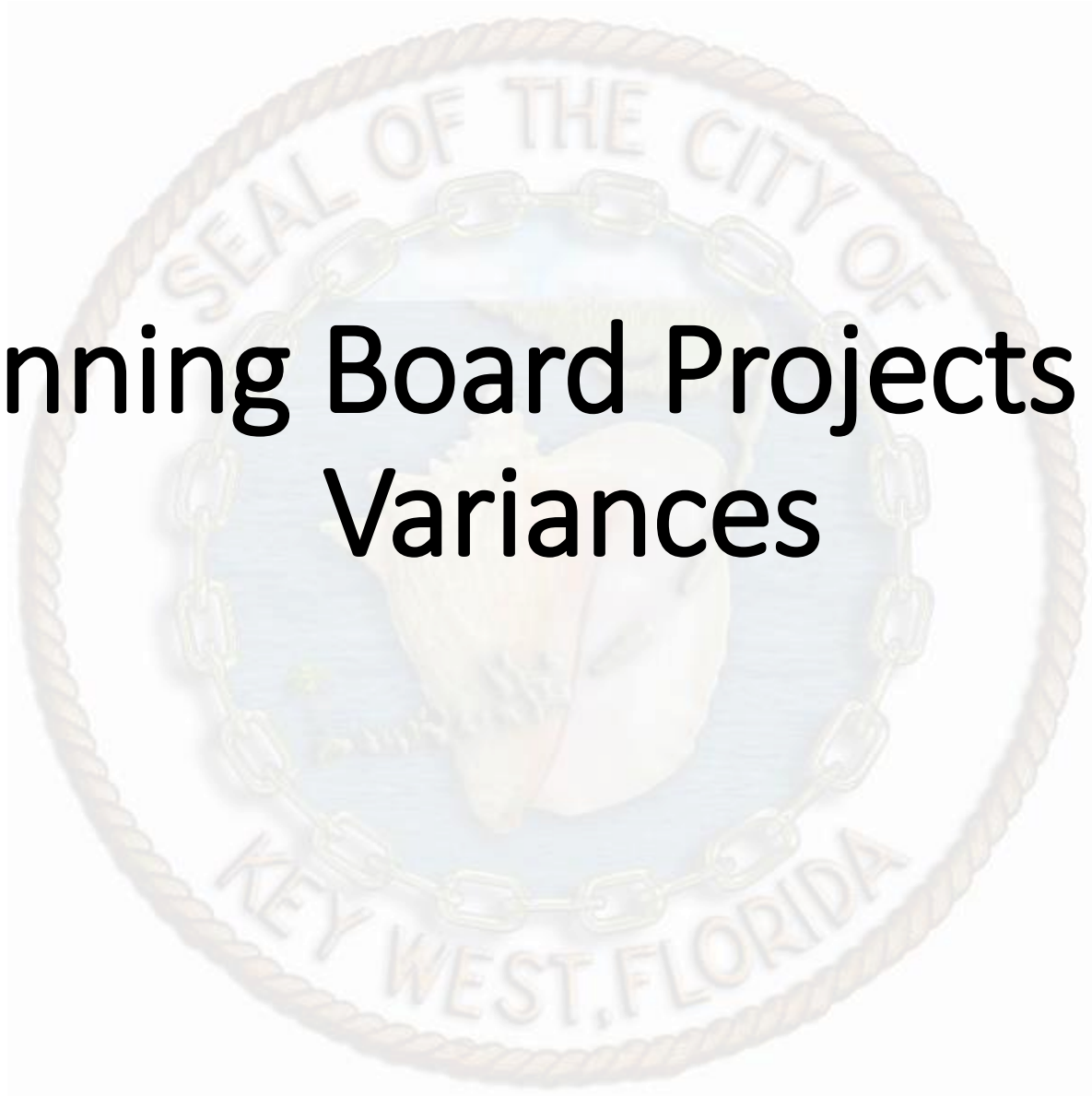


# Planning Board Projects and Variances



# Definitions (Section 86-9)

- Building Coverage means the percentage of lot area covered by buildings and including roofed porches, eaves, decks and similar structures as well as all structures, including structural elements such as raised decks, 30 inches or more above grade.

\*Definition does not necessarily mean building coverage is impervious surface



# Definitions

- Impervious Surface - Surface through which water cannot penetrate, such as a roof, road, sidewalk, and a parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

\*(Comprehensive Plan Definition, no definition in LDR Section 86-9)



# Definitions (Section 86-9)

- Open Space (*green area*) includes the gross area of the site less building coverage, parking surface, internal traffic circulation system, and other impervious surfaces, all of which should be open from the ground to the sky. Open space areas shall remain open and unobstructed to the sky that can be used for active or passive recreation purposes. Parking and loading areas of any type shall not be allowed in any required open space.



# Sample Calculation

Request	Resolution	Building Coverage Change 5,481 sqft	Impervious Surface Change 3,191 sqft	Open Space Change 2,050 loss
<p>After-the-Fact Variance - 3226 Eagle Avenue (RE# 00052890-001400) - A request for an after-the-fact variance to maximum allowed building coverage, maximum allowed impervious space, minimum required open space, and minimum allowed side setback in order to maintain a nonconforming accessory structure for a property located in the Medium Density Residential (MDR) zoning district pursuant to Sections 90-395, 108-346, 122-238(4)a., 122-238(4)b., and 122-238(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.</p>	<p>PB 2021-39</p>	<p>Standard - 35% Existing 56% -- 970 sqft Proposed 65% -- 1,115 sqft +145 sqft</p>	<p>Standard - 50% Existing 87% -- 1,503 sqft Proposed 95% -- 1,648 sqft +145 sqft</p>	<p>Standard - 35% Existing 12.5% -- 215 sqft Proposed 4% -- 70 sqft -145 sqft</p>
<p>Variance - 1705 Laird Street - (RE# 00060640-0000000) - A request for a variance to the maximum building coverage to construct an elevated concrete pool and planter on property located within the Single Family (SF) zoning district pursuant to Sections 90-395, and 122-238 (4) a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.</p>	<p>PB 2021-41</p>	<p>Standard - 35% Existing 34% -- 1,907 sqft Proposed 39% -- 2,217 sqft +251 sqft</p>	<p>n/a</p>	<p>n/a</p>

- 2021
  - 41 items brought to Planning Board in 2021
  - 24 variances
    - 22 approved
    - 1 Denied
    - 1 rescinded



Building Coverage Change	Impervious Surface Change	Open Space Change
+ 6,160 sq.ft.	+ 3,167 sq.ft	-2,026 sq.ft.

**Total approvals since Jan 2020**