



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, January 15, 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 - Chairman Batty

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

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 December 18, 2025

Attachments: [Minutes](#)

A motion was made by Ms. Compton, seconded by Mr. Garcia, that the Minutes be Approved. The motion passed by unanimous vote.

Old Business

2

Variance - 1208 Virginia Street (RE# 00033940-000000)

- Applicant requests a variance to the ~~minimum required accessory rear yard setback, accessory side yard setback,~~ and minimum open space requirement in order to build a pool at a property located in the Historic Medium Density Residential (HMDR) zoning district, pursuant to Sections 90-395, 122-600, 108-346, and 122-1185 of the Code of Ordinances of the City of Key West, Florida.

Attachments:[Staff Report](#)[Draft Resolution](#)[Planning Package](#)[Noticing Package](#)[Letter of Objection](#)[Letter of Support- Faustos](#)**Withdrawn****New Business**

3

Conditional Use - 2801 North Roosevelt Boulevard

(RE# 00002410-000400) - Applicant seeks a conditional use permit for small recreational power-driven equipment rentals, specifically six (6) golf carts at an existing hotel located in the general commercial (CG) Zoning District, pursuant to sections 122-418 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments:[Staff Report](#)[Draft Resolution](#)[Planning Package](#)[Keys Energy Comments](#)[Multimodal Transportation Comments](#)[Noticing Packet](#)

A motion was made by Mr. Warren, seconded by Ms. Compton, that the Board finds the Applicant's proposed conditional use demonstrates all of the requirements of code Section 122-62(c) and that the Application be approved subject to conditions as outlined in the Staff Report. The motion carried by the following vote:

Absent: 1 - Chairman Batty

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

Enactment No: PB Resolution 26-01

4

Transfer of Transient Unit & License - 525 Simonton Street (RE# 00009240-000000) to 533 Whitehead Street (RE# 00010010-000000) - A request to transfer one transient license and associated transient unit from a property located at 525 Simonton Street in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district to property located at 533 Whitehead Street in the Historic Residential Office (HRO) zoning district, located within the Appelrouth Business Corridor, pursuant to Sections 122-1336 through 122-1370 and 122-926 through 122- 930 of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Draft Resolution](#)

[Planning Package](#)

[Noticing Packet](#)

A motion was made by Mr. Garcia, seconded by Mr. Browning, that the Planning Resolution be Approved as presented. The motion carried by the following vote:

Absent: 1 - Chairman Batty

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

Enactment No: PB Resolution 26-02

5

Withdrawn: Text Amendment of the Land Development Regulations - A resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend the Land Development Regulations Chapter 2, entitled "Administration", Article VIII, entitled "City Property", Division 3, entitled "Real Property Disposition," Section 2-940, entitled "Summary Procedure," to allow for increased administrative authority over the approval for easements at the staff level; pursuant to sections 90-486 through 90-585 of the Land Development Regulations of the City of Key West, Florida.

Withdrawn

Reports

Public Comment

Board Member Comment

Adjournment - 5:22 P.M.