



(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

December 9, 2025

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

RE: DEVELOPMENT REVIEW COMMITTEE KEYS ENERGY SERVICES
COMMENTS FOR MEETING OF DECEMBER 18, 2025

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for December 18, 2025. 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 - 525 Simonton Street to 533 Whitehead Street

COMMENT: KEYS has no objection to the Transfer of a Transient Unit License request.

LOCATION: Major Modification to a Major Development Plan - 3401 Duck Avenue

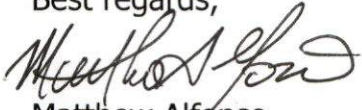
COMMENT: KEYS has no objections to the major development plan. However, KEYS does not have three-phase power available near the project site. An overhead line extension will be required to serve the anticipated load by KEYS policy. To properly determine the transformer sizes needed, KEYS will require a full set of project plans submitted with a Project View form. This will ensure that the new development receives adequate power without impacting existing customers.

LOCATION: Easement - 1341 Tropical Street

COMMENT: KEYS has no objection to the Easement 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,

A handwritten signature in black ink, appearing to read 'Matthew Alfonso', written over the printed name.

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/cdc

Attachment

Copied via electronic mail:

L. Tejeda, General Manager & CEO
D. Sabino, Assistant General Manager
S. Gaccione, 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, December 18, 2025

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: 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

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 November 20, 2025

Attachments: [Minutes](#)

Discussion Items

2 **Transfer of Transient Unit & License - 525 Simonton Street (RE# 00009240-000000) to 533 Whitehead Street (RE# 00010010-000000)** - A request to transfer one transient license and associated transient unit from a property located at 525 Simonton Street in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district to property located at 533 Whitehead Street in the Historic Residential Office (HRO) zoning district, located within the Appelrouth Business Corridor, pursuant to Sections 122-1336 through 122-1370 and 122-926 through 122- 930 of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Planning Package](#)

- 3 **Major Development Plan - 3401 Duck Avenue (RE# 00064740-000000)** - A request for a Major Development Plan for the redevelopment of 1621-1622 Spalding CT, which is a portion of the larger parcel known as 3401 Duck Avenue, with plans to reconstruct a new 40-unit structure located within the Medium Density Residential 1 (MDR-1) Zoning District pursuant to Sections 122-276 through 122-295 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Planning Package](#)

- 4 **Easement - 1341 Tropical Street (RE# 00040900-000000)**
- Applicant seeks an easement for a carport and portion of the front yard that extends into the right of way at a single-family residence requiring approximately two hundred and thirty two (232) square feet of the City-owned right-of-way in the Single Family (SF) Zoning District, pursuant to Section 2-938 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; providing fees and conditions.

Attachments: [Planning Package](#)

Reports

Adjournment