



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final Board of Adjustment

Tuesday, December 2, 2025

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 - 6:54 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 presented

Approval of Minutes

1

November 5, 2025

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

Denying/Granting the Appeal by Barton W. Smith, Esq., on behalf of the property owner, Hank's Hair of the Dog, LLC, Upholding/Amending/Denying the Planning Director's Administrative Interpretation dated June 13, 2025 for the property located at 409 Caroline Street - Hank's Hair of the Dog Saloon - of a non-conforming expansion of use was/was not made in accordance with procedural and substantive Land Development Regulations as well as the Comprehensive Plan; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Appeal](#)

[Letter to City Commission - Abrams Law Firm](#)

A motion was made by Commissioner Carey, seconded by Commissioner Castillo, that the Resolution be Postponed Indefinitely. 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

3

Considering an appeal by Van D. Fischer, Esq. representing 901 Fleming Street, LLC., the property owner of 901 Fleming Street, Key West, Florida.

Upholding/Amending/Denying in part the Growth Management Director's Administrative Decision dated August 12, 2025 denying the Lawful Unit Determination application for the property located at 901 Fleming Street, Key West, Florida and finding the Growth Management Director's determination was/was not made in accordance with procedural and substantive Land Development Regulations as well as the Comprehensive Plan.

Sponsors: City Manager Barroso

- Attachments:**
- [Resolution](#)
 - [Appeal](#)
 - [2nd Request for Postponement](#)
 - [Request for Postponement](#)
 - [Signed Memo by Staff](#)

A motion was made by Commissioner Kaufman, seconded by Commissioner Castillo, to deny the GM Director's Administrative Decision in part and recognize one additional LUD unit that shall be deed restricted for affordable workforce housing therefore recognizing a total of two (2) units at the property; that the record reflects the land owner met the burden of proof to establish 2 lawful units on the property.

The motion carried by the following vote:

No: 1 - Commissioner Haskell

Yes: 6 - Commissioner Carey, Commissioner Castillo, Commissioner Kaufman, Vice Chair Lee, Commissioner Veliz, and Chair Henriquez

Enactment No: Res 25-368

Handwritten notes: A green circle around the text "Enactment No: Res 25-368" with an arrow pointing to it. Next to it, "368 passed" and "25-369" are written in blue ink.

Adjournment - 7:23 P.M.