



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

City Commission

Wednesday, October 19, 2022

5:00 PM

City Hall

Revised October 13, 2022

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.

You may attend/participate virtually via Zoom by telephoning 646-558-8656 Meeting ID: 874 4805 2059 Passcode: 040645 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/87448052059> Passcode:040645

CALL MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF AGENDA

PRESENTATIONS

1 Mental Health Day and Capital Project Update - Maureen Dunleavy

Sponsors: Mayor Johnston

Attachments: [Presentation](#)

City Attorney's Report

City Manager's Report

CONSENT AGENDA*

*Item is considered to be routine and enacted by one motion with no separate discussion, unless requested by a Commission Member or citizen, in which event the item will be removed from the order and considered in its normal sequence on the agenda. The City of Key West may take action on any matter during this meeting, including items that are not set forth within this agenda.

MINUTES

2 *October 6, 2022

Attachments: [Minutes](#)

RESOLUTIONS

3 *Re-appointing John G. Parks, Jr. to the Housing Authority of the City of Key West Board of Commissioners.

Sponsors: Mayor Johnston

Attachments: [Resolution](#)

[Resume](#)

4 *Requesting the State of Florida/Florida Department of Transportation (FDOT) prioritize the construction of a reliable and affordable electric vehicle (EV) charging network in Key West and the Florida Keys with funding allocated through the National Electric Vehicle Infrastructure (NEVI) Formula Program; Authorizing the City Manager to work with County, State and Federal Agencies as necessary to facilitate design, permitting and construction to expedite this EV Infrastructure Project.

Sponsors: Vice Mayor Kaufman

Attachments: [Resolution](#)

[fl_approval_letter FROM FHWA WEBSITE FOR FL EV CHARGERS - NEVI PL/](#)

[fl_nevi_plan FROM FHWA WEBSITE](#)

- 5 *Authorizing Race World Offshore, LLC to conduct a concert on Thursday, November 10, 2022 from 7:00 p.m. to 10:00 p.m. at the Truman Waterfront Coffee Butler Amphitheater, a Street Closure on Thursday, November 10, 2022 from 7:00 p.m. to 10:00 p.m. on Greene Street from Duval Street to Ann Street, a street closure on Duval Street from Front Street to Fleming Street including Greene Street from Fitzpatrick to Elizabeth Street on Friday, November 11, 2022 from 7:00 p.m. to 10:00 p.m., a Concert at the Truman Waterfront Coffee Butler Amphitheater on Saturday, November 12, 2022 from 7:00 p.m. to 10:00 p.m. and an Awards Ceremony on Sunday, November 13, 2022 from 7:00 p.m. to 10:00 p.m. at the Truman Waterfront Coffee Butler Amphitheater; Pursuant to terms and conditions set forth by the City Manager; Authorizing the Sale and Consumption of Alcoholic Beverages within the barricades areas during each event.

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)

[Executive](#)

[Application & Approvals](#)

- 6 *Authorizing the Key West Art Center to conduct it's 37th Annual Craft Show on Saturday, January 28, 2023 and Sunday, January 29, 2023 during the hours of 10:00 a.m. to 5:00 p.m.: (Set up 6:00 a.m.); Authorizing the closure of Whitehead Street between Greene Street and Eaton Streets including Caroline Street from Telegraph Lane to Whitehead Street and Caroline Street and Truman Annex on January 28, 2023 and January 29, 2023 from 6:00 a.m. to 8:00 p.m. (Tear Down).

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)

[Executive Summary](#)

[Application & Approvals](#)

- 10 *Approving the attached "Temporary Use Lease Agreement for a Homeless Safe Zone" Between Monroe County, Florida ("County") and the City of Key West ("City"); Authorizing necessary budget amendments or adjustments.

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)
[Lease Agreement](#)
[EXHIBIT A](#)

- 11 *Approving the adjusted fees set forth in the attached "Cruise Ship Rate Sheet," to become effective on November 1, 2022, based on accumulative CPI adjustments for August 1, 2019, 2020, 2021 and 2022; Approving future annual rate adjustments based on the Consumer Price Index for U.S. City Average, all urban consumers as reported by the Bureau of Labor statistics for the 12 months prior to August 1 of each year.

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)
[Executive Summary](#)
[Fee Letter](#)
[Fee Table](#)
[CPI Table August 2022](#)
[Res 18-291](#)
[Letter from Caribe Nautical](#)

Legislative History

10/6/22	City Commission	Postponed
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- 12 *Approving the attached "Public Transportation Grant Agreement" (PTGA) between the Florida Department of Transportation (FDOT) and the City of Key West for State Fiscal Year (SFY) 2023 State Transit Block Grant for the fixed bus route services in the City of Key West (Contract G2C03/FM #436702-4-84-01) in a reimbursement amount of up to \$334,181.00 in operating assistance (50% of total project cost of \$668,362.00).

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)

[Executive Summary](#)

[State Block Public Transportation Grant Agreement](#)

[Resolution 21 156 Designation of Authority](#)

- 13 *Approving the attached Public Transportation Grant Agreement (PTGA) for SFY 2023 between the Florida Department of Transportation (FDOT) Commuter Assistance Grant Program and the City of Key West for State Commuter Operation Assistance Funding (Contract G2C07/FM# 415173-7-84-01) for the Lower Keys Shuttle in a reimbursement amount of up to \$616,340.00 (Total Project Cost \$1,232,680.00).

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)

[Executive Summary](#)

[Commuter Assistance Public Transportation Grant Agreement](#)

[Resolution 21 156 Designation of Authority](#)

- 14 *Approving execution of the attached "State of Florida Department of Transportation Public Transportation Grant Agreement" (PTGA) between the Florida Department of Transportation (FDOT) and the City of Key West for Federal Transit Administration (FTA) Section 5311 operation assistance of up to 100 percent Federal reimbursement through the Coronavirus Response and Relief Supplemental Act of 2021 (CRRSAA) (Contract G2C12/FM# 449978-1-84-01) in an amount of up to \$568,845.00 for FFY 22/SFY23; Authorizing necessary budget transfers and adjustments.

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)

[Executive Summary](#)

[Section 5311 Public Transportation Grant Agreement](#)

[Resolution 21 156 Designation of Authority](#)

- 15 *Approving the staff ranking for General Architectural Services in response to RFQ No. 22-010; Authorizing the City Manager to negotiate and enter into contracts on a task order basis with the six selected architectural firms upon consent of the City Attorney.

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)

[Executive Summary](#)

[RFQ 22-010 Ranking Evaluation Results](#)

[RFQ 22-010 Gen Arch Service Bid Info](#)

[*Large File* Bender & Associates Arch., RFQ 22-010](#)

[*Large File* William P. Horn Arch. RFQ #22-010](#)

[*Large File* CPH LLC, RFQ 22-010](#)

[*Large File* K2M Design, RFQ 22-010](#)

[*Large File* PFB ARchitects, RFQ 22-010](#)

[*Large File* West Architecture, RFQ 22-010](#)

[*Large File* BEA Arch., RFQ 22-010](#)

[*Large File* EXP U.S. Services, RFQ 22-010](#)

- 16 *Requesting the Monroe County Land Authority for funding in the amount of \$4,089,750.00, for the construction of for sale workforce housing at the proposed Lofts at Bahama Village Development located at 318 Fort Street (otherwise known as the 3.2 acre site) pursuant to Section 380.0666 (3) (A), Florida Statutes, an in accordance with City of Key West Comprehensive Plan Policy 3-1.1.7.

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)

[Executive Summary](#)

[Res. 22-158 3.2 Ground Lease - Housing Sales](#)

- 17 *Approving and accepting the attached "Solar Evaluation Form" prepared by the Key West Engineering Department for the Keys Overnight Temporary Shelter Project (KOTS); Determining that a solar energy system at KOTS would not be cost efficient at this time.

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)

[Executive Summary](#)

[WOOD Solar Evaluation Form](#)

[WOOD Task Order Solar Design](#)

- 18 Authorizing and directing the allocation of funding for expert legal services to explore the feasibility of pursuing eminent domain to allow public access between the Truman Waterfront Park and Mallory Square through Admiral's Cut; Directing the City Attorney to commence eminent domain proceedings if the concept is deemed feasible; Authorizing necessary budget transfers and adjustments.

Sponsors: Vice Mayor Kaufman

Attachments: [Resolution](#)

[Parks/Rec Resolution 22-01](#)

[15-212 Directing CM and CA to negotiate for Admiral's Cut](#)

19

Quasi-Judicial Hearing

Approving the attached "Revocable License Agreement for Use of City Property" with Key West Woman's Club, Inc. (Licensee) for use of property adjacent to 319 Duval Street for the purpose of facilitating the Licensee's sale of alcoholic beverages from the Licensee's adjacent real property during Thursday-Saturday of Fantasy Fest (2022-2026); Authorizing the City Manager to execute necessary documents upon consent of the City Attorney.

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)

[Executive Summary](#)

[License Agreement](#)

[Lease Renewal Request](#)

[Res. 17-233](#)

[Res. 12-178](#)

[Res. 06-147](#)

20

Quasi-Judicial Hearing

Extension of Major Development Plan, Conditional Use & Landscape Waivers - 1319 William Street & 1316 Royal Street (RE #00036920-000000) - A request for a 12-month extension to an approved Major Development Plan, Conditional Use & Landscape Waivers, allowing the construction and redevelopment of eight non-transient units for property located within the HMDR zoning district per Section 108-203(b) 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](#)

[Extension Request](#)

[Resolution 21-197](#)

[PB Resolution 2021-12](#)

ORDINANCES – FIRST READING

21

Quasi-Judicial Hearing

Official Zoning Map Amendment - 301 White Street (RE # 00001780-000000; AK # 1001864) - An Ordinance of the City of Key West, Florida, amending the Boundaries of the Official Zoning Map Categories of the Public Service (PS) and the High Density Residential (HDR) pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager McLaughlin

Attachments: [Ordinance](#)

[Executive Summary](#)

[PB RES 2022-045 - 301 White St ZONE](#)

[Staff Report](#)

[Noticing Package](#)

[Request from the Housing Authority](#)

Legislative History

9/15/22

Planning Board

Approved

22

Quasi-Judicial Hearing

Future Land Use Map (FLUM) Amendment - 301 White Street (RE # 00001780-000000; AK # 1001864) An Ordinance of the City of Key West, Florida, Amending the City's Comprehensive Plan, Chapter 1, entitled "Future Land Use Element", the Public Service (PS) and the High Density Residential (HDR) pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations; Providing for severability; Providing for repeal of inconsistent provisions; Providing for inclusion into the City of Key West Comprehensive Plan; Providing for an effective date.

Sponsors: City Manager McLaughlin

Attachments: [Ordinance](#)

[Executive Summary](#)

[PB RES 2022-046 - 301 White St FLUM](#)

[Staff Report](#)

[Noticing Package](#)

[Request from the Housing Authority](#)

Legislative History

9/15/22 Planning Board Approved

23

Quasi-Judicial Hearing

Text Amendment of the Comprehensive Plan - An Ordinance of the City of Key West, Florida amending Comprehensive Plan Introduction, entitled "Introduction City of Key West Comprehensive Plan"; Chapter 1, entitled "Future Land Use Element", Section 1, entitled "Future Land Use Goals, Objectives, and Policies", Policy 1-1.16.1 entitled "Maintain a Building Permit Allocation Ordinance" and Policy 1-1.16.2, entitled "Building Permit Allocation Ordinance and Affordable Housing"; Chapter 2, entitled "Transportation Element", Section 1, entitled "Transportation Goals, Objectives, and Implementing Policies", Policy 2-1.6.4 entitled "Transportation Concurrency Exception Area"; and Chapter 3, entitled "Housing Element", Section 1, entitled "Housing Goals, Objectives, and Implementing Policies", Policy 3-1.1.4, entitled "Building Permit Allocation System" to provide for an extension of the Building Permit Allocation System award period to allow for the distribution of unallocated units after June 30, 2023; providing for transmittal to the State Land Planning Agency; providing for the filing with Secretary of State; providing for severability; providing for repeal of inconsistent provisions; providing for the inclusion in the City of Key West Comprehensive Plan; and providing for an effective date.

Sponsors: City Manager McLauchlin

Attachments: [Ordinance](#)

[Executive Summary](#)

[Planning Board Resolution 2022-048](#)

[Staff Report](#)

Legislative History

9/15/22 Planning Board Approved

24

Quasi-Judicial Hearing**Text Amendment of the Land Development Regulations**

- An Ordinance of the City of Key West, Florida amending Chapter 86 of the Land Development Regulations, entitled "General Provisions", Section 86-9, entitled "Definition of Terms", and Chapter 108, entitled "Planning and Development", Article X entitled "Building Permit Allocation System", Section 108-995 entitled "Reporting requirements and residential allocation schedule" to extend the BPAS allocation period past July, 2023; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager McLaughlin

Attachments: [Ordinance](#)

[Executive Summary](#)

[PB RES 2022-047 - BPAS LDR](#)

[Staff Report](#)

Legislative History

9/15/22

Planning Board

Approved

Public Hearing

25

Request for additional independent taxi cab licenses.

Sponsors: Commissioner Weekley

CITIZEN COMMENTS**COMMISSION COMMENTS****ADJOURNMENT**