

THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Memorandum

From: Katie Halloran, Planning Director

To: Planning Board

Date: January 16, 2025

RE: 1015 Casa Marina – proposed Settlement of the Appeal of Planning Board Resolution 2024-029

Planning Board Resolution 2024-029 approved a variance for 1015 Casa Marina Court. It provided variances to building coverage, open space, and rear setback requirements in order to construct a dwelling on a vacant parcel. The parcel had previously contained a nonconforming dwelling unit which had been voluntarily demolished.

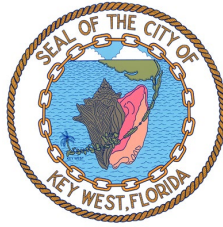
The property owner adjacent to the subject property's rear yard filed an appeal to the Circuit Court (Case No. 2024-AP-16-K). A settlement was reached between the neighbor and the owner of 1015 Casa Marina Court. The settlement involved a revised site plan.

The revised site plan shifts the building envelope 6.5' closer to the street on Casa Marina Court, which increases the rear yard setback compared to what was approved in the variance. This would create a noncompliant front setback, which was not approved in the variance; the proposed front setback is 1" greater than what had previously existed on site before the nonconforming dwelling was demolished. The settlement would also provide for a capped wall to the maximum allowable height in the rear yard, a landscape buffer, and a stormwater management plan.

This settlement agreement is being presented to the Planning Board for consideration. The Planning Board will be voting on a modification of the variance request to comply with the proposed settlement agreement between the applicant and neighbor.

Proposed Site Data:

SITE DATA TABLE				
	CODE REQUIREMENT	ORIGINAL	PROPOSED	VARIANCE REQUEST
ZONING		SF		N/A
FLOOD ZONE		AE-8/AE-7		N/A
SIZE OF SITE		5,000		N/A
FRONT SETBACK	30'-0"	16'-7"	16'-6"	YES
SIDE SETBACK A	5'-0"	6'-9"	5'-0"	N/A
SIDE SETBACK B	5'-0"	3'-3"	5'-0"	IMPROVEMENT
REAR SETBACK	25'-0"	39'-3"	21'-6"	YES
BUILDING COVERAGE	35%	31%	46%	YES
IMPERVIOUS SURFACE	50%	39%	17%	IMPROVEMENT
OPEN SPACE/LANDSCAPING	35%	61%	36%	NO



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Site Data from Variance / Planning Board Resolution 2024-029:

Site Data Table:				
	Code Required	Existing	Proposed	Variance Request
Zoning	SF			
Lot Size	8,000 SF	5,000		
Height	25'*	Unknown	31' 1.8"	No
Front Setback	20'	16'7"	23'	No
Side Setback (NE)	5'	3'3"	5'	No
Side Setback (NW)	5'	6'9"	5'	No
Rear Setback	25'	39'3"	15'	Yes 10 SF
Building Coverage	30%	31%	50.4% 2,521 SF	Yes 1,021 SF 20%
Impervious Surface	50%	39%	18.7%	No
Open Space	35%	61%	31%	Yes 204 SF 4%
Parking	1	1	1	No