



THE CITY OF KEY WEST
PLANNING BOARD

Staff Report

To: Chairman and Planning Board Members
From: Ben Gagnon, Planner II
Through: Katie P. Halloran, Planning Director
Meeting Date: August 21st, 2025
Agenda Item: Variance Tracking Report

Background and Analysis:

The below variance report has been requested for presentation by board members to update the public on variance approvals throughout the calendar year. More specifically the variances below are for site data and setbacks only, applications for parking variances have not been included.

In 2024 twelve (12) variances were approved. Proposed development associated with approved variances will result in the addition of 7,652.70 square feet of new building coverage, 1,900.07 square feet of impervious surface removed and 4,141.27 square feet of open space. The large-scale project at 0 Duval Street is a primary contributor to the additional open space and removal of impervious surface.

In 2025, ten (10) variances have been approved so far. Proposed development associated with approved variances will result in the addition of 18,334.91 square feet of new building coverage, 42,121.16 square feet of impervious surface added, and a reduction of 43,013.56 square feet of open space.

Ordinance 22-25 added the following language to section 122-1143, *"The areas beneath elevated structures shall not be considered impervious, so long as those areas beneath the elevated structures are maintained fully permeable. Any skirting enclosing crawlspaces must be a fully permeable metal mesh or other material approved by the City Engineer. For the calculation of impervious surface, properties with structures that have overhangs and/or eaves may consider the areas beneath the overhangs and/or eaves, as pervious, so long as these areas remain otherwise free of buildings, pavement, nonporous fill, or other cover through which water cannot*

penetrate.” Staff wanted to note this change as it affects how the data is viewed. Large additions and renovations can be made affecting building coverage but at the same time reducing impervious coverage if the home or addition is elevated.

Please see the table below for a full breakdown with addresses and individual data.

Address	Building Coverage Existing	BC Proposed	Net Change	Impervious Surface Exst	ISR Proposed	Net Change3	Open Space Exst	Open Space Proposed	Net Change5
<u>2025 Start</u>									
620 Dey St	1,882.38	1,873.13	(9.25)	3,029.38	3,020.13	(9.25)	476.38	485.63	9.25
907 Caroline Street	21,538.00	21,760.00	222.00	50,867.00	51,388.00	521.00	8,139.00	7,840.00	(299.00)
409 Frances St	1,004.49	1,071.65	67.16	489.86	299.01	(190.85)	465.40	589.09	123.69
1605 Bahama Dr	2,799.00	2,799.00	-	3,057.00	3,057.00	-	2,216.34	2,216.34	-
920 Caroline St	4,376.32	4,376.32	-	4,547.27	4,547.27	-	854.75	854.75	-
1671 Dunlap Dr	132,800.00	150,581.00	17,781.00	370,401.00	413,282.00	42,881.00	571,252.00	528,371.00	(42,881.00)
1119 Varela	-	-	-	1,020.00	1,153.00	133.00	615.00	482.00	(133.00)
612 Petronia	725.00	691.00	(34.00)	870.00	775.00	(95.00)	507.50	674.00	166.50
2400 N Roosevelt Blvd	28,809.50	29,117.50	308.00	70,090.39	68,971.65	(1,118.74)	-	-	-
1709 Washington St	1,818.76	1,818.76	-	2,660.06	2,660.06	-	1,463.76	1,463.76	-
<u>2025 Totals</u>	<u>195,753.45</u>	<u>214,088.36</u>	<u>18,334.91</u>	<u>507,031.96</u>	<u>549,153.12</u>	<u>42,121.16</u>	<u>585,990.13</u>	<u>542,976.57</u>	<u>(43,013.56)</u>