



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
www.KeysEnergy.com

---

UTILITY BOARD OF THE CITY OF KEY WEST

May 25, 2022

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

RE: DEVELOPMENT REVIEW COMMITTEE KEYS ENERGY SERVICES  
COMMENTS FOR MEETING OF MAY 26, 2022

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for May 26, 2022. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: Transfer of a Transient Unit License - 514 Louisa Street  
COMMENT: KEYS has no objection to the request for the transfer of transient license.

LOCATION: Conditional Use - 431 Front Street  
COMMENT: KEYS has no objection to the request for the conditional use.

LOCATION: Major Development Plan - 3200 Duck Avenue  
COMMENT: KEYS has no objection to the request for the major development plan. KEYS will provide high voltage underground per KEYS policies and tariffs. KEYS will need to have a full set of plans and a project review form to ensure adequate power for the new project and the existing customers.

LOCATION: Minor Modification to Major Development Plan - 1319 William Street & 1316 Royal Street Units #1-6  
COMMENT: KEYS has no objection to the request for the major development plan. KEYS will need to have a full set of plans and a project review form to ensure adequate power for the new project and the existing customers.

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,

A handwritten signature in blue ink that reads "Matthew Alfonso". The signature is fluid and cursive, with the first name "Matthew" being larger and more prominent than the last name "Alfonso".

Matthew Alfonso

Supervisor of Engineering

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

MA/cdc

Copied via electronic mail:

L. Tejada, General Manager & CEO

D. Sabino, AGM & Director of Engineering & Control

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

---

Thursday, May 26, 2022

10:00 AM

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:** Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

#### Call Meeting To Order

#### Pledge of Allegiance to the Flag

#### Roll Call

#### Approval of Agenda

#### Approval of Minutes

1 [Min 22-984](#)

Attachments: [Minutes](#)

#### Action Items

#### Resolutions

#### Discussion Items

2 [22-2674](#) Transfer of a Transient Unit License - A request to transfer one (1) transient unit license to a property located at 514 Louisa Street (RE# 000288800-000000) the receiver site. The sender site license is currently unassigned and associated with a Hyatt license from Resolution 2015-23 to a property located at 514 Louisa Street, the receiver site. The receiver site is located within the Historic Residential Commercial Core - 1 (HRCC-1) zoning district, pursuant to Sections 122-627, 122-687, 122-1228, and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Planning Package](#)

- 3      [22-2675](#)      Conditional Use - 431 Front Street (RE# 000001500-000000) A request for a conditional use for an operation of a walk-up frozen drink bar in the Historic Residential Commercial Core (HRCC-1) zoning district, pursuant to Section 122-62, Section 122-686 (a), and Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.  
**Attachments:** [Planning Package](#)
- 4      [22-2676](#)      Major Development Plan - 3200 Duck Avenue (RE# 00064740-000000) - A request for approval of a major development plan to construct a seventy-one (71) unit supportive housing and special needs social service shelter on a property located within the Medium Density Residential District - 1 (MDR-1) zoning district pursuant to Chapter 108, Article III through IX and 122-277(7) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.  
**Attachments:** [Planning Package](#)
- 5      [22-2678](#)      Minor Modification to Major Development Plan - 1319 William Street & 1316 Royal Street Units #1-6 (RE#00036920-000000) - A request for approval of a minor modification to a property with a previously approved Major Development Plan to allow for phased construction of six (6) residential units over the course of eighty (80) months.  
**Attachments:** [Planning Package](#)  
[Planning Board Resolution 2021-12](#)  
[MDP Planning Board Staff Report 4.22.21](#)  
[MDP Planning Package 4.22.21](#)

## Reports

## Adjournment



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Development Review Committee

---

Thursday, May 26, 2022

10:00 AM

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:** Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

#### Call Meeting To Order

#### Pledge of Allegiance to the Flag

#### Roll Call

#### Approval of Agenda

#### Approval of Minutes

1 [Min 22-984](#)

Attachments: [Minutes](#)

#### Action Items

#### Resolutions

#### Discussion Items

2 [22-2674](#) Transfer of a Transient Unit License - A request to transfer one (1) transient unit license to a property located at 514 Louisa Street (RE# 000288800-000000) the receiver site. The sender site license is currently unassigned and associated with a Hyatt license from Resolution 2015-23 to a property located at 514 Louisa Street, the receiver site. The receiver site is located within the Historic Residential Commercial Core - 1 (HRCC-1) zoning district, pursuant to Sections 122-627, 122-687, 122-1228, and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Planning Package](#)

- 3      [22-2675](#)      Conditional Use - 431 Front Street (RE# 000001500-000000) A request for a conditional use for an operation of a walk-up frozen drink bar in the Historic Residential Commercial Core (HRCC-1) zoning district, pursuant to Section 122-62, Section 122-686 (a), and Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- Attachments:** [Planning Package](#)
- 4      [22-2676](#)      Major Development Plan - 3200 Duck Avenue (RE# 00064740-000000) - A request for approval of a major development plan to construct a seventy-one (71) unit supportive housing and special needs social service shelter on a property located within the Medium Density Residential District - 1 (MDR-1) zoning district pursuant to Chapter 108, Article III through IX and 122-277(7) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- Attachments:** [Planning Package](#)
- 5      [22-2678](#)      Minor Modification to Major Development Plan - 1319 William Street & 1316 Royal Street Units #1-6 (RE#00036920-000000) - A request for approval of a minor modification to a property with a previously approved Major Development Plan to allow for phased construction of six (6) residential units over the course of eighty (80) months.
- Attachments:** [Planning Package](#)  
[Planning Board Resolution 2021-12](#)  
[MDP Planning Board Staff Report 4.22.21](#)  
[MDP Planning Package 4.22.21](#)

## Reports

## Adjournment