



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Board of Adjustment

Thursday, March 5, 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 - 6:07 P.M.

Roll Call

Present 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz, and Mayor Henriquez

Approval of Agenda

The agenda was unanimously approved as amended.

Approval of Minutes

1 January 6, 2026

Attachments: [Minutes](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Minutes be Approved. The motion passed by unanimous vote.

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2 **Withdrawn:** Clarifying the intent of a deed restriction as referenced in the Board's prior decision on December 2, 2025 regarding the lawful unit determination for the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](#)

Withdrawn

- 3 Denying/Approving a request for a Height Variance of four feet, zero and one-quarter inches (4' - 0¼") 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](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Postponed to April 1, 2026. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Chair Lee, Commissioner Veliz, and Chair Henriquez

- 4 Denying/Approving 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 at 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](#)

A motion was made by Commissioner Castillo, seconded by Vice Chair Lee, that the Board finds that all the standards set forth in code Section 90-395 have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Height Variance (exception) be Granted subject to the conditions as outlined in the Staff Report. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Chair Lee, Commissioner Veliz, and Chair Henriquez

Enactment No: Res 26-083

Adjournment - 6:32 P.M.