

SITE DATA TABLE				
Ocean Walk- 3900 S. Roosevelt Blvd.				
GENERAL	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING	High Density Residential District (HDR)			
FLOOD ZONE	ZONE AE EL 8			
SIZE OF SITE	43,560.00 SF (1.00 ACRE) MIN	745,312.00 SF (17.11 ACRES)	745,312.00 SF (17.11 ACRES)	NONE
MINIMUM LOT WIDTH	80'-0"	634'-8"	634'-8"	NONE
MINIMUM LOT DEPTH	100'-0"	691'-0"	691'-0"	NONE
IMPERVIOUS SURFACE	60% MAX	44.5% (332,171 SQ. FT)	49.8% (371,238 SQ. FT)	NONE
OPEN SPACE LANDSCAPING	35% MIN	56% (417,630 SQ. FT)	50.2% (374,147 SQ. FT)	NONE
DENSITY	22 DU PER ACRE	296 UNITS (17.30 PER ACRE)	376 UNITS (21.97 PER ACRE)	40 UNITS AWARDED DURING YEAR 2 BPAS. ADDITIONAL 40 UNITS AWARDED DURING YEAR 4 BPAS CYCLE.

SITE SETBACKS (Existing and proposed setback numbers based on worst case scenario)				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
SETBACK 1: FRONT	30'-0"	166'-3.5"	140'-10"	NONE
SETBACK 2: SIDE	25'-0"	30'-5"	30'-5"	NONE
SETBACK 3: STREET SIDE	25'-0"	92'-11"	92'-11"	NONE
SETBACK 4: REAR	25'-0"	29'-2"	29'-2"	NONE

HEIGHTS				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
HEIGHT OF EXISTING BUILDINGS				
BUILDING 1	40'-0"	16.7 FT	TO BE DEMOLISHED	NONE
BUILDING 2	40'-0"	26.6 FT	N/A	NONE
BUILDING 3	40'-0"	22.5 FT	N/A	NONE
BUILDING 4	40'-0"	12.5 FT	N/A	NONE
BUILDING 5	40'-0"	43.5 FT	N/A	NONE
BUILDING 6	40'-0"	22.5 FT	N/A	NONE
HEIGHTS OF PROPOSED BUILDINGS (MEASURED FROM CROWN OF ROAD, CROWN OF ROAD MEASURED TO BE 3'-0" BASED ON AVERAGE OF SPOT ELEVATIONS TOWARDS THE CENTER OF THE ROAD)				
BUILDING A	40'-0"	N/A	40'-0"	NONE
BUILDING B	40'-0"	N/A	40'-0"	NONE

BUILDING COVERAGE EXISTING				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED DEMOLITION	VARIANCE REQUESTED
BUILDING 1		2,906 SQ. FT		
BUILDING 2		37,922 SQ. FT	2,906 SQ. FT	
BUILDING 3		306 SQ. FT		
BUILDING 4		548 SQ. FT		
BUILDING 5		43,961 SQ. FT		
BUILDING 6		306 SQ. FT		
TOTAL	40% MAX	11.5 % (85,949 SQ. FT)		NONE

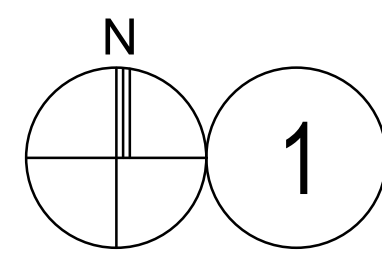
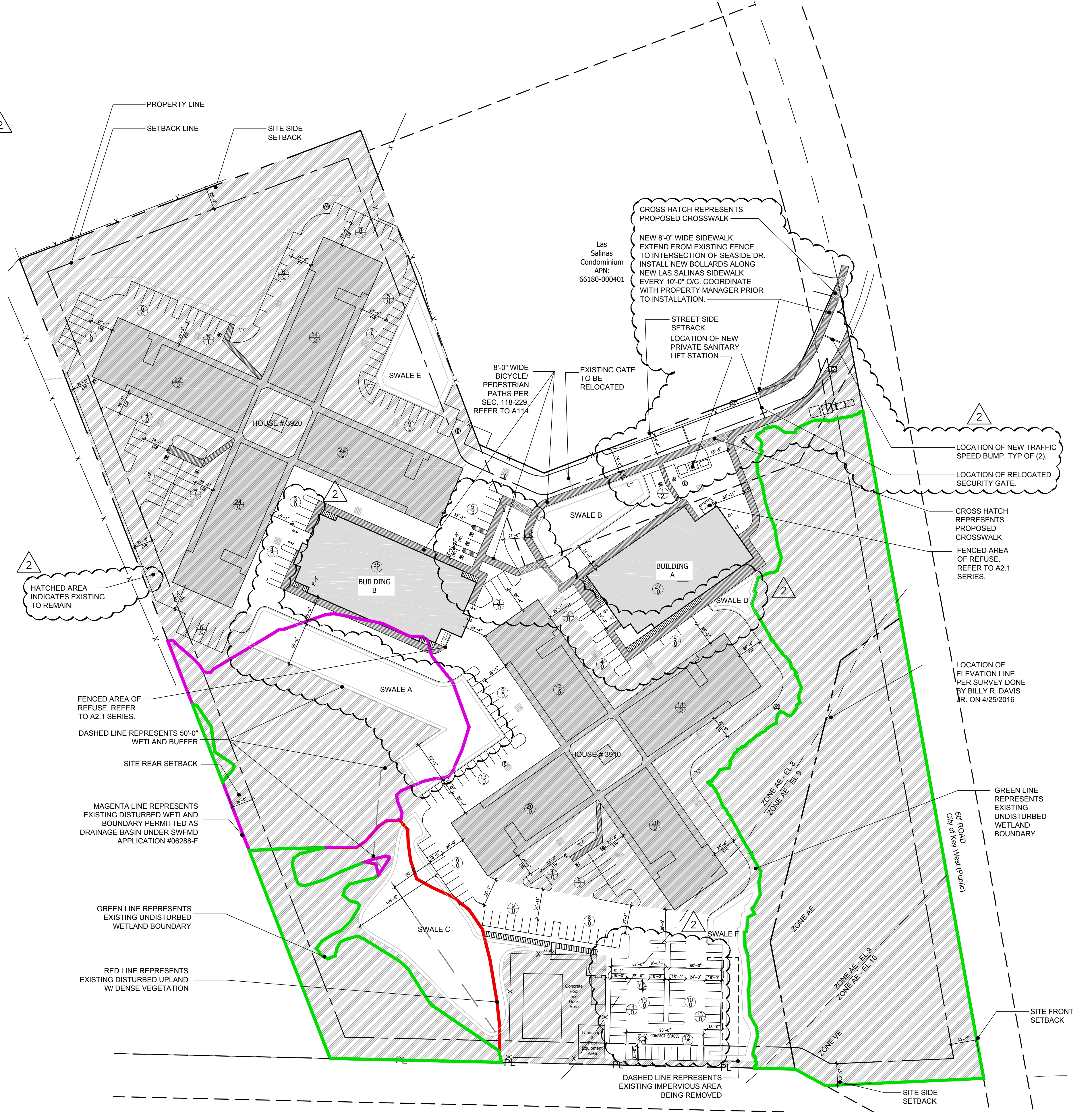
BUILDING COVERAGE PROPOSED				
	CODE REQUIREMENT	PROPOSED		VARIANCE REQUESTED
BUILDING A		15,261.1 SQ. FT		
BUILDING B		18,361.5 SQ. FT		
TOTAL	40% MAX	4.5 % (33,622.6 SQ. FT)		NONE

TOTAL BUILDING COVERAGE: EXISTING - DEMOLISHED + PROPOSED = 40% MAX 15.6% (116,665.6 SQ. FT) NONE

PARKING DATA TABLE		
TOTAL PROPOSED PARKING (BUILDINGS A & B = 80 TOTAL UNITS)		
	Code Required	Proposed
Auto	160 (154 STANDARD + 6 ADA)	195 (177 STANDARD + 12 COMPACT** + 6 ADA)
Bike	16*	173
Scooter	0	0

General parking requirement based on 2 spaces per residential dwelling (Multi-Family outside historic district) per Sec. 108-572 of the code.
 ADA parking requirement designed per Section 108-650 of the code.
 *Bicycle parking requirement based on 10% of motor vehicles per Section 108-572 of the code.
 **15% of compact cars allowed per Section 108-646 of the code.

Environmental Site Data	
Parcel Area - Total	745,312.00 sf
Upland Area Impact	19,799.16 sf
Wetland Impacts - Disturbed	14,180.20 sf



PROPOSED SITE PLAN

SCALE: 1/64" = 1'-0"



OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

A1.1.1 **K2M** DESIGN

REVISED DATE: JUNE 7, 2017