(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

August 20, 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 AUGUST 28, 2025

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for August 28, 2025. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: Minor Development Plan, Conditional Use - 701 Palm Avenue
COMMENT: KEYS has no objection to the Conditional Use request. As noted, KEYS owns and maintains the 69kV transmission line that runs over the property. The construction and future operation of the vertical dry racks must maintain sufficient vertical and horizontal clearances in accordance with the National Electrical Safety Code (NESC) Rule 234, OSHA standards, and other applicable regulations. The DRC package has insufficient detail to determine if the necessary clearances are being maintained. The detailed conditional use submittal should contain specific clearances demonstrating compliance with applicable regulations. Additionally, the overhead lines traverse the area between the proposed racks and existing boat launch point. The Applicant should provide a safety plan illustrating the safeguards which will be implemented to ensure appropriate approach distances will be maintained during the movement of vessels from racks to boat launch point. The safety plan should be considered as part of the conditional use approval process, and approval should be conditioned upon the implementation of the plan.

LOCATION: Major Modification to a Major Development Plan - 1618 N Roosevelt Boulevard
COMMENT: KEYS has no objection to the Major Modification to a Major Development Plan request. KEYS has three phase overhead power lines that will service this project. KEYS will need to have a full set of plans and a project review form to ensure adequate power is supplied for the new project and the existing customers.

LOCATION: Revocable License - 510 Fleming Street
COMMENT: KEYS has no objection to the Revocable License 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,

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

MA/cdc

Attachment

Copied via electronic mail:
L. Tejeda, 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, August 28, 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 July 17, 2025

Attachments: Minutes

Action Items

2 Selection of Vice-Chair

Discussion Items

3 Minor Development Plan, Conditional Use - 701 Palm Avenue (RE# 00001761-000000) - A request for a minor development plan to construct a two-story commercial structure and a request for conditional use approval to allow for redevelopment of a marina with the construction of dry storage racks, located in the Public and Semipublic Services (PS) zoning district, pursuant to Section 108-91, Chapter 122, Article III and Article IV, Division 13 of the Land Development Regulations of the City of Key West, Florida.

Attachments: Planning Package

4 Major Modification to a Major Development Plan - 1618 N Roosevelt Blvd (RE# 00064910-000100) - An application for a Major Modification to a Major Development Plan including site plan modifications of a commercial property used for vehicle sales and service with proposed accessory affordable units for a property located within the General Commercial (CG) zoning district pursuant to Sections 108-91, and 122-416 through 122-445 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: Planning Package

5 Revocable License - 510 Fleming Street (RE# 00009540-000300) - Applicant request a revocable license for nonpermanent use of City property to swing egress doors outwards on City owned property within the Historic Residential Commercial Core -1 (HRCC-1) zoning district pursuant to Section 2-939 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: Planning Package

Reports

Adjournment