



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, June 18, 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 - 5:00 P.M.

Roll Call

Absent 1 - Mr. Warren

Present 6 - Mr. Browning, Ms. Compton, Mr. Garcia, Mr. Varela, Mr. Wiggins, and Chairman Batty

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as amended.

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 May 21, 2026

Attachments: [Minutes](#)

A motion was made by Vice Chair Varela, seconded by Ms. Compton, that the Minutes be Approved. The motion passed by unanimous vote.

Old Business

Mr. Warren arrived at 5:03 P.M.

2

After-the-Fact Variance - 1224 2nd Street (RE# 00031000-000100) An after-the-fact request for a variance from the minimum side yard setback, minimum street side setback, minimum rear yard setback, and minimum front yard setback requirements to allow two elevated decks and the replacement of two front porch roofs 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](#)
[Draft Resolution - Approval](#)
[Draft Resolution - Denial](#)
[Planning Packet " Large File"](#)
[Letters of Support](#)
[Noticing Packet](#)

A motion was made by Ms. Compton, seconded by Mr. Garcia, that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Variance (exception) be Granted subject to the conditions as outlined in the Staff Report. The motion carried by the following vote:

Yes: 7 - Mr. Browning, Ms. Compton, Mr. Garcia, Vice Chair Varela, Mr. Warren, Mr. Wiggins, and Chairman Batty

Enactment No: PB Resolution 2026-19

3

Development Plan and Conditional Use - 1 Whitehead Street (RE# 00072082-001900) A request for a Minor Development Plan and Conditional Use to allow improvements associated with an existing aquarium (cultural and civic) use, including the construction of approximately 1,200 square feet of over-water decking and a wave attenuator system over submerged lands, at property located at 1 Whitehead Street within the Historic Public and Semipublic (HPS) zoning district, pursuant to Sections 108-91 and 122-62 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Draft Resolution](#)
 [Planning Packet *Large File*](#)
 [Noticing Packet](#)
 [MTC Comments](#)
 [KEYS Energy Comments](#)

Postponed to July 16, 2026

4

Variance - 325 Duval Street, Rear (RE# 00004320-000000) An after-the-fact request for a variance from the required parking standards associated with the construction of an outdoor bar, commercial floor area, and associated consumption area at a property located in the Historic Residential Commercial Core-1 (HRCC-1) zoning district, pursuant to Sections 90-395 and 108-572 through 108-574 of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Mr. Browning, seconded by Ms. Compton, that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance (exception) be Granted subject to the conditions as outlined in the Staff Report. The motion carried by the following vote:

Yes: 7 - Mr. Browning, Ms. Compton, Mr. Garcia, Vice Chair Varela, Mr. Warren, Mr. Wiggins, and Chairman Batty

Enactment No: PB Resolution 2026-20

5

Minor Development Plan and Conditional Use - 325

Duval Street, Rear (RE# 00004320-000000) An

after-the-fact request for a minor development plan and conditional use to allow the construction of an outdoor bar, live music area, and associated seating at a property located in the Historic Residential Commercial Core-1 (HRCC-1) zoning district, pursuant to Sections 108-91, 122-62, and 122-688 of the Code of Ordinances of the City of Key West, Florida.

Attachments:

[Staff Report](#)

[Draft Resolution](#)

[Planning Packet](#)

[Noticing Packet for 325 Duval](#)

[Applicant Presentation](#)

[Comments - Keys Energy](#)

[Comments - Utilities](#)

[DRC MTC 1-22-2026](#)

[BHHS Letter of Support](#)

[Old Island Restoration Support](#)

[Woman's Club Letter of Support](#)

[Old Town Manor - Letter of Support](#)

[J Davidson Letter Against](#)

[Simonton Court Letter Against](#)

A motion was made by Ms. Compton, seconded by Mr. Browning, that the Minor Development Plan be Approved as presented with the conditions outlined in the Staff Report and with an additional condition that no amplified or live music shall be played after 10:00 P.M. on weekdays and 11:00 P.M. on weekends. The motion carried by the following vote:

No: 1 - Mr. Warren

Yes: 6 - Mr. Browning, Ms. Compton, Mr. Garcia, Vice Chair Varela, Mr. Wiggins, and Chairman Batty

Enactment No: PB Resolution 2026-21

6

Change of Nonconforming Use - 600 Whitehead Street (RE# 00012901-000100) A request for a change of nonconforming use from retail/restaurant to restaurant at a property located in the Historic Residential Office (HRO) zoning district, pursuant to Section 122-32 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Draft Resolution](#)
 [Planning Packet](#)
 [Noticing Packet](#)
 [Order on Petition for Writ of Certiorari 3-25-25](#)
 [Request to Postpone](#)
 [Letters of Support](#)

A motion was made by Ms. Compton, seconded by Mr. Warren, that the Application be Denied. The motion carried by the following vote:

No: 3 - Mr. Browning, Vice Chair Varela, and Chairman Batty

Yes: 4 - Ms. Compton, Mr. Garcia, Mr. Warren, and Mr. Wiggins

Enactment No: PB Resolution - 2026-22

New Business

7

Minor Development Plan - 2400 North Roosevelt

Boulevard (RE# 00065220-000100) A request for a Minor Development Plan to allow outdoor commercial activity, including approximately 3,300 square feet of pool deck, at a property located in the General Commercial (CG) zoning district, pursuant to Sections 108-91 and 122-416 through 122-445 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Planning Packet *Large File*](#)
[Noticing Packet for 2400 N roosevelt](#)
[Utilities Comments](#)
[KEYS Energy Comments](#)

A motion was made by Mr. Garcia, seconded by Ms. Compton, that the Minor Development Plan be Approved as presented and subject to conditions as outlined in the Staff Report. The motion carried by the following vote:

Yes: 7 - Mr. Browning, Ms. Compton, Mr. Garcia, Vice Chair Varela, Mr. Warren, Mr. Wiggins, and Chairman Batty

Enactment No: PB Resolution 2026-23

8

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 122-32(a) of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Planning Packet](#)
[Noticing Packet for 624 United](#)
[Request for Postponement](#)
[Willoughby Letter of Objection](#)

Postponed to July 16, 2026

9

Withdrawn - Variance - 1121 Duval Street (RE# 00027840-000000) A request for a variance from the off-street parking requirements to allow the conversion of approximately 822 square feet of existing retail space into a restaurant use at a property located in the Historic Residential Commercial Core-3 (HRCC-3) zoning district, pursuant to Sections 90-395, 108-572, and 122-746 through 122-747 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Draft Resolution- Approval](#)
[Draft Resolution - Denial](#)
[Planning Packet](#)
[Noticing Packet for 1121 Duval](#)

Withdrawn

10

After-the-Fact Variance - 1707 Bertha Street (RE# 00062550-000000) An after-the-fact request for a variance from the minimum rear yard setback and maximum building and impervious surface coverage requirements to allow a rear addition and an open rear porch at a property located in the Coastal Medium Density Residential (MDR-C) zoning district, pursuant to Sections 90-395 and 122-296 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Draft Resolution- Approval](#)
[Draft Resolution - Denial](#)
[Planning Packet](#)
[Noticing Packet for 1707 Bertha](#)
[Neighbor Ltr - 1702 Bertha](#)
[Neighbor Ltr - 1705 Bertha](#)
[Neighbor Letters in support](#)

A motion was made by Ms. Compton, seconded by Mr. Warren, that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance (exception) be Granted subject to the conditions as outlined in the Staff Report. The motion carried by the following vote:

Absent: 1 - Mr. Warren

Yes: 6 - Mr. Browning, Ms. Compton, Mr. Garcia, Vice Chair Varela, Mr. Wiggins,
and Chairman Batty

Enactment No: PB Resolution 2026-24

Reports

Public Comment

Board Member Comment

Adjournment - 7:04 P.M.