



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, February 19, 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 January 15, 2026

Attachments: [Minutes](#)

New Business

2 **Proposed to be Postponed by Staff to March:
After-The-Fact Variance - 712 Eaton Street (RE#
00006090-000000)** - Applicant requests a variance to the required accessory rear yard setback from the required 5 feet to the proposed 0 feet 0 inches to move a pavilion that is currently 2 feet 4 inches over the property line at an existing residential property located in the Historic Medium Density Residential zoning district (HMDR) pursuant to sections 90-395 and 122-600 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Planning Package](#)
[Noticing Packet](#)

3

Major Development Plan - 3401 Duck Avenue (RE# 00064740-000000) - A request for a Major Development Plan and Conditional Use for the redevelopment of 1621-1622 Spalding CT, which is a portion of the larger parcel known as 3401 Duck Avenue, with plans to reconstruct a new 43-unit structure located within the Medium Density Residential 1 (MDR-1) Zoning District pursuant to Sections 122-276 through 122-295 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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

Legislative History

12/18/25	Development Review Committee	Discussed
----------	------------------------------	-----------

4

Minor Development Plan - 1903-1905 Flagler Avenue (RE# 00045090-000000, RE# 00045110-000000) - A request for a minor development plan approval for redevelopment of two existing vacant lots to construct a plant and tree nursery including sales on a property located within the Limited Commercial (CL) zoning district pursuant to Sections 108-91 and 122-386 through 122-415 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Planning Package](#)
[Noticing Packet](#)
[Comments - Utilities](#)
[Comments - Multimodal](#)
[Applicant Presentation](#)

- [Noticing Packet](#)
- [Comments - Keys Energy](#)
- [Comments - Utilities](#)
- [DRC MTC 1-22-2026](#)

Legislative History

1/22/26	Development Review Committee	Discussed
---------	---------------------------------	-----------

7

Major Development Plan - 241 Trumbo Road (RE# 00001720-000300 and 00001720-000100) - A request for a Major Development Plan for the redevelopment of 241 Trumbo Road, the proposed development consists of a single three-sided building with one hundred and fifty affordable housing units with a total of 221 parking spaces.

- Attachments:** [Staff Report](#)
- [Draft Resolution](#)
 - [Planning Package](#)
 - [Noticing Packet](#)
 - [Comments - Keys Energy](#)
 - [Comments - Utilities](#)
 - [KWFD Safety Requirements](#)
 - [DRC MTC 1-22-2026](#)
 - [Applicant Presentation](#)

Legislative History

1/22/26	Development Review Committee	Discussed
---------	---------------------------------	-----------

Public Comment

Board Member Comment

Adjournment