

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 scenerio)

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	
	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	2,906 SQ. FT	
	BUILDING 2		37,922 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
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