



## Critical Concern Consultants

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June 8, 2017

Patrick Wright  
Director, Planning Department, City of Key West  
1300 White Street, Key West, Florida 33040

Re: Variance Request - Ocean Walk 3900 S. Roosevelt Boulevard

Dear Mr. Wright:

On April 24, 2017, we submitted on behalf of the Ocean Walk owner an application for a variance from Code-required parking requirements. That application was subsequently presented, together with a bicycle-space substitution request, at the May 15, 2017 Planning Board meeting.

In response to neighborhood concerns and objections voiced at that meeting, we worked with the project architects to revise the site plan in order to comply with the currently-applicable requirement of two vehicular spaces per unit. Additional spaces are being provided, in part, by repurposing existing impervious surfaces now occupied by under-utilized basketball and tennis courts. Accordingly, we will not be proceeding with the variance application. Although the site plan as revised now meets and exceeds minimum parking-space requirements for the proposed 80 units, the owner remains committed to providing as many bicycle spaces onsite as feasible.

A hard copy and an electronic copy of revised site plan sheet A1.1.1, including updated data boxes, has been provided to Planner II, Ginny Haller, for her use in preparing an updated staff report to the Planning Board. I am available to discuss our pending development applications as you may deem necessary, and to provide any additional materials that you may require.

Best Regards,



Donna  
Donna M. Bosold

Cc Virginia Haller