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Sent: Tuesday, February 13, 2024 11:10:22 AM

To: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>; bgagnon@cityofkeywest-fl.gov <bgagnon@cityofkeywest-fl.gov>; Sam Conch House <sam@conchhouse.com>; Bradbury King <bradking1966@gmail.com>; Steve Russ <steve.russ1@att.net>; Dale Lockwood <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.
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