

VARIANCE NARRATIVE

The applicant desires to obtain a variance to the Gulf Beach Setback Line (the “GBSL”, a/k/a “Gulf-front Setback Line”) for the subject property (the “Property”) located at 1100 Sunset Drive, identified as PID # 0178090001. The Property is approximately 1.85 acres, is zoned Residential Single-Family 1 (“RSF-1”) and has a Future Land Use designation of Low Density Residential.

The Property is the site of an existing single-family residential structure that was built in 1954. In 1958, additions to the west and northeastern side of the structure were made, as well as the construction of a stand-alone studio. These structures served as the home of Walter Farley, famed American author, and served as his residence until his passing. The property had remained in the Farley family until its recent purchase by the applicant in 2020.

The applicant desires to renovate and preserve the existing beachfront single-family residential structure while replacing the northeastern 1958 addition with a connected extension of the single-family structure to provide one interrelated home. This plan also encompasses a pool and courtyard located landward of the existing 1954 home structure. The applicant also desires to rehabilitate and extend existing walls on the northern and southern boundaries of the Property.

The existing beachfront residence was constructed well before the establishment of the GBSL in 1978. The most seaward portion of the existing home structure is 106’10” seaward of the GBSL. The new proposed construction of the connected extension of the single-family structure, at its farthest, would be 82’2” seaward of the GBSL. The difference between the existing farthest western point of the structure and the farthest western point of the desired connected extension of the single-family structure is 24’8”. No proposed new portion of the desired extension of the single-family structure extends seaward of the existing 1954 home structure and 1958 western addition.

The desired rehabilitation and extension of the walls on the southern and northern boundaries also do not propose to extend seaward of the existing 1958 western addition. The rehabilitation of the wall on the northern boundary of the property extends to 73’ seaward of the GBSL, but remains landward of the existing 1954 home structure, and the rehabilitation and extension of the wall on the southern boundary terminates 106’10” seaward of the GBSL to keep in consistency with the seaward limits of the 1958 western addition.

The grant of the variance would allow the existing 1954 structure and 1958 western addition to preserve their storied use as a single-family residence on the property as part of the interrelated home and would help preserve the structures into the future as a result of the subsequent renovation work that would occur. The applicant believes this plan provides a net benefit to the City and the public welfare.