



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### City Commission

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Friday, July 22, 2022

3:00 PM

City Hall

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#### Special

**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 - July 19, 2022 at 5:00 P.M.**

#### ROLL CALL

**Present** 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

#### PLEDGE OF ALLEGIANCE TO THE FLAG

**APPROVAL OF AGENDA - The agenda was unanimously approved as presented**

**Meeting Recessed - July 19, 2022 at 5:19 P.M.**

**Meeting Reconvened - July 22, 2022 at 3:00 P.M.**

#### RESOLUTIONS

1                   **Amendment to a Development Agreement - 541 White Street (RE# 00006730-000200)** - Granting approval to amend a Development Agreement for property located at 541 White Street (RE#00006730-000200) to construct 48 affordable workforce housing units located in the Historic Special Medium Density Residential (HSMDR) Zoning District, pursuant to sections 90-689 and 122-611 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Sponsors:**           City Manager McLauchlin

**Attachments:**       [Resolution](#)  
[Executive Summary](#)  
[Proposed Amended Development Agreement](#)  
[Redlined Development Agreement](#)  
[Affordable Rental Housing Restrictions - 7.18.16](#)  
[PB RES 2022-18 541 White St Dev Agree Amendment](#)  
[Updated Compliance Memo Land Authority.pdf](#)  
[Workforce Housing Monitoring Report Edited](#)  
[Public Comment - Haskell](#)  
[Letter from Arlo Haskell](#)  
[Staff Report](#)  
[Noticing Package - April](#)  
[February Planning Board Staff Report](#)  
[\\*Large File\\* Planning Board Package](#)  
[\\*Large File\\* Plans - Revised 1.6.22](#)  
[\\*Large File\\* Architectural Renderings](#)  
[Bender & Associates Architects Narrative](#)  
[Utilities Comments](#)  
[Keys Energy Comments](#)  
[\\*Large File\\* DRC Planning Package](#)  
[Submitted Response to Corradino 11.30.21](#)  
[Height Reference Point Determination](#)  
[Noticing Package - February](#)  
[Request for Postponement](#)  
[Memorandum from the City Attorneys Office re Peary Court Amend Dev Agr](#)  
[Correspondence - Cornfeld Group](#)

**A motion was made by Commissioner Weekley, seconded by Commissioner Wardlow, that the Resolution be Passed. The motion carried by the following vote:**

**No:** 1 - Vice Mayor Kaufman

**Yes:** 6 - Commissioner Davila, Commissioner Hoover, Commissioner Lopez,  
Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

Enactment No: Res 22-159

2

**Major Development Plan and Landscape Waiver - 541 White Street (RE# 00006730-000200)** - Granting Major Modification of a Major Development Plan and Landscape Waiver approval for property located at 541 White Street (RE#00006730-000200) to construct 48 Affordable Workforce Housing units located in the Historic Special Medium Density Residential (HSMDR) Zoning District, pursuant to Sections 108-91, and Subdivision III-Historic Special medium Density Residential District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Sponsors: City Manager McLaughlin

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Archeology Report D Silvia 7.20.2022](#)  
[AHaskell Correspondence 7.19.2022](#)  
[Public Comment - Haskell](#)  
[Peary Court Cemetery Archeological Report](#)  
[Bender & Associates Architects Narrative](#)  
[Affordable Rental Housing Restrictions - 7.18.16](#)  
[PB Res 2022-009 541 White St. Major Mod. to Development Plan](#)  
[Staff Report](#)  
[\\*Large File\\* Revised Planning Package](#)  
[\\*Large File\\* Plans - Revised 1.6.22](#)  
[\\*Large File\\* Revised Landscape Plans](#)  
[\\*Large File\\* Architectural Renderings 12.7.21](#)  
[DRC Utilities Comments](#)  
[Keys Energy Comments](#)  
[\\*Large File\\* DRC Planning Package](#)  
[Traffic Analysis Response](#)  
[Submitted Response to Corradino 11.30.21](#)  
[Noticing Package](#)  
[Request for Postponement](#)  
[Memorandum from the City Attorneys Office re Peary Court Amend](#)  
[Dev Agr](#)  
[Peary Court #3 Archaeological Methodology](#)  
[Peary Court Archeological Excavation Area \(002\)](#)  
[Diane Silvia Resume](#)  
[Correspondence - Cornfeld Group](#)  
[Updated Compliance Memo Land Authority.pdf](#)  
[Workforce Housing Monitoring Report Edited](#)

**A motion was made by Commissioner Weekley, seconded by Commissioner Wardlow, that the Major Development be approved by incorporating the discussion from last item along with this item's planning staff report and subject to conditions as outlined in the staff report. The motion carried by the following vote:**

**No:** 1 - Vice Mayor Kaufman

**Yes:** 6 - Commissioner Davila, Commissioner Hoover, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

Enactment No: Res 22-160

**ADJOURNMENT - 3:58 P.M.**