



THE CITY OF KEY WEST  
PLANNING  
BOARD

Staff Report

To: Chairman and Planning Board Members  
From: Ben Gagnon, Planner I  
Through: Katie P. Halloran, Planning Director  
Meeting Date: May 29<sup>th</sup>, 2025  
Agenda Item: Variance Tracking Report

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**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, three (3) variances have been approved so far. Proposed development associated with approved variances will result in the addition of 279.91 square feet of building coverage, 320.90 square feet of impervious surface added, and 166.06 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.