



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

City Commission

Wednesday, December 2, 2020

5:00 PM

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.

CALL MEETING TO ORDER - 5:01 P.M.

ROLL CALL

Absent 1 - Commissioner Lopez

Present 6 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

A motion was made by Commissioner Wardlow, seconded by Commissioner Weekley, to recess the meeting and reconvene on December 3, 2020 at 5:00 P.M. The motion carried by the following vote:

Note: Commissioner Hoover's audio was not working

Abstain: 1 - Commissioner Hoover

Yes: 5 - Commissioner Davila, Vice Mayor Kaufman, Commissioner Wardlow, Commissioner Weekley, Mayor Johnston

December 2, 2020 at 5:04 P.M. - Meeting went into Recess

December 3, 2020 at 5:00 P.M. - Meeting Reconvened

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 amended.

COMMENDATIONS

1 A.H. of Monroe County, Inc.

Attachments: [Commendation](#)

Received and Filed

PROCLAMATIONS

2 National Homeless Persons' Memorial Day

Attachments: [Proclamation](#)

Received and Filed

PRESENTATIONS

3 75th Anniversary of Key West Council/Manager Form of Government - Sarah Spurlock.

Attachments: [Certificate of Recognition](#)

Received and Filed

4 Whitehead Street Road Project - Rodolfo Roman, FDOT-District 6

Attachments: [Presentation](#)

Postponed to January 5, 2021

5 Monroe County Health Department Update regarding COVID-19

Received and Filed

DISCUSSION

6 Health & Business Advisory Committee Update on New Year's Eve

Discussed

7:51 P.M. - Meeting went into Recess

8:01 P.M. - Meeting Reconvened

7 COVID Update

Discussed

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

8 *November 4, 2020 (Regular Meeting)

Attachments: [Minutes](#)

Passed

9 *November 10, 2020 (Special Meeting)

Attachments: [Minutes](#)

Passed

10 *November 17, 2020 (Regular Meeting)

Attachments: [Minutes](#)

Passed

11 *November 19, 2020 (Special Meeting)

Attachments: [Minutes](#)

Passed

RESOLUTIONS

- 12 *Approving the attached application and accepting the award of funding assistance for Florida Department of Law Enforcement (FDLE) supplemental funding in the amount of up to \$112,634.00 under provisions of the 2020 Coronavirus Emergency Supplemental Funding (CESF) Program to support activities related to the prevention of, preparation for and response to the Coronavirus; Authorizing the City Manager to execute necessary documents and any subsequent amendments that may increase funding upon consent of the City Attorney.

Attachments: [Resolution](#)
 [Executive Summary](#)
 [Application for Funding Assistance](#)
 [Acceptance of Federal Funding](#)
 [FY2020-CESF-Local-Allocations](#)
 [FDLE email requesting signatures](#)

Passed

Enactment No: Res 20-232

- 13 *Approving an adjustment to City of Key West Historic Architectural Review Commission (HARC)/Planning Department fees.

Attachments: [Resolution](#)
 [Executive Summary](#)
 [2020 HARC Proposed Fee Schedule](#)
 [Resolution 17-232](#)

Passed

Enactment No: Res 20-233

14

*Authorizing an increase to purchasing exception pursuant to Section 2-797(3) and 2-797(4)(b) of the Code of Ordinances, to allow an increase not to exceed \$5,526.72 in cumulative expenditures during FY 20-21 to Software House International (SHI) (from \$68,355.00 to \$73,881.72); Authorizing any necessary budget adjustments or transfers.

Attachments: [Resolution](#)
[Executive Summary](#)
[Resolution 20-208](#)
[Software House International \(SHI\) quote](#)
[Signed Microsoft State and Local enrollment agreement](#)
[Microsoft State and Local enrollment agreement](#)
[Amendment to Microsoft State and Local enrollment agreement](#)
[State of Florida Contract with Microsoft](#)
[Amendment to State of Florida Contract with Microsoft](#)

Passed

Enactment No: Res 20-234

15

*Authorizing pursuant to Section 2-797(3) a three year contract with up to two one-year renewals for comprehensive parking software and services solutions from Passport Labs, Inc. on a fee-per-service basis in an amount not to exceed \$80,000.00 through the National Cooperative Purchasing Alliance Master Agreement for Parking Products and Services; Authorizing any necessary budget adjustments; Authorizing the City Manager to execute any necessary documents upon consent of the City Attorney.

Attachments: [Resolution](#)
[Executive Summary](#)
[National Cooperative Purchasing Alliance-NCPA](#)
[*Large File* RFP - Parking Products and Services](#)
[*Large File* Passport Response](#)
[Parking Products and Services Evaluation](#)
[Passport Award Letter](#)
[*Large File* NCPA Master Agreement](#)
[Passport NCPA Pricing](#)
[Passport Key West, FL - Order Form FINAL](#)

Passed

Enactment No: Res 20-235

Approval of the Consent Agenda

A motion was made by Vice Mayor Kaufman, seconded by Commissioner Weekley to Approve the Consent Agenda. The motion was carried unanimously.

16

Easement - 900 Southard Street (RE # 00011260-000000) - A request for an easement to maintain the existing second floor covered porches and structure over the Southard and Margaret Street Right-of-Ways approximately 687.57 square feet, more or less, located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 2-938(b) (3) of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Resolution](#)
 [Executive Summary](#)
 [Agreement](#)
 [*Large File* Package](#)
 [Utilities Comments](#)
 [Engineering Comments](#)
 [Keys Energy Comments](#)

A motion was made by Commissioner Weekley, seconded by Commissioner Lopez, that the Easement be Granted with the conditions as outlined in the staff report. The motion carried by the following vote:

Yes: 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

Enactment No: Res 20-236

17

Request for Postponement to February 2, 2021 by Applicant:

Quasi-Judicial Hearing: Granting/Denying Appeal of Planning Board Decision Denying Request for Text Amendment of the Land Development Regulations - 1900 North Roosevelt Boulevard (RE# 00051820-000000) and 1910 North Roosevelt Boulevard (RE# 00051840-000000) - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 108 of the Land Development Regulations, Chapter 108 entitled "Planning and Development", Article VII, entitled "Off-Street Parking and Loading", Division 2 entitled "Regulations For Required Spaces", to Section 108-572 to amend the schedule of off-street parking requirements by use by adding an 18th use entitled Self-Storage with a minimum number of parking space, 1 space per 50 storage units, plus 1 space for employee parking pursuant to Sections 90-520, 108-572, 122-420 (2), 122-1151 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Appeal](#)
[Staff Report](#)
[Planning Package](#)
[Proposed Ordinance](#)
[*Large File* Noticing Package](#)
[Applicant Ltr - Request for Postponement](#)
[Request](#)

A motion was made by Commissioner Weekley, seconded by Commissioner Kaufman, to Deny the request for postponement. The motion carried by the following vote:

Recuse: 1 - Commissioner Davila

Yes: 6 - Commissioner Hoover, Vice Mayor Kaufman, Commission Lopez, Commissioner Wardlow, Commissioner Weekley, and Mayor Johnston

A motion was made by Vice Mayor Kaufman, seconded by Commissioner Hoover, that the Appeal be Denied. The motion carried by the following vote:

Recuse: 1 - Commissioner Davila

Yes: 6 - Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

Enactment No: Res 20-237

18

PUBLIC HEARING - Pursuant to Section 78-62(e) for additional vehicle for hire licenses.

Attachments: [Memorandum from City Attorney](#)
 [Vehicle for Hire Request](#)
 [Request for Postponement](#)

A motion was made by Commissioner Weekley, seconded by Commissioner Wardlow, to Deny the request for additional hire licenses. The motion carried by the following vote:

Yes: 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

Enactment No: Res 20-238

ORDINANCES - SECOND READING (Public Hearing)

19

An Ordinance of the City of Key West, Florida amending the Future Land Use Map of the City of Key West Comprehensive Plan for properties located at - 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105 Geraldine Street (RE # 00013910-000000), 110 Angela Street (RE # 00013900-000000), 111 Geraldine Street (RE # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000); Amending the Future Land Use Map Legend from Historic Public / Semi-Public, Historic Commercial, and Historic Residential to Historic Commercial; and to add a new Future Land Use Map Zoning Subdistrict designation of "Historic Neighborhood Commercial Bahama Village Truman Waterfront" (HNC-4) and applying such designation to said properties; 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; and Providing for the inclusion into The City Of Key West Comprehensive Plan.

Attachments: [Ordinance](#)
[Staff Report](#)
[Presentation](#)
[Executive Summary](#)
[Planning Board Resolution 2019-85](#)
[Planning Board Resolution 2020-28](#)
[* Large File * Noticing Package](#)
[BVRAC Meeting Notes](#)
[HNC-4 Amendment Presentation](#)

A motion was made by Commissioner Hoover, seconded by Commissioner Kaufman, that the Ordinance be Postponed until February 2, 2021. The motion failed by the following vote:

Yes: 3 - Commissioner Hoover, Commissioner Kaufman, Commissioner Lopez

No: 4 - Commissioner Davila, Commissioner Wardlow, Commissioner Weekley, and Mayor Johnston

A motion was made by Commissioner Weekley, seconded by Commissioner Lopez, that the Ordinance be Adopted. The motion carried by the following vote:

Yes: 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

Enactment No: Ord 20-19

20

An Ordinance of the City of Key West, Florida, amending the Official Zoning Map Legend to create a new Zoning Subsection to be named the Historic Neighborhood Commercial District Bahama Village Truman Waterfront (HNC-4) on property located at 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105 Geraldine Street (RE # 00013910-000000), 110 Angela Street (RE # 00013900-000000), 111 Geraldine Street (RE # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000); 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 Future Land Use Map (FLUM) Amendments; providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Ordinance](#)
[Staff Report](#)
[Presentation](#)
[Executive Summary](#)
[Planning Board Resolution 2019-86](#)
[Planning Board Resolution 2020-29](#)
[Noticing Package](#)
[BVRAC Meeting Notes](#)
[HNC-4 Amendment Presentation](#)

A motion was made by Commissioner Lopez, seconded by Commissioner Weekley, that the Ordinance be Adopted. The motion carried by the following vote:

Yes: 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

Enactment No: Ord 20-20

21

An Ordinance by the City Commission amending Comprehensive Plan Policy 1-1.1.4, entitled "Affordable Housing and Compact Development Incentives," to add a revised FLUM, amending Comprehensive Plan Table 1-1.1.5, to add an additional subdistrict under Historic and Commercial Future Land Use District, and amending Comprehensive Plan Policy 1-1.1.9, entitled "Allowed Uses in Historic Neighborhood Commercial," to add a fifth corridor and a fourth HNC subdistrict to allow for up to 40 dwelling units per acre; Pursuant to Chapter 90, Article VI, Division 3; Providing for repeal of inconsistent provisions; Providing for an effective date; and Providing for the inclusion in the City of Key West Comprehensive Plan.

Attachments: [Ordinance](#)
 [Proposed Amended Language](#)
 [Staff Report](#)
 [Presentation](#)
 [Executive Summary](#)
 [Planning Board Resolution 2019-87](#)
 [Planning Board Resolution 2020-30](#)
 [BVRAC Meeting Notes](#)
 [HNC-4 Amendment Presentation](#)

A motion was made by Commissioner Weekley, seconded by Commissioner Lopez, that the Ordinance be Postponed to January 5, 2021. The motion carried by the following vote:

Yes: 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

22

An Ordinance by the City Commission amending Chapter 122 of the Land Development Regulations, entitled “Zoning,” Article IV, entitled “Districts,” Division 8 entitled “Historic Neighborhood Commercial Districts,” to create a new zoning district entitled the “Historic Neighborhood Commercial District Bahama Village Truman Waterfront” (HNC-4), providing amendments to Section 122-92, entitled “Future Land Use Map Designations and Zoning Districts,” Section 122-1111, entitled “Table of Land Use by Districts,” Section 122-1112, entitled “Table of Permitted and Conditional Commercial Retail Uses by Districts,” and Section 122-1151, entitled “Size and Dimension,” Providing for intent, permitted uses, conditional uses, prohibited uses, and dimensional requirements; Providing for residential density of up to 40 units per acre; Pursuant to Chapter 90, Article VI, Division 2; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Ordinance](#)
 [Proposed Amended Language](#)
 [Staff Report](#)
 [Presentation](#)
 [Executive Summary](#)
 [Planning Board Resolution 2020-31](#)
 [*Large File* Planning Board Resolution 2019-88](#)
 [BVRAC Meeting Notes](#)
 [HNC-4 Amendment Presentation](#)

A motion was made by Vice Mayor Kaufman, seconded by Commissioner Lopez, that the Ordinance be Postponed to January 5, 2021. The motion carried by the following vote:

Yes: 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

CITIZEN COMMENTS

COMMISSION COMMENTS

ADJOURNMENT - 9:56 P.M.