



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Board of Adjustment

Thursday, March 5, 2026

5:00 PM

City Hall

This meeting convenes immediately following CRA

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

Approval of Agenda

Approval of Minutes

1 January 6, 2026

Attachments: [Minutes](#)

Resolutions

2 **Withdrawn:** Clarifying the intent of a deed restriction as referenced in the Board's prior decision on December 2, 2025 regarding the lawful unit determination for the property located at 901 Fleming Street, Key West, Florida; Providing for an effective date.

Sponsors: City Attorney Downs

Attachments: [Resolution](#)

[Appeal - RES 25-369](#)

[BOA Minutes - December 2, 2025](#)

[Cover Memo - December 2, 2025](#)

[Appeal Presentation](#)

3

Request by Applicant to Postpone to April 1, 2026:

Denying/Approving a request for a height variance of four feet, zero and one-quarter inches (4' - 0 $\frac{1}{4}$ "') above the maximum height permitted in the MDR-1 (Medium Density Residential) Zoning District for property located at 3401 Duck Avenue, also known as 1621-1622 Spalding Court (RE# 00064740-000000), in order to accommodate rooftop mechanical equipment and elevator overrun associated with the redevelopment of the Poinciana Royale II Structure; Pursuant to Sections 90-391 and 90-395 of the Code of Ordinances of the City of Key West, Florida; Providing for findings of fact, conclusions of law; Providing conditions.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Planning\)](#)

[Planning Packet](#)

[Request for Postponement](#)

4

Denying/Approving a a request for a Height Variance to allow an increase in the maximum height from 40-feet to 50-feet to permit the construction of HVAC equipment on the existing roof of the property located at 3990 South Roosevelt Boulevard, which property is located within the High Density Residential (HDR) Zoning District, pursuant to Sections 90-391 and 90-395 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Providing for findings of fact, conclusions of law; Providing conditions.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Planning\)](#)

[Planning Packet](#)

[Public Comment - Dulcey](#)

Adjournment