



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Board of Adjustment

Wednesday, November 5, 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 - 5:36 P.M.

Roll Call

Commissioner Hoover attended remotely via media technology

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

Approval of Agenda

The agenda was unanimously approved as presented

Approval of Minutes

1 October 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 Van D. Fischer, Esq. on behalf of property owners CRH-YLM 900, LLC, for property located at 902 Truman Avenue, Units 1, 2 & 3 and Upholding/~~Amending~~/~~Denying~~ the Planning Director's Determination which denied renewal or reinstatement of transient licenses; 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](#)
[Applicant Presentation](#)
[Applicant Backup Information](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, to grant the Appeal with findings. That motion failed with Commissioners Haskell, Hoover, Kaufman, Vice Chair Lee and Mayor Henriquez voting No and Commissioners Carey and Castillo voting Yes.

A motion was then made by Commissioner Haskell, seconded by Vice Chair Lee, to deny the Appeal and uphold the Planning Director's Determination with a finding that the Determination was made in accordance with procedural and substantive LDRs as well as Comprehensive Plan. The motion carried by the following vote:

No: 2 - Commissioner Carey, and Commissioner Castillo

Yes: 5 - Commissioner Haskell, Commissioner Hoover, Commissioner Kaufman, Vice Chair Lee, and Chair Henriquez

Enactment No: Res 25-342

Meeting went into Recess: 5:53 P.M.

Meeting Reconvened: 5:57 P.M.

- 3 Denying/Granting the Appeal by Van Fischer, Esq. on behalf of the property owner, 901 Fleming Street, LLC, for property located at 901 Fleming Street
Upholding/Amending/Denying the Planning Director's Lawful Unit Determination dated August 12, 2025; Finding that the Growth Management 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: [Appeal](#)
 [2nd Request for Postponement](#)
 [Request for Postponement](#)

A motion was made by Commissioner Carey, seconded by Vice Chair Lee, that the Resolution be Postponed to December 2, 2025. The motion carried by the following vote:

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

- 4 Amending/Denying the Acting Planning Director's August 22, 2025 Notice of Revocation of Business License - LIC2025-000307; Finding that the Acting 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: [Appeal](#)
 [Request for Postponement - January](#)
 [Request for Postponement - November](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Postponed to January 6, 2026. The motion carried by the following vote:

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

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Withdrawn by Applicant: 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](#)
[Notice of Withdrawal](#)

Withdrawn

Adjournment - 6:18 P.M.