City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, October 15, 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 2 - Mr. Garcia, and Mr. Wiggins

Present 5 - Mr. Browning, Ms. Compton, Mr. Varela, Mr. Warren, and Chairman Batty

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as presented.

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 September 17, 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.

Old Business

2 **Variance - 1812 Flagler Avenue (RE# 00063200-000000)**

A request for variances from the maximum impervious surface ratio and minimum open space requirements to allow the construction of an accessory storage building at an existing commercial property located in the Commercial Limited (CL) zoning district, pursuant to Sections 90-395, 108-346, and 122-390 of the Code of Ordinances of the City of Key West, Florida.

Attachments:
Staff Report
Resolution
Planning Package
Noticing Package
Authorization Form -Owen Trepanier
Comments- Owen Trepanier

A motion was made by Vice Chair Varela, seconded by Mr. Browning, that the Planning Resolution be Postponed to November 19, 2026. The motion passed by unanimous vote.

New Business

3 **Variance - 716 Love Lane (RE# 00014010-000000)**

A request for a variance from the minimum rear yard setback requirement to allow the construction of an enclosed connector between two existing residential structures at a property located in the Historic High Density Residential (HHDR) zoning district, pursuant to Sections 90-395 and 122-630(6)(c) of the Code of Ordinances of the City of Key West, Florida.

Attachments: Staff Report
Resolution
Planning Packet
Noticing Packet

A motion was made by Ms. Compton, seconded by Mr. Browning, 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: 2 - Mr. Garcia, and Mr. Wiggins

Yes: 5 - Mr. Browning, Ms. Compton, Vice Chair Varela, Mr. Warren, and Chairman Batty

Enactment No: PB Resolution 2026-37

4 **Minor Development Plan - 1500 Reynolds Street (RE# 00037160-000100)**

A request for minor development plan approval to allow outdoor second-floor dining through the construction of rooftop pedestal and pergola systems at a property located in the Historic Commercial Tourist (HCT) zoning district, pursuant to Sections 108-91 and 108-196 and Chapter 122, Article IV, Division 9 of the Code of Ordinances of the City of Key West, Florida.

Attachments: Staff Report
Resolution
Planning Packet
Noticing Packet

A motion was made by Ms. Compton, seconded by Mr. Warren, that the Planning Resolution be Approved subject to the conditions outlined in the Staff Report and the requirement for turtle-friendly lighting during nesting season. The motion carried by the following vote:

Absent: 2 - Mr. Garcia, and Mr. Wiggins

Yes: 5 - Mr. Browning, Ms. Compton, Vice Chair Varela, Mr. Warren, and Chairman Batty

Enactment No: PB Resolution 2026-38

5 **Variance - 1019 Packer Street (RE# 00031150-000000)**

A request for a variance from the minimum side yard setback requirement to allow the construction of a second-story addition above a portion of an existing noncomplying residential structure at a property located in the Historic Medium Density Residential (HMDR) zoning district, pursuant to Sections 90-395, 122-32, and 122-600 of the Code of Ordinances of the City of Key West, Florida.

Attachments: Staff Report
Resolution
Planning Packet
Noticing Packet

A motion was made by Vice Chair Varela, seconded by Mr. Browning, 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 and the applicant submit updated plans to staff as referenced during the meeting. The motion carried by the following vote:

No: 1 - Ms. Compton

Absent: 2 - Mr. Garcia, and Mr. Wiggins

Yes: 4 - Mr. Browning, Vice Chair Varela, Mr. Warren, and Chairman Batty

Enactment No: PB Resolution 2026-39

Reports

Public Comment

Board Member Comment

Adjournment - 6:18 P.M.