



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, February 19, 2026

5:00 PM

City Hall

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**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. Browning

**Present** 6 - Ms. Compton, Mr. Garcia, Mr. Varela, Mr. Warren, 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 January 15, 2026

**Attachments:** [Minutes](#)

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

#### New Business

**2**                    **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](#)

Postponed to Mach 12, 2026

**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](#)

**A motion was made by Ms. Compton, seconded by Vice Chair Varela, that the Major Development Plan be Approved (as presented with conditions outlined in the Staff Report). The motion carried by the following vote:**

**Absent:** 1 - Mr. Browning

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

Enactment No: PB Resolution 2026-03

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](#)  
                              [Public Comment - Trepanier](#)

**A motion was made by Vice Chair Varela, seconded by Mr. Garcia, that the Minor Development Plan be Approved as presented and with the conditions as outlined in the Staff Report. The motion carried by the following vote:**

**Absent:** 1 - Mr. Browning

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

Enactment No: PB Resolution 20269-04

**5**                    **Parking Variance - 1903-1905 Flagler Avenue (RE# 00045090-000000, RE# 00045110-000000)** - A request for a parking variance for redevelopment of two existing vacant lots to construct a plant and tree nursery including sales providing nine (9) parking spaces of the required fourteen (14) on a property located within the Limited Commercial (CL) zoning district, pursuant to Sections 108-572, 108-574 and 90-395 of the Land Development Regulations of the City of Key West, Florida.

- Attachments:**     [Staff Report](#)  
                              [Draft Resolution](#)  
                              [Planning Package](#)  
                              [Noticing Packet](#)  
                              [Applicant Presentation](#)  
                              [PB-RES 2017-33 Variance 1421 First Street](#)  
                              [Public Comment - Trepanier](#)

**A motion was made by Vice Chair Varela, seconded by Ms. Compton, 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. Browning
- Yes:** 6 - Ms. Compton, Mr. Garcia, Vice Chair Varela, Mr. Warren, Mr. Wiggins, and Chairman Batty

Enactment No: PB Resolution 2026-05

6

**Minor Development Plan - 1320 Truman Avenue - Bayview Park (RE# 00033910-000000)** - A request for a Minor Development Plan, on behalf of the City of Key West (applicant) within the Public and Semipublic (PS) Zoning district, pursuant to Sections 122-1016 through 122-1020 of the Land Development Regulations of the Code of Ordinances of the City of Key West Florida. for the redevelopment of a portion of Bayview Park at 1320 Truman Avenue. The redevelopment involves the reconstruction of the existing tennis pro shop and bathrooms, as well as the installation of new playground areas, a splash pad, and irrigation improvements and the resurfacing of tennis and basketball courts.

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

**A motion was made by Ms. Compton, seconded by Mr. Warren, that the Minor Development Plan be Approved (as presented with conditions in the Staff Report). The motion carried by the following vote:**

**Absent:** 1 - Mr. Browning

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

Enactment No: PB Resolution 2026-06

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](#)

**A motion was made by Vice Chair Varela, seconded by Ms. Compton, that the Major Development Plan be Approved (as presented with the conditions outlined in the Staff Report). The motion carried by the following vote:**

**Absent:** 1 - Mr. Browning

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

Enactment No: PB Resolution 2026-07

**Public Comment**

**Board Member Comment**

**Adjournment - 5:58 P.M.**