



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, August 20, 2026

5:00 PM

City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

FOR VISUAL PRESENTATIONS: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 July 16, 2026
Attachments: [Minutes](#)

Old Business

2

(Withdrawn- By Applicant) Variance - 3206 Eagle

Avenue (RE# 00052890-000400) A request for a variance from the minimum side yard setback, maximum building coverage, and maximum impervious surface requirements to allow the replacement of a storage shed at a property located in the Medium Density Residential (MDR) zoning district, pursuant to Sections 90-395 and 122-270 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[Planning Packet](#)

[Noticing Packet](#)

[Support letter 1 - 3208 Eagle Ave](#)

[Support Letter 2- 3207 Eagle Ave](#)

Legislative History

7/16/26

Planning Board

Postponed

3

Variance - 624 United Street (RE# 00036450-000000) A

request for a variance from the minimum side yard setback requirements to allow the relocation of an existing residential structure forward on the property located in the Historic Residential Office (HRO) zoning district, pursuant to Sections 90-395 and 122-930(6)(b) of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[Planning Packet](#)

[Noticing Packet](#)

[Memo to Planning Re Variance App 624 United](#)

[Willoughby Letter of Objection](#)

[Matter M. A- Letter of Objection](#)

[Request for Postponement](#)

Legislative History

6/18/26

Planning Board

Postponed

7/16/26

Planning Board

Postponed

4

Variance - 1013 Grinnell Street (RE# 00031290-000000)

A request for a variance from the maximum building coverage and minimum open space requirements to allow the construction of a bedroom addition to an existing single-family residence located in the Historic Medium Density Residential (HMDR) zoning district, pursuant to Sections 90-395 and 122-606 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Planning Packet](#)
[Noticing Packet](#)

Legislative History

7/16/26

Planning Board

Postponed

New Business

5

Postponed by Applicant - **Major Development Plan and Conditional Use - 2900 N Roosevelt Boulevard (RE# 00065640-000000), 3022 N Roosevelt Boulevard (RE# 00065640-000800), 3026 N Roosevelt Boulevard (RE# 00065640-000400), and 900-924 Kennedy Drive (RE# 00065660-000000)** A request for a Major Development Plan and Conditional Use to allow the redevelopment of a shopping center containing approximately 190,925 square feet of commercial retail floor area at properties located in the General Commercial (CG) zoning district, pursuant to Section 108-91 and Sections 122-416 through 122-445 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Planning Packet](#)
[KEYS Comments](#)

Legislative History

6/25/26

Development Review
Committee

Discussed

6

Major Development Plan and Conditional Use - 3401

Duck Avenue (RE# 00064740-000000) A request for a Major Development Plan and Conditional Use to allow the redevelopment of a portion of the property known as 3401 Duck Avenue, including 1623-1624 Spalding Court, with the reconstruction of a 42-unit residential structure at a property located in the Medium Density Residential-1 (MDR-1) zoning district, pursuant to Sections 122-276 through 122-295 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Planning Packet](#)
[Noticing Package](#)
[KEYS Comments](#)

Legislative History

6/25/26	Development Review Committee	Discussed
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7

Conditional Use - 1500 Reynolds Street (RE#

00037160-000100) A request for a Conditional Use to allow a small recreational power-driven equipment rental use consisting of twenty-two (22) golf carts as an accessory use to an existing hotel at a property located in the Historic Commercial Tourist (HCT) zoning district, pursuant to Sections 122-898(12), 122-62, and 108-572 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Planning Packet](#)
[Noticing Package](#)
[KEYS Energy Comments](#)

Legislative History

7/23/26	Development Review Committee	Discussed
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- 8 **Variance - 1317 Sunset Drive (RE# 00067500-000000)** A request for a variance from the maximum building coverage, minimum front yard setback, and minimum rear yard setback requirements to allow the reconstruction of a two-family residential structure on property located in the Single-Family (SF) zoning district, pursuant to Sections 90-395, 122-28, and 122-238 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution for Denial](#)

[Resolution for Approval](#)

[Planning Packet](#)

[Noticing Package](#)

- 9 **Proposed Add-On Discussion Item - Building Permit Allocation System (BPAS) Annual Report - (tracking and monitoring per LDR Section 108-995)**

Reports

Public Comment

Board Member Comment

Adjournment