



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Planning Board

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Thursday, July 16, 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

#### Roll Call

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Administering the Oath by the Clerk of the Board

#### Approval of Minutes

1 June 18, 2026

Attachments: [Minutes](#)

#### Old Business

2

**Minor Development Plan and Conditional Use - 1**

**Whitehead Street (RE# 00072082-001900)** A request for a Minor Development Plan and Conditional Use to allow improvements associated with an existing aquarium (cultural and civic) use, including the construction of approximately 1,200 square feet of over-water decking and a wave attenuator system over submerged lands, at property located at 1 Whitehead Street within the Historic Public and Semipublic (HPS) zoning district, pursuant to Sections 108-91 and 122-62 of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Planning Packet \\*Large File\\*](#)  
[Noticing Packet](#)  
[MTC Comments](#)  
[KEYS Energy Comments](#)

**Legislative History**

|         |                              |           |
|---------|------------------------------|-----------|
| 4/23/26 | Development Review Committee | Discussed |
| 5/21/26 | Planning Board               | Postponed |
| 6/18/26 | Planning Board               | Postponed |

3

**(Request for Postponement- By Staff) Variance - 624**

**United Street (RE# 00036450-000000)** A request for a variance from the minimum side yard setback requirements to allow the relocation of an existing residential structure forward on the property located in the Historic Residential Office (HRO) zoning district, pursuant to Sections 90-395 and 122-32(a) of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Planning Packet](#)  
[Noticing Packet for 624 United](#)  
[Request for Postponement](#)  
[Willoughby Letter of Objection](#)

**Legislative History**

|         |                |           |
|---------|----------------|-----------|
| 6/18/26 | Planning Board | Postponed |
|---------|----------------|-----------|

**New Business**

- 4                    **Variance - 522 Front Street (RE# 00000330-000000)** A request for a variance from the maximum building coverage requirements to allow the construction of a pergola/awning at an existing commercial property located in the Historic Residential Commercial Core-1 (HRCC-1) zoning district, pursuant to Sections 90-395 and 122-656 of the Code of Ordinances of the City of Key West, Florida.
- Attachments: [Staff Report](#)  
                                         [Resolution](#)  
                                         [Planning Packet](#)  
                                         [Noticing Packet](#)
- 5                    **Variance - 3206 Eagle Avenue (RE# 00052890-000400)** A request for a variance from the minimum side yard setback, maximum building coverage, and maximum impervious surface requirements to allow the replacement of a storage shed at a property located in the Medium Density Residential (MDR) zoning district, pursuant to Sections 90-395 and 122-270 of the Code of Ordinances of the City of Key West, Florida.
- Attachments: [Staff Report](#)  
                                         [Resolution](#)  
                                         [Planning Packet](#)  
                                         [Noticing Packet](#)  
                                         [Support letter 1 - 3208 Eagle Ave](#)  
                                         [Support Letter 2- 3207 Eagle Ave](#)
- 6                    **(Request for Postponement- By Staff) Variance - 1013 Grinnell Street (RE# 00031290-000000)** A request for a variance from the maximum building coverage and maximum impervious surface requirements to allow an addition to an existing residential property located in the Historic Medium Density Residential (HMDR) zoning district, pursuant to Sections 90-395 and 122-600 of the Code of Ordinances of the City of Key West, Florida.
- Attachments: [Planning Packet](#)  
                                         [Noticing Packet](#)

7

**Variance - 1107 Fleming Street (RE# 00005000-000000)**

A request for a variance to allow the enclosure of an existing porch structure within the required side yard setback, with an existing side yard setback of one foot four inches where five feet is required, at a property located in the Historic Medium Density Residential (HMDR) zoning district, pursuant to Sections 90-395 and 122-600(6) of the Code of Ordinances of the City of Key West, Florida.

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

**Reports****Public Comment****Board Member Comment****Adjournment**