



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

City Commission

Mayor Danise Henriquez
Vice-Mayor Lissette Carey
Commissioner Aaron Castillo
Commissioner Monica Haskell
Commissioner Mary Lou Hoover
Commissioner Sam Kaufman
Commissioner Donald "Donie" Lee

Charter Officials

Brian L. Barroso, City Manager
Keri O'Brien, City Clerk
Ronald Ramsingh, City Attorney

Tuesday, April 1, 2025

5:00 PM

City Hall

Evening Session

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 the presentation for the agenda at least 7 days before the meeting.

EVENING SESSION - 5:00 P.M.

RECONVENE - CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS

APPROVAL OF AGENDA

RESOLUTIONS

37

Easement -1904-1908 Flagler Avenue (RE# 00063480-000000 & RE# 00063450-000000) - Approving an Easement of approximately one hundred and sixteen (116.87) square feet for proposed overhangs on a proposed education facility that would extend on to the City of Key West right-of-way, for a property located at 1904-1908 Flagler Avenue (RE# 00063480-000000 and RE# 00063450-000000) within the Limited Commercial (CL) Zoning District pursuant to Section 2-938(B)(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; providing fees and conditions.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo](#)

[Easement Agreement](#)

[Planning Package](#)

Legislative History

1/23/25	Development Review Committee	Discussed
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38

Easement - 425 Catherine Street (RE# 00027990-000000) - Approving an Easement of approximately two hundred and ninety-six (296) square feet, at a property located at 425 Catherine Street, in order to maintain a fence, and brick pavers which encroach on City owned right-of-way adjacent to Catherine Street for a property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 2-938(b)(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; providing fees and conditions.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo](#)

[Easement Agreement](#)

[Planning Package](#)

Legislative History

1/23/25	Development Review Committee	Discussed
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39

Major Modification to a Major Development Plan and Landscape Waiver - 0 Duval Street (RE# 00000120-018800) - Granting approval for a Major Modification to a Major Development Plan to allow for remodeling and site plan modifications at an existing hotel located at 0 Duval Street (RE# 00000120-018800) in the Historic Residential Commercial Core - 1 Zoning District, pursuant to Section 108-91 of the Land Development Regulations of the City of Key West, Florida.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo](#)

[Final Landscape Plan Approval](#)

[Planning Package](#)

[Planning Board Resolution 2025-006](#)

[Planning Board Resolution 2025-007](#)

[Staff Report - MDP & Variance. Revised 2.12.25](#)

[Staff Report - MDP & Variance](#)

[Conceptual Landscape Plan Approval](#)

[Building Sprinkler Criteria Analysis](#)

[Keys Energy - Comments](#)

[Urban Forestry- Comments](#)

[Noticing Package](#)

Legislative History

10/15/24	Development Review Committee	Discussed
1/16/25	Planning Board	Postponed
2/20/25	Planning Board	Approved

40

Major Development Plan - 907 Caroline Street (RE# 00072082-004505) - Granting Major Development Plan approval for construction of a two-story mixed-use building with commercial and institutional uses on the first floor and four affordable workforce housing units on the second floor on property located within the Historic Residential Commercial Core Key West Bight (HRCC-2) Zoning District pursuant to Chapter 108; Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 7, Subdivision III of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo](#)

[PB Resolution - MDP](#)

[PB Resolution - Variance](#)

[Staff Report](#)

[Planning Package](#)

[Final Landscape Plan Approval Memo](#)

[Conceptual Landscape Plan Approval Letter & Map](#)

[Keys Energy- Comments](#)

[Urban Forestry- Comments](#)

[Noticing Package](#)

[Signed COA and Decision Letter Approved](#)

Legislative History

10/15/24	Development Review Committee	Discussed
2/20/25	Planning Board	Approved

41

Minor Development Plan - 218 Duval Street (RE# 00001400-000000) - Granting Minor Expansion Plan Approval to allow for the expansion of food service to the existing rear yard consumption area and construction of a wood-framed pavilion, located in the HRCC-1 Zoning District, pursuant to Section 108-91 and Chapter 122, Article IV, Division 7, Subdivision II of the Land Development Regulations of the City of Key West; providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo](#)

[PB Resolution 2025-008](#)

[Staff Report](#)

[Tree Commission Approval](#)

[Signed COA and Decision Letter with Conditions](#)

[Planning Package](#)

[Noticing Package](#)

[Public Comments - In Support](#)

[Public Comments - Opposed](#)

[Public Comments - General](#)

Legislative History

1/16/25	Planning Board	Postponed
2/20/25	Planning Board	Approved

42

Major Development Plan, Conditional Use - 3200 N. Roosevelt Boulevard (RE# 00066120-000000) - Granting a Major Development Plan and Conditional Use approval for redevelopment of a shopping center with 179,420 square feet of commercial retail on property located within the General Commercial (CG) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 4, Subdivision III of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo](#)

[Planning Board Resolution](#)

[Final Landscape Plan Approval w conditions](#)

[Staff Report](#)

[Planning Package](#)

[Keys Energy - Comments](#)

[Urban Forestry- Comments](#)

[Utilities- Comments](#)

[Noticing Package](#)

[Applicant Presentation](#)

Legislative History

10/15/24	Development Review Committee	Discussed
2/20/25	Planning Board	Approved

ORDINANCES – FIRST READING

43

Official Future Land Use Map Amendment of the Comprehensive Plan - 715 Seminole Avenue (RE# 00037230-000100; AK# 8735669) and 811 Seminole Avenue (RE# 00037160-000100; AK# 8735677) - An Ordinance of the City of Key West, Florida, amending the boundaries of the Official Future Land Use Map of the City of Key West Comprehensive Plan for properties located at 715 Seminole Avenue and 811 Seminole Avenue; Amending the Future Land Use Map Legend from Historic Residential to Historic Commercial for the parcels stated above pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Providing for severability; Providing for the repeal of inconsistent provisions; Providing for transmittal to the State Land Planning Agency; Providing for the filing with the Secretary of State and for an effective date; Providing for the inclusion into the City of Key West Comprehensive Plan.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)

[Cover Memo](#)

[811 Seminole Proposed Covenant - 3.11.25](#)

[715 Seminole Proposed Covenant - 3.11.25](#)

[PB Resolution 2024-010](#)

[Staff Report 3.12.24](#)

[715-811 Seminole FLUM Planning Package_ 231214](#)

[Cover Memo - 5.9.24](#)

[Public Comments - In Support](#)

[Public Comments - Opposed](#)

[Public Comments - Opposed \(2\)](#)

[Public Comments - Opposed \(3\)](#)

[Casa Marina Appraisal Report](#)

[Casa Marina Workforce-Villa Project Site Plan](#)

[Applicant Presentation](#)

Legislative History

5/18/23	Planning Board	Postponed
6/15/23	Planning Board	Postponed
9/21/23	Planning Board	Postponed
11/16/23	Planning Board	Postponed
1/18/24	Planning Board	Postponed

3/12/24	Planning Board	Approved
5/9/24	City Commission	Postponed
11/14/24	City Commission	Postponed Indefinitely

44

Official Zoning Map Amendment of the Land Development Regulations - 715 Seminole Avenue (RE# 00037230-000100; AK# 8735669) and 811 Seminole Avenue (RE# 00037160-000100; AK# 8735677) - An Ordinance of the City of Key West, Florida, amending the boundaries of the Official Zoning Map for properties located at 715 Seminole Avenue and 811 Seminole Avenue; Amending the boundaries of the Official Zoning Map category from Historic Medium Density Residential (HMDR) to Historic Commercial Tourist (HCT) for the parcels stated above pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; Providing for severability; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Cover Memo](#)

[Ordinance](#)

[DRAFT Executed Restrictive Covenants](#)

[PB Resolution 2024-011](#)

[Staff Report 3.12.24](#)

[715-811 Seminole Zoning Planning Package](#)

[Cover Memo 5.1.24](#)

[Public Comments - In Support](#)

[Public Comments - Opposed](#)

[Public Comments - Opposed \(2\)](#)

[Public Comments - Opposed \(3\)](#)

[Casa Marina Appraisal Report](#)

[Casa Marina Workforce-Villa Project Site Plan](#)

[Applicant Presentation](#)

Legislative History

5/18/23	Planning Board	Postponed
6/15/23	Planning Board	Postponed
9/21/23	Planning Board	Postponed
11/16/23	Planning Board	Postponed
1/18/24	Planning Board	Postponed

3/12/24	Planning Board	Approved
5/9/24	City Commission	Postponed
11/14/24	City Commission	Postponed Indefinitely

45

Text Amendment to the Historic Architectural Review Commission's Guidelines - An Ordinance of the City of Key West, Florida, to amend the Historic Architectural Review Commission Guidelines for Foundations & Lattice Infill, specifically Section VI (M.) Foundations & Lattice Infill, as referenced in Chapter 90 (Administration), Article II, Division 4 - Historic Architectural Review Commission of the City of Key West Land Development Regulations; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)

[Cover Memo](#)

[Staff Report](#)

[Planning Board Resolution](#)

Legislative History

12/17/24	Historic Architectural Review Commission	Approved
2/20/25	Planning Board	Approved

46

**Postponed to April 16, 2025 at 5:00 P.M. (Special Meeting)
- Text Amendment of the Land Development Regulations -**

An Ordinance of the City of Key West, Florida, to amend Chapter 122 of the Land Development Regulations, entitled "Zoning", Article V entitled "Supplementary District Regulations", Division 10 entitled "Work Force Housing" pursuant to Section 90-158 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Modifying Section 122-1466, entitled "Definitions" by amending the Definitions of Terms related to affordability, household income categories, family size, development, and removing a definition for redevelopment; Modifying Section 122-1467, entitled "Requirements of Affordable Work Force Housing", including amendments to remove workforce housing requirements for redevelopment projects, modify linkage provisions, expand the geographical area where linkages are permitted, increase fees-in-lieu, modify provisions regarding the type of affordable units that are required for new development projects; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)

[Cover Memo](#)

[Applicant's Memo](#)

[Code Amendment Summary by Staff](#)

[Planning Board Staff Report on Applicant Proposal 2.20.25](#)

[Planning Board Staff Report on Staff Alternative 2.20.25](#)

[Letter of Opposition](#)

Legislative History

2/20/25

Planning Board

Approved

ORDINANCES - SECOND READING (Public Hearing and Proposed Adoption)

47

An Ordinance of the City of Key West, Florida, pursuant to Section 8.01 of the Key West Charter proposing that Section 3.01(a) of the Key West Charter be amended to change the term of Mayor from two years to four years; Proposing that Section 3.01(b) of the Key West Charter be amended to amend the term limits for future mayors of the City Commission; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: Mayor Henriquez

Attachments: [Revised Ordinance](#)

[Ordinance](#)

[Cover Memo](#)

[FL League of Cities Memo](#)

Legislative History

3/4/25

City Commission

Passed to Second Reading

COMMISSION COMMENTS

ADJOURNMENT