved by City Commission  
Resolution No. 24-062  
on 3/14/24





# Affordable Requirement – 30%

8 Market-Rate, 4 Affordables (50%)



Property	MR Units
United	4
Flagler	4
Total	8

Affordability Calculation
$8 \times 30\% = 2.4$

**Sec. 122-1467(1)(a)** – Residential or mixed use projects ... shall be required to develop or redevelop 30 percent of units ... as affordable...

**Sec. 122-1467(2)(a)** – The following uses shall be exempt from the inclusionary housing requirements set forth in subsection (1)(a) of this section: affordable workforce housing, nursing homes, or assisted care living facilities.

**Ord. 19-11** adopted on May 9, 2019, created the exemption and includes the provision:

**Section 4.** All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

# GOOD NEIGHBOR



**Worked closely**

**Made significant changes.**

**Neighbor's candor and  
kindness**

**Neighbors would like one  
less unit**

# Approval Conditions



1. The proposed development shall be in substantial compliance with the site plans signed, sealed and dated ~~September 28, 2018 by Robert Allen Steele, P.A.~~ No approval granted for any other work or improvements shown on the plans other than the proposed construction of the two story multi-family structure that includes five (5) deed restricted affordable units, three (3) market rate residential units, ground floor storage units, bocce courts, an underground catchment system, parking, electric charging systems, and scooter/ bike spaces May, 2nd 2024 by T. S Neal Architects, INC, and the landscape plans dated May 21, 2024 by Keith Oropeza; notwithstanding any revisions requested and recommended by staff. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and date.

# Approval Conditions



1. The proposed development shall be in substantial compliance with the site plans signed, sealed and dated May, 2nd 2024 by T. S Neal Architects, INC, and the landscape plans dated May 21, 2024 by Keith Oropeza; notwithstanding any revisions requested and recommended by staff.

# Approval Conditions



2. The applicant shall include a minimum of four (4) deed restricted affordable housing units pursuant to Section 122-1467(1)(d) and execute and record a deed restriction in a form provided by the city attorney, to meet the linkage requirements for the approved major development plan at 638 United Street.

# Approval Conditions



2. The applicant shall execute and record a deed restriction in a form provided by the city attorney, to meet the linkage requirements for the approved major development plan at 638 United Street.

# Approval Conditions



3. Prior or simultaneous to issuance of a Certificate of Occupancy for the development at 638 United Street, this project at 3228 Flagler Avenue must receive a Certificate of Occupancy.

# Approval Conditions



~~5.4. The relocation of the garbage enclosure shall in no way alter the number or size of the fifteen required (15) off-street parking spaces.~~



# Approval Conditions



3. BPAS reversion provision: Upon approval of this resolution the four market rate and four affordable BPAS units allocated in Year 5 will automatically revert back to the City of Key West and the City shall assign all 8 units back to the BPAS pool for year 12.

# Approval Conditions



3. BPAS reversion provision: Upon approval of Yr 11 BPAS for this property the previously allocated Year 5 units will revert back to the City of Key West.

# Approval Conditions



4. The applicant shall submit revised landscape plans approved by the Urban Forestry Manager and Planning Director prior to the issuance of building permits. Revised landscape plans shall at a minimum include trees and shrubs along the western lot line adjacent to the existing parking spaces extending from the building front to the front lot line, new landscaping within the existing pervious area between the sidewalk and Flagler Avenue, and new landscaping in the areas circled in red in Exhibit B as approved and recommended by the Urban Forester. As well as street trees to the amount determined by the Urban Forester on the outside of the wall on Riviera Drive.

# Approval Conditions



~~4. The applicant shall submit revised landscape plans approved by the Urban Forestry Manager and Planning Director prior to the issuance of building permits. Revised landscape plans shall at a minimum include trees and shrubs along the western lot line adjacent to the existing parking spaces extending from the building front to the front lot line, new landscaping within the existing pervious area between the sidewalk and Flagler Avenue, and new landscaping in the areas circled in red in Exhibit B as approved and recommended by the Urban Forester. As well as street trees to the amount determined by the Urban Forester on the outside of the wall on Riviera Drive.~~

# Approval Conditions



5. The property maintenance plan must include continued maintenance of the property to remove any invasive exotic plant species (Brazilian Pepper, Australian Pine, Lead Tree).

# Approval Conditions



~~5. The property maintenance plan must include continued maintenance of the property to remove any invasive exotic plant species (Brazilian Pepper, Australian Pine, Lead Tree).~~

# Approval Conditions



6. ~~Tree Commission Final approval~~ Final landscape plan approval required from Tree Commission prior to issuance of a building permit.

# Approval Conditions



7. The hours of construction shall follow City Code and be limited to 8 a.m. to 7 p.m. on Monday to Friday, and 9 a.m. to 5 p.m. on Saturday.



# Approval Conditions



~~7. The hours of construction shall follow City Code and be limited to 8 a.m. to 7 p.m. on Monday to Friday, and 9 a.m. to 5 p.m. on Saturday.~~

# Approval Conditions



1. The proposed development shall be in substantial compliance with the site plans signed, sealed and dated May, 2nd 2024 by T. S Neal Architects, INC, and the landscape plans dated May 21, 2024 by Keith Oropeza; notwithstanding any revisions requested and recommended by staff.
2. The applicant shall execute and record a deed restriction in a form provided by the city attorney, to meet the linkage requirements for the approved major development plan at 638 United Street.
3. Prior or simultaneous to issuance of a Certificate of Occupancy for the development at 638 United Street, this project at 3228 Flagler Avenue must receive a Certificate of Occupancy.
4. BPAS reversion provision: Upon approval of Yr 11 BPAS for this property the previously allocated Year 5 units will revert back to the City of Key West. Final landscape plan approval required from Tree Commission prior to issuance of a building permit.
5. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.  
Per the Fire Marshall's request, the multi-family two story structure must have a sprinkler system installed in each unit.