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[www.KeysEnergy.com](http://www.KeysEnergy.com)

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## UTILITY BOARD OF THE CITY OF KEY WEST

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June 25, 2019

Planning Director  
City of Key West  
PO Box 1409  
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE  
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF JUNE 27, 2019

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for June 27, 2019. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: 1213 Georgia Street Unit 1 to 5 Key Cove Drive #5 - Transient Unit  
& License Transfer

COMMENT: KEYS does not have an objection.

LOCATION: 421 Simonton Street to 10 Key Cove Drive #10 - Transient Unit &  
License Transfer

COMMENT: KEYS does not have an objection.

LOCATION: 421 Simonton Street to 9 Key Cove Drive #9 - Transient Unit &  
License Transfer

COMMENT: KEYS does not have an objection.

LOCATION: 421 Simonton Street Unit 1 to 8 Key Cove Drive #8 - Transient Unit  
& License Transfer

COMMENT: KEYS does not have an objection.

LOCATION: 307 Elizabeth Street Unit 4 to 6 Key Cove Drive #6 - Transient Unit  
& License Transfer

COMMENT: KEYS does not have an objection.

LOCATION: 307 Elizabeth Street Unit 3 to 4 Key Cove Drive #4 - Transient Unit  
& License Transfer

COMMENT: KEYS does not have an objection.

LOCATION: 307 Elizabeth Street Unit 2 to 7 Key Cove Drive #7 - Transient Unit  
& License Transfer

COMMENT: KEYS does not have an objection.

LOCATION: 409 Caroline Street - Change of Non-Conforming Use

COMMENT: KEYS does not have an objection to the request.

LOCATION: 521 Thomas Street - Major Development Plan, Conditional Use, and  
Landscape Waiver

COMMENT: KEYS has no objection to the major development plan,  
conditional use, and landscape waiver. KEYS will need a completed  
project review form to ensure that adequate power will be provided  
to the applicant and the surrounding customer.

LOCATION: 1314 Simonton Street - Conditional Use

COMMENT: KEYS does not have an objection to the conditional use request.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have  
any questions, please call me at 305.295.1055.

Best regards,



Matthew Alfonso

Supervisor of Engineering

[Matthew.Alfonso@KeysEnergy.com](mailto:Matthew.Alfonso@KeysEnergy.com)

MA/cdc

Copied via electronic mail:

L. Tejeda, General Manager & CEO

J. Wetzler, Asst. General Manager & CFO

D. Sabino, Director of Engineering & Control Center

E. Zarate, Director of Customer Services



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Development Review Committee

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Thursday, June 27, 2019

10:00 AM

City Hall

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**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.

**ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**Call Meeting To Order**

**Roll Call**

**Pledge of Allegiance to the Flag**

**Approval of Agenda**

**Approval of Minutes**

1 May 23, 2019

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

**Action Items**

**Discussion Items**

2 Transient Unit & License Transfer - One (1) Unit & License assigned to 1213 Georgia Street Unit 1 (RE# 00035240-000000) to 5 Key Cove Drive #5 (RE# 00002410-000501) - A request to transfer one transient unit & license from property located within the Historic Medium Density Residential (HMDR) zoning district to property located within the Commercial General (CG) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Receiver Site - Property Card \(#5\)](#)

[Application - 5 Key Cove Dr #5](#)

- 3 Transient Unit & License Transfer - One (1) Unit & License in unassigned status (previously 421 Simonton Street; RE# 00006360-000000) to 10 Key Cove Drive #10 (RE# 00002410-000510) - A request to transfer one transient unit & license in unassigned status to property located within the Commercial General (CG) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Application \(#10\)](#)

[Survey & Site Plans](#)

[Property Record Card Receiver Site](#)

[Property Record Card Sender Site](#)

- 4 Transient Unit & License Transfer - One (1) Unit & License in unassigned status (previously 421 Simonton Street; RE# 00006360-000000) to 9 Key Cove Drive #9 (RE# 00002410-000509) - A request to transfer one transient unit & license in unassigned status to property located within the Commercial General (CG) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Application \(#9\)](#)

[Property Record Card Receiver Site](#)

[Property Record Card Sender Site](#)

[Survey](#)

- 5 Transient Unit & License Transfer - One (1) Unit & License in unassigned status (previously 421 Simonton Street Unit 1; RE# 00006360-000000) to 8 Key Cove Drive #8 (RE# 00002410-000508) - A request to transfer one transient unit & license from unassigned status to property located within the Commercial General (CG) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Application \(#8\)](#)

[Property Record Card Receiver Site](#)

[Property Record Card Sender Site](#)

[Survey & site plans](#)

- 6 Transient Unit & License Transfer - One (1) Unit & License assigned to 307 Elizabeth Street Unit 4 (RE# 00003690-000000) to 6 Key Cove Drive #6 (RE# 00002410-000506) - A request to transfer one transient unit & license from property located within the Historic Medium Density Residential (HMDR) zoning district to property located within the Commercial General (CG) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Application \(#6\)](#)

[Property Record Card Sender Site](#)

[Property Record Card](#)

[survey](#)

- 7 Transient Unit & License Transfer - One (1) Unit & License assigned to 307 Elizabeth Street Unit 3 (RE# 00003690-000000) to 4 Key Cove Drive # 4 (RE# 00002410-000504) - A request to transfer one transient unit & license from property located within the Historic Medium Density Residential (HMDR) zoning district to property located within the Commercial General (CG) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Application](#)

[Property Record Card Receiver Site](#)

[Property Record Card Sender Site](#)

[Surveys](#)

- 8 Transient Unit & License Transfer - One (1) Unit & License assigned to 307 Elizabeth Street Unit 2 (RE#00003690-000000) to 7 Key Cove Drive #7 (RE# 00002410-000503) - A request to transfer one transient unit & license from property located within the Historic Medium Density Residential (HMDR) zoning district to property located within the Commercial General (CG) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Application \(#7\)](#)

[Survey](#)

[Property Record Card Sender Site](#)

[Property Record Card Receiver Site](#)

- 9 Change of Non-Conforming Use - 409 Caroline Street (RE # 00001580-000000) - A request for a change of non-conforming use in order to increase the amount of restaurant seats from 49 seats to 156 seats at a property located within the Historic Residential / Office (HRO) zoning district pursuant to the Land Development Regulations of the City of Key West, Florida.

Attachments: [Application](#)  
[Plan - seating](#)

- 10 Major Development Plan, Conditional Use, and Landscape Waiver - 521 Thomas Street (RE# 00010110-000000) - A request for a Major Development Plan, Conditional Use, and Landscape Waiver approval for the construction of a two-story structure chiller plant use to be located within the Historic Public and Semipublic Services (HPS) zoning district pursuant to the code of Ordinances of the City of Key West, Florida.

Attachments: [Application](#)  
[DevelopAnalysisChiller](#)  
[Monroe County - Jackson Square Chiller Drawings 28 May 2019](#)

- 11 Conditional Use - 1314 Simonton (RE# 00035990-000000) - A request for a conditional use to allow for a restaurant within a mobile food truck on property located within the Historic Commercial Tourist (HCT) zoning district pursuant to the code of Ordinances of the City of Key West, Florida.

Attachments: [Application](#)

## Reports

## Adjournment