



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, August 13, 2025

4:00 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.

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 - 4:00 P.M.

Roll Call

Vice Chair Henson ran the meeting as Chair due to Chairman Knowles' absence

Absent 3 - Mr. Girard, Ms. Slivko-Bathurst, and Chairman Knowles

Present 4 - Mr. Ashby, Vice Chair Henson, Mr. Lay, and Mr. Weekley

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as presented

Approval of Minutes

1

July 9, 2025

Attachments: [Minutes](#)

A motion was made by Mr. Weekley, seconded by Mr. Ashby, that the Minutes be Approved. The motion carried by the following vote:

Absent: 3 - Mr. Girard, Ms. Slivko-Bathurst, and Chairman Knowles

Yes: 4 - Mr. Ashby, Vice Chair Henson, Mr. Lay, and Mr. Weekley

Presentations

2 Key West Bight Preservation Association

Received and Filed

3 Reef Relief

Attachments: [Presentation](#)

Received and Filed

4 Conch Republic Days

Received and Filed

Action Items

5 Approving ratification of purchasing ordinance exemption for a change order to temporary private security services contract, for the Key West Historic Seaport and City Marina at Garrison Bight, to Florida Keys Security LLC in the amount of \$75,000 for a total contract amount not to exceed \$125,000 pursuant to Sec. 2-797 of the City of Key West Code of Ordinances.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[Executed CM Purchase Exemption](#)
[Temp Private Security Contract](#)

A motion was made by Mr. Weekley, seconded by Mr. Lay, that the Action Items - Key West Bight be Passed. The motion carried by the following vote:

Absent: 3 - Mr. Girard, Ms. Slivko-Bathurst, and Chairman Knowles

Yes: 4 - Mr. Ashby, Vice Chair Henson, Mr. Lay, and Mr. Weekley

Enactment No: KWBB Res. 25-19

- 6 Recommend CRA approval and execution of the Second Amendment to Lease Agreement between the CRA and Boat House Key West, LLC, dba Boat House located at 231 Margaret Street in the Historic Seaport.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[Second Amendment to Lease](#)
[*Large File* Resolution 20-100 Assignment and Lease](#)

Mr. Weekley recused himself from this item which created a loss of quorum. As a result, no action could be taken on this item.

- 7 Recommending Approval of the Sale of Key West Eco Tours to William and Jennifer Litmer (Honest Dolphin Boat, LLC).

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[Dockage Agreement KW Eco Tours](#)

A motion was made by Mr. Weekley, seconded by Mr. Ashby, that the Action Items - Key West Bight be Passed. The motion carried by the following vote:

Absent: 3 - Mr. Girard, Ms. Slivko-Bathurst, and Chairman Knowles

Yes: 4 - Mr. Ashby, Vice Chair Henson, Mr. Lay, and Mr. Weekley

Enactment No: KWBB Res 25-20

8

Recommending the CRA award the Bid to Gemstone RDI JV in response to Invitation to Bid (ITB) #25-011 Re-Bid: Piling Replacement / H2 Dock Extension / Cantilever Walkway Repairs - Key West Bight Marina in the amount of \$1,098,055.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[Bid Memo](#)
[Gemstone RDI JV Proposal](#)
[PM Approval Memo](#)
[Bid Documents](#)
[Supplemental Info 1](#)
[Supplemental Info 2](#)
[Supplemental Info 3](#)
[KWBB Resolution 25-12](#)
[Resolution 25-156](#)
[Vendor Correspondence](#)

A motion was made by Mr. Ashby, seconded by Mr. Lay, that the Action Items - Key West Bight be Passed. The motion carried by the following vote:

Absent: 3 - Mr. Girard, Ms. Slivko-Bathurst, and Chairman Knowles

Yes: 4 - Mr. Ashby, Vice Chair Henson, Mr. Lay, and Mr. Weekley

Enactment No: KWBB 25-21

Discussion Items

9

631 Greene Street Development Plan

Sponsors: Mr. Girard

Attachments: [Staff Proposed Site Layout 6.24.25](#)
[K2M Conceptual Layout with Trucks](#)

A motion was made by Mr. Weekley, seconded by Mr. Ashby, that the Discussion Items be Postponed to September 10, 2025. The motion passed by unanimous vote.

Reports

10 Director's Report

Attachments: [Monthly Report](#)
 [Project Status](#)
 [Summary DR15 Update](#)
 [Marina Tenant Charges](#)
 [Rent Roll](#)
 [Rent & Gross Sales Comparison](#)

Received and Filed

11 Adept Marketing Report

Attachments: [Adept Report](#)
 [Letter to Bight Board - Conch Republic Independence Celebration
2025](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 5:11 P.M.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Jimmy Weekley</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>KWB</i>	
MAILING ADDRESS <i>519 Elizabeth ST</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Key West</i>	COUNTY <i>Monroe</i>	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION: <i>City of Key West</i>	
DATE ON WHICH VOTE OCCURRED		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jimmy Weekly, hereby disclose that on August 13th, 2025:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I HAVE A business Relationship with The Boat House.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

4/13/2025

Date Filed

Signature

Jimmy Weekly

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.