



# Proposed Casa Marina Workforce Housing & Villa Development Project

April 1, 2025

# Current Area Zoning



# Existing Site Aerial View

715 Seminole St. (2 different views)



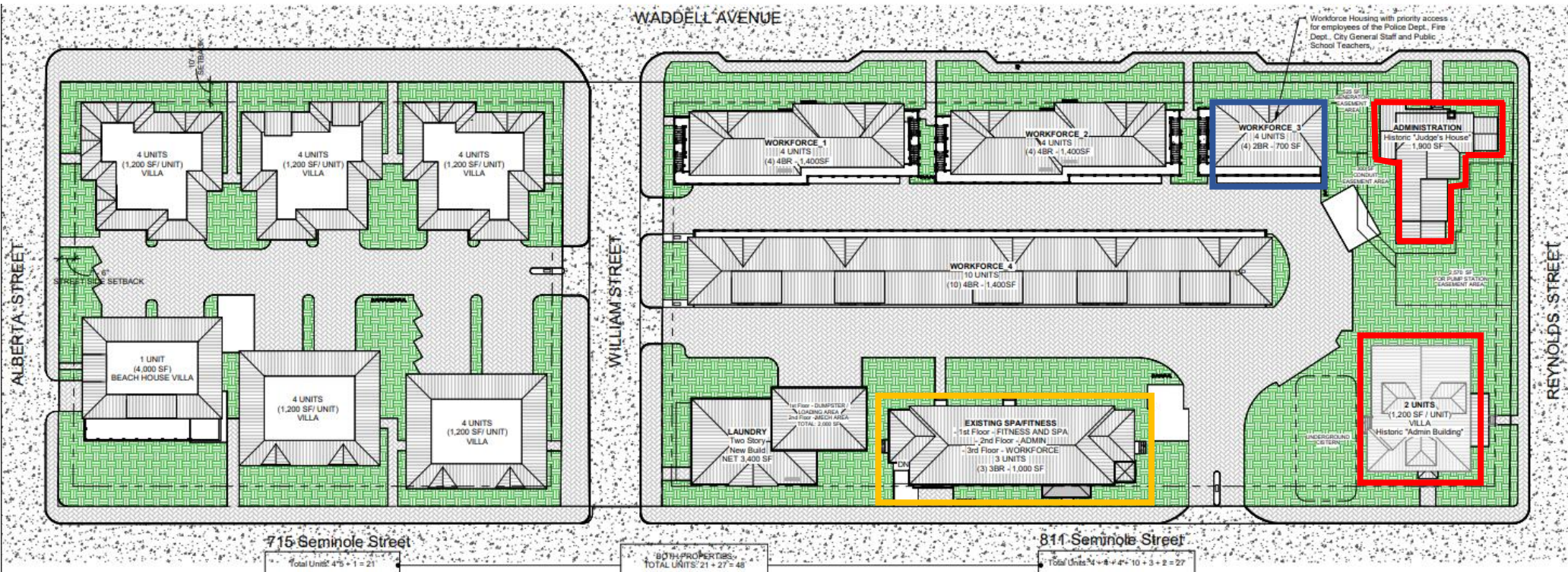
811 Seminole St.



# Existing Site Image



# Proposed Site Plan



- All workforce housing units will have rent capped at the 80% AMI affordability level (with income eligibility up to 140% AMI)
- All newly-constructed buildings are designed to comply with HMDR limits on height, massing, density and setbacks and **will not** utilize any increased limits for height, massing, density and setbacks allowed under the requested HCT zoning



- Four 2BR/2BA apartments with priority access for city police and fire departments, city general staff and public-school teachers
- Historic buildings (relocated) to be restored and renovated
- Historic building to be restored and renovated in place

# View of 715 Parcel from Corner of Alberta St. & Seminole St.



# View of 715 Parcel from Waddell Ave.



# View of 811 Parcel from Corner of Waddell Ave. & William St.





# View of the 811 Parcel from Reynolds St.



# View of Public Park from Reynolds St.



# View of 811 Parcel from Flagler Ave.



# View of Laundry Building from Seminole St. & William St.



# Process and Implementation

Applicant required to complete a development agreement and a major development approval which shall include:



# Development Summary



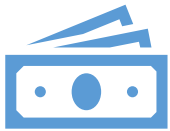
**Workforce housing to accommodate approximately 88 residents**, including employees of the **police and fire departments, city general staff, public school teachers, and team members at Casa Marina & The Reach**



**23 new villas across seven buildings** for Casa Marina guests



All newly-constructed buildings are **designed to comply with HMDR limits on height, massing, density and setbacks** and **will not** utilize any increased limits for height, massing, density and setbacks allowed under the requested HCT zoning



**100% privately funded**, including purchase of existing transient licenses; **no new transient licenses will be created, and no variances are required under HCT zoning**



Proposed **deed restrictions will limit uses and implement other community protections. A Unity of Title with Casa Marina** will be implemented as part of the future Development Agreement



**Streetscape and resiliency improvements and public park space**

# Community Benefits & Protections

- Owner will **purchase the transient licenses** needed for the Villas on the open market—**No new transient licenses will be created in Key West as a result of the Project.**
- Owner will **renovate and restore 3 historically protected structures.**
- On the 811 Seminole St. parcel, Owner will **grant an easement to the City** for future installation of a **stormwater pump system.**
- Prior to installation of the pump system, Owner will **develop and maintain** a portion of the pump system easement area as **public green space.**
- All newly-constructed buildings are designed to **comply with HMDR limits on height, massing, density and setbacks** and will not utilize any increased limits for **height, massing, density and setbacks** allowed under the requested HCT zoning.
- In response to the concern of a neighbor, Owner volunteered to **unify title** to 715 and 811 Seminole St. parcels **with main Casa Marina parcel**, ensuring that the parcels cannot be sold separately from Casa Marina.

# Community Benefits & Protections

## Owner has voluntarily agreed to implement deed restrictions to:

- **Grant priority access to four 2 bedroom / 2 bathroom workforce housing units to employees of the Key West Police Department, Fire Department, City General Staff and Public School District Teachers.**
- **Prohibit the following uses:** (1) Community centers, clubs and lodges, (2) Places of worship, (3) Commercial retail low and medium intensity, (4) Bars and lounges, (5) Restaurants and (6) Small recreational power-driven equipment rentals.
  - On the 811 Seminole St. parcel, spa, fitness, administrative office and a laundry facility shall be permitted.
  - In room dining, beverage service, catering service and room service shall be permitted.
- **Limit rent on the workforce housing units to the 80% Area Median Income (AMI) affordability level (with income eligibility up to 140% AMI).**
- **Limit density to what is currently available under HMDR.**



# Community Benefits & Protections

## Owner has voluntarily agreed to implement deed restrictions to:

- **Require completion of major development plan approval and a development agreement** with the City.
- On the 715 Seminole St. parcel, require Owner to **apply for demolition permits for all non-historically protected structures** within 120 days of recordation of the deed restriction (with recording to happen immediately following approval of zoning and FLUM changes).
- **Require that workforce housing and historic structures are completed at or before operation of the villas** by requiring that the certificates of occupancy for the workforce housing and historically protected buildings be issued before, or simultaneously with, the certificates of occupancy for the hotel villas.

# Community Benefits & Protections

## Design, Streetscape and Access:

- To the satisfaction of HARC, **Owner responded to all of HARC's comments on the Site Plan and Concept Plans**, including changing the location of the two historic buildings to be relocated and the addition of varied roof lines and staggered facades.
- At neighbor request, Owner **abandoned proposed changes to William St.**
- At neighbor request, Owner **removed all building driveways** from the workforce housing and villa buildings exiting **onto Waddell Ave.**
- At neighbor request, Owner **removed the planned site driveway onto Waddell Ave. and re-located it to Seminole St.**
- At neighbor request, **Owner removed all exterior corridors facing Waddell Ave. from the workforce housing buildings on Waddell Ave.**
- **The planned laundry facility will be code-compliant and is designed with a residential architectural aesthetic. Its location is entirely surrounded by Casa Marina property and buildings. It will not abut any private homes. In addition, the laundry facility will feature off-street loading.**