



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

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

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 March 12, 2026

Attachments: [Minutes](#)

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](#)Legislative History

3/12/26

Planning Board

Postponed

New Business

3

Request to Postpone by Applicant to June 18, 2026: 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](#)

4

Proposed to be Postponed by Staff to May: 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](#)

5

Proposed to be Postponed by Staff to May: 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](#)

Legislative History

1/22/26	Development Review Committee	Discussed
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Reports

Public Comment

Board Member Comment

Adjournment