



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Board of Adjustment

Wednesday, September 3, 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 - 7:31 P.M.

Roll Call

Absent 1 - Commissioner Hoover

Present 6 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, and Mayor Henriquez

Approval of Agenda

The agenda was unanimously approved as presented

Approval of Minutes

1 August 6, 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 an Appeal by Barton W. Smith, Esq. on behalf of the property owner, Island-West Investment Corp., Upholding/Amending/Denying the Planning Director's Building Permit Allocation System (BPAS) Year 11 Award Letter dated November 14 (October 4), 2024 for 1213 14th Street; Finding that the Planning 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](#)

A motion was made by Commissioner Carey, seconded by Commissioner Kaufman, that the Resolution be Postponed to November 5, 2025. The motion carried by the following vote:

Absent: 1 - Commissioner Hoover

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

3

Denying/Granting the Appeal of Owen Trepanier & Associates, Inc., on behalf of the property owner, New Ideas, Inc., Upholding/Amending/Denying the Planning Director's Administrative Decision dated May 22, 2025 denying the recognition of an existing commercial use at the property located at 413 Greene Street, a/k/a 107 Fitzpatrick Street, Key West, Florida and finding that the Planning 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](#)

A motion was made by Commissioner Kaufman, seconded by Commissioner Castillo, that the Resolution be Postponed to October 9, 2025. The motion carried by the following vote:

Absent: 1 - Commissioner Hoover

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

4

~~Denying/Granting~~ the Appeal by Owen Trepanier on behalf of the property owner, REW Property Enterprises, LLC, for property located at 614 Whitehead Street
~~Upholding/Amending/Denying~~ the Planning Director's Lawful Unit Determination dated July 14, 2025; Finding that the Planning Director's Decision ~~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](#)

A motion was made by Commissioner Kaufman, seconded by Commissioner Castillo, that the Resolution be Passed based on the evidence presented. The motion carried by the following vote:

No: 1 - Commissioner Haskell

Absent: 1 - Commissioner Hoover

Yes: 5 - Commissioner Carey, Commissioner Castillo, Commissioner Kaufman, Vice Chair Lee, and Chair Henriquez

Enactment No: Res 25-254

Adjournment - 8:23 P.M.