



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, April 16, 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. Garcia

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

Pledge of Allegiance to the Flag

Mr. Garcia arrived at 5:01 P.M.

Approval of Agenda

The agenda was unanimously approved as amended.

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 March 12, 2026

Attachments: [Minutes](#)

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

Old Business

2 **Variance - 1401 Albury Street (RE# 00024210-000000)**
 A request for a variance from the required rear yard setback and maximum building coverage to allow an addition to an existing residential property located in the Historic Medium Density (HMDR) zoning district, pursuant to Sections 90-395 and 122-600 of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Vice Chair Varela, seconded by Ms. Compton, that the Board finds that the Applicant has failed to demonstrate all the standards of code Section 90-395 (A) and that the application be Denied. 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 2026-12

New Business

3 **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 Reso](#)
 [Planning Packet](#)
 [Noticing Packet](#)
 [Order on Petition for Writ of Certiorari 3-25-25](#)
 [Request to Postpone](#)

Postponed to June 18, 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 Res](#)
[Planning Packet](#)
[Noticing Packet](#)

Postponed to May 21, 2026

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 Res](#)
[Planning Package](#)
[Noticing Packet for 325 Duval](#)
[Comments - Keys Energy](#)
[Comments - Utilities](#)
[DRC MTC 1-22-2026](#)
[BHHS Letter of Support](#)
[Old Island Restoration Support](#)
[Woman's Club Letter of Support](#)

Postponed to May 21, 2026

Reports

Public Comment

Board Member Comment

Adjournment - 5:16 P.M.