



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Board of Adjustment

Tuesday, March 4, 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 - 7:33 P.M.

Roll Call

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

Approval of Agenda

The agenda was unanimously approved as presented

Approval of Minutes

1 January 7, 2025

[Attachments:](#) [Minutes](#)

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

Resolutions

- 2 Considering and Appeal by attorney Barton W. Smith, on behalf of property owner Key West Golf Club, Upholding/Denying the Planning Director's Building Permit Allocation System (BPAS) Award Letter dated November 14 (October 4), 2024 for 6450 College Road; 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 Castillo, seconded by Commissioner Haskell, that the Resolution be Postponed to April 1, 2025. The motion carried by the following vote:

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

- 3 **Height Variance -1904-1908 Flagler Avenue (Re: 00063480-000000 , 00063450-000000) -** Granting a request to allow an increase in the maximum height from 40-feet to 47.1-feet to permit the expansion of an existing school on property within the Limited Commercial (CL) Zoning District pursuant to Sections 90-395 and 122-390 of the Land Development Regulations of the City of Key West.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Planning Package](#)

A motion was made by Commissioner Lee, seconded by Commissioner Castillo, to Approve the Height Variance based on incorporation of staff presentation/comments and applicant comments, substantial competent evidence that the criteria for granting a variance have been met pursuant to Section 90-395 and that no special privileges were conferred, that conditions were not created by the applicant, there are no special conditions or circumstances, hardship conditions do exist, only the minimum variance is granted, granting this variance will not be injurious to the public welfare, and that existing non conforming uses of other property were considered as the basis for approval. The motion carried by the following vote:

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

Enactment No: Res 25-052

Adjournment - 7:40 P.M.