



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 Donald "Donie" Lee
Commissioner Lissette Carey
Commissioner Aaron Castillo
Commissioner Monica Haskell
Commissioner Sam Kaufman
Commissioner Greg Veliz

Charter Officials

Brian L. Barroso, City Manager
Mayanne Downs, City Attorney
Keri O'Brien, City Clerk

Thursday, August 6, 2026

9:00 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 the presentation for the agenda at least 7 days before the meeting.

MORNING SESSION - 9:00 A.M.

CALL MEETING TO ORDER

ROLL CALL

INVOCATION - The Very Reverend Donna Mote

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF AGENDA

CONSENT AGENDA*

***Item is considered to be routine and enacted by one motion with no separate discussion, unless requested by a Commission Member. 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

1 *July 1, 2026 (Regular)

Attachments: [Minutes](#)

2 *July 20, 2026 (Budget)

Attachments: [Minutes](#)

RESOLUTIONS

3 *Approving the Second Amendment to the Submerged Lands Lease between the City of Key West, Florida and SBY Key West, LLC DBA Spencer's Boat Yard for the submerged lands located at 701 Palm Avenue, Key West, Florida; Authorizing the Mayor to execute the amended lease agreement and any necessary related documents upon consent of the City Attorney.

Sponsors: Vice Mayor Lee

Attachments: [Resolution](#)

[Second Amendment](#)

[Res 25-191 - Lease Renewal](#)

[Res 24-171 - Lease](#)

4 *Authorizing Endangered Species Coalition to conduct a "Marinelife Rally Key West" at Mallory Square with a march to the Southernmost Point Buoy at the Duval Street Pocket Park on Saturday, August 29, 2026, from 9:00 A.M. to 11:00 A.M. (Setup at 8:20 A.M.); Pursuant to terms and conditions set forth by the City Manager.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Events\)](#)

[Application & Approvals](#)

- 5 *Granting a Special Event Permit to Florida Keys Media for the Pet Masquerade at the Truman Waterfront Coffee Butler Amphitheater on Wednesday, October 21, 2026, from 5:00 P.M. to 9:00 P.M. (Setup at 10:00 A.M.); Pursuant to terms and conditions set forth by the City Manager; Authorizing the sale and consumption of alcoholic beverages within an enclosed area.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Events\)](#)

[Application & Approvals](#)

- 6 *Granting a Special Event Permit to CIC 2026 for the Coast is Clear Petronia Street Block Party on the 300 block of Petronia Street on Saturday, December 5, 2026, from 11:00 A.M. to 11:00 P.M. (Setup at 9:00 A.M.); Pursuant to terms and conditions set forth by the City Manager; Authorizing the sale and consumption of alcoholic beverages within the enclosed area; Granting an exemption from the Noise Control Ordinance pursuant to Section 6-86 of the Code of Ordinances.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Events\)](#)

[Application & Approvals](#)

- 7 *Granting a Special Event Permit to Key West Track & Field, Inc. for the Pole Vault in Paradise + Run for Paradise at Higgs Beach on Thursday, January 7, 2027, through Sunday, January 10, 2027, from 8:00 A.M. to 9:00 P.M. (Setup beginning on Thursday, January 7, 2027); Pursuant to terms and conditions set forth by the City Manager; Authorizing the sale and consumption of alcoholic beverages within the enclosed area.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Events\)](#)

[Application & Approvals](#)

- 8 *Authorizing L.E.A.D. Inc. to conduct a "LEAD Fest Circus Key West" at the Truman Waterfront Park gravel lot across from the Amphitheater on Wednesday, February 24, 2027, through Friday, February 26, 2027, from 4:00 P.M. to 10:00 P.M. and Saturday, February 27, 2027, and Sunday, February 28, 2027, from 12:00 P.M. to 10:00 P.M. (Setup beginning on Monday, February 22, 2027); Pursuant to terms and conditions set forth by the City Manager.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Events\)](#)

[Application & Approvals](#)

- 9 *Confirming the appointment of Jacob Covas to the position of Assistant City Attorney I, pursuant to Sec. 4.06 of the Charter of the City of Key West, Florida.

Sponsors: City Attorney Downs

Attachments: [Resolution](#)

[Resume](#)

- 10 *Adopting amended Rules of Procedure for City Commission meetings by amending Section 4. Public Comments.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

- 11 *Approving an Addendum to the Agreement with All Aspects Inspection Services, Inc. designating the firm as the primary provider for Chief Building Official and Inspection Services; Authorizing a funding allocation in an amount not to exceed \$175,000 to provide sufficient funding through the remainder of Fiscal Year 2026 and ensure uninterrupted building official and inspection services for the City of Key West Building Department; Approving necessary budget transfers.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Building\)](#)

[Second Addendum to All Aspects Inspection Services](#)

[All Aspects Agreement](#)

[All Aspects First Addendum](#)

- 12 *Approving the "First Amendment to Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement" (ILA) between Monroe County and the City of Key West, Florida, as attached hereto and made a part hereof, to allow the Key West Police Department's Marine Unit to use the one-story non-residential building on the Trumbo property as a satellite office; Authorizing execution of the ILA by the Mayor.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(CDO & Growth\)](#)

[First Amendment ILA](#)

[Res 19-295 Approving Original ILA](#)

[Executed ILA Agreement](#)

[Declaration of Affordable Housing Restrictions](#)

[Trumbo Rd. Property Ground Lease](#)

- 13 *Approving a "First Amendment to Declaration of Affordable Housing Restrictions" for the property located at 255 Trumbo Road (Parcel ID 00001720-000200) revising the permitted uses for the non-residential building on the subject property to allow the building to be used in conjunction with law enforcement entities for non-residential uses; Authorizing execution by the Mayor, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(CDO & Growth\)](#)

[First Amendment to Affordable Housing Deed Restriction](#)

[Recorded Deed Restriction 250 Trumbo Rd](#)

[2019 KOTS & Essential Governmental Employee Housing ILA](#)

- 14 *Approving a Task Order/Proposal submitted by W.F. Baird & Associates, Ltd. for the design & permitting of the replacement of Wahoo Pier at the City Marina in Garrison Bight, Ref. #P1486.102 in the amount of \$199,622.06 to be performed under their Environmental Engineering Services Contract; Authorizing the City Manager to effectuate/execute any necessary related documents, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Engineering\)](#)

[Task Order Proposal](#)

[Resolution 25-132](#)

[Contract](#)

- 15 *Approving a Task Order/Proposal submitted by Tetra Tech, Inc. for the final design & construction support for the replacement of Charter Boat Row Seawall at the City Marina in Garrison Bight in the amount of \$265, 537 to be performed under their General Engineering Services Contract; Authorizing the City Manager to effecutate/execute any necessary related documents, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Engineering\)](#)

[Proposal](#)

[Contract](#)

[Res #26-045 Extension](#)

[Res #23-029 Contract](#)

[Res #23-314 Permitting](#)

[Res #20-084 Assessment](#)

- 16 *Approving an Amendment to the City's Maintenance Agreement with the Florida Department of Transportation to include the installation of four (4) coconut palm trees along North Roosevelt Boulevard, Key West, Florida; Authorizing the City Manager to execute the Amendment and any necessary related documents and budget transfers/adjustments, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Engineering/Multi Modal\)](#)

[Proposed Palms Exhibit](#)

[Amendment to Landscape MMOA](#)

[Res 24-058](#)

[Res 11-032](#)

[Res 10-238](#)

- 17 *Approving the attached Collective Bargaining Agreement between the City of Key West and the South Florida Police Benevolent Association, Inc. (Key West Chapter) from October 1, 2026 through September 30, 2029.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Human Resources\)](#)

[Legislative Draft of 2026 - 2029 PBA Collective Bargaining Agreement - Draft \(2](#)

[FY27 New Police Steps](#)

[PBA Ratification](#)

18

*Authorizing the authority to execute and submit grant documentation through the Transit Award Management System (TRAMS) to the Federal Transit Administration (FTA) and Federal Highway Administration (FHWA), and to the Florida Department of Transportation (FDOT) and U.S. Department of Transportation (USDOT) to the City Manager Brian L. Barroso, Key West Department of Transportation Director Rogelio Hernandez, Key West Department of Port & Marine Services Steven McAlearney, and alternate designee Project and Grants Manager Carolyn Haia, Grants Administrator Carolyn Sheldon, Assistant City Manager Rodrigo G. Delostrinos, Assistant City Manager Michael Turner, and Finance Director Christina Bervaldi; Authorizing Chief Assistant City Attorney Kendal Harden and Assistant City Attorney Ryan Waterhouse to affirm the authority of the City and its designees to apply for and accept grant funding.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Port & Marine\)](#)

[Res 25-138](#)

[Res 23-113](#)

- 19 *Authorizing the purchase of two (2) Dodge Braun ProMaster Minibuses in an amount not to exceed \$365,500.00, pursuant to Sec. 2-797(3)(a)(b) and (c) and Sec. 2-844(b) of the Code of Ordinances of the City of Key West, Florida in a total amount not to exceed \$365,500.00 to be procured utilizing contract FDOT-TRIPS-22-CA-MB-FL-MDEL1 and paid utilizing available Section 5311 Capital Public Transportation Grant ("PTGA") #G3101 funds; Authorizing the City Manager to execute necessary related documents and budget amendments/transfers, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Transit\)](#)

[Resolution 24-132 - 5311 Capital \(\\$5,541,584\)](#)

[Resolution 26-105 \(PGTA #G3101 Amend 1 & 2\)](#)

[Amendment #1 Scope Change](#)

[Amendment #2 Time Extension](#)

[Quote Braun Pro Master Model1-7-8-2026](#)

- 20 *Authorizing the release of \$100,000. in unencumbered fuel funds from Accounts 40114402 / 5445201 and 40114405 / 5445201 to be used for diesel fuel expenditures in FY26; Authorizing the City Manager to execute any necessary related documents, budget authorizations, transfers and/or amendments required to support continued Key West Transit operations, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Transit\)](#)

[Sunshine Resolution](#)

[Sunshine Agreement](#)

[Fuel Purchase Order P105567](#)

COMMENDATIONS

- 21 Alyson Crean's Retirement
- 22 Karen Olson's Retirement

PROCLAMATIONS**23** Caffeine Carl Day

Sponsors: Mayor Henriquez

Attachments: [Proclamation](#)

24 International Day Of Remembrance

Sponsors: Commissioner Castillo

Attachments: [Proclamation](#)

PRESENTATIONS**25** Keep Key West Beautiful Awards

Sponsors: Mayor Henriquez

26 Recycling Status Update - Keely Kessler, Recycling Coordinator

Sponsors: City Manager Barroso

Attachments: [Cover Memo \(Utilities\)](#)
[Presentation](#)

RESOLUTIONS - Cont'd

27 Adopting a policy governing the naming, renaming, and co-naming of City-owned buildings, parks, and facilities; Confirming that the naming of a City facility is a legislative act of the City Commission undertaken at the City's own initiative; Adopting as the standard of the City the prohibition set forth in Section 267.062, Florida Statutes, against naming public facilities for living persons; Establishing initiation, review, and public hearing procedures; Directing the City Manager and City Attorney to prepare an Ordinance codifying this policy.

Sponsors: Commissioner Veliz

Attachments: [Resolution](#)
[Exhibit A - Policy](#)

- 28 Authorizing the Key West Art Center, Inc. to conduct the Key West Art & Craft Festival on Saturday, February 20, 2027, and Sunday, February 21, 2027 (Setup Friday, February 19, 2027), during the hours of 10:00 A.M. to 5:00 P.M. at the Truman Waterfront Quay Wall; Pursuant to terms and conditions set forth by the City Manager.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Events\)](#)

[Application & Approvals](#)

- 29 Authorizing the purchase and implementation of the Workday Enterprise Resource Planning (ERP) System, including software subscriptions, training, and related implementation services, under a ten-year Agreement with Iron Brick Associates, LLC, in an amount not to exceed \$5,323,775.24, pursuant to Omnia Partners Contract No. 159124 (Region 14 ESC-TX) and Section 2-797(3) Code of Ordinances of the City of Key West, Florida; Authorizing the City Manager to negotiate and execute the prime contract agreement and any necessary related documents, budget transfers, and/or adjustments, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Finance/HR\)](#)

[Presentation](#)

[IronBrick Associates - Contract 159124](#)

[Workday Payment Schedule](#)

[OMNIA Official Signed Contract](#)

[OMNIA Award Letter](#)

[OMNIA Scoring Summary/Evaluation Documents](#)

[OMNIA Supplier Response](#)

[OMNIA Solicitation 24--S918](#)

30

Approving the attached Interlocal Agreement between the City of Key West and the Housing Authority of the City of Key West pursuant to Chapter 163, Florida Statutes, for temporary housing accommodations for on-duty Key West Fire Department personnel during construction of the replacement Fire Station 3; Authorizing the City Manager to execute the Interlocal Agreement and any necessary related documents, budget transfers, and/or budget adjustments, upon advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(CM\)](#)

[Agreement](#)

[Resolution 25-285](#)

Legislative History

7/1/26

City Commission

Postponed

DISCUSSION

31

E-Bikes and E-Bike Enforcement

Sponsors: Vice Mayor Lee

Attachments: [Cover Memo \(CM\)](#)

[E-Bike White Paper](#)

[Proposed Roosevelt Blvd Electric Bicycle - Crash Heat Map](#)

[Proposed Roosevelt Blvd Electric Bicycle S&PM](#)

[Sunny Isles Beach E-Bike Ordinance](#)

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

CITY CLERK'S REPORT

CITIZEN COMMENTS

COMMISSION COMMENTS

RECESS

EVENING SESSION - 5:00 P.M.**RECONVENE - CALL TO ORDER****ROLL CALL****INVOCATION - The Very Reverend Donna Mote****PLEDGE OF ALLEGIANCE****APPROVAL OF AGENDA****PROCLAMATIONS****32** Fausto's 100 Year Anniversary**Sponsors:** Mayor Henriquez**Attachments:** [Proclamation](#)**RESOLUTIONS****33** **Public Hearing:** Adjusting Annual Sewer Rates, Charges and Components set forth in Section 74-246 of the Code of Ordinances of the City of Key West, Florida; Authorizing the City Manager to execute any necessary documents, budget transfers/amendments, upon advice and consent of the City Attorney.**Sponsors:** City Manager Barroso**Attachments:** [Resolution](#)[Cover Memo \(Utilities\)](#)[Proof of Notice 2027](#)**34** **Public Hearing:** Imposing Solid Waste Service Assessments against certain real residential property located within the City of Key West, Florida; Approving the Solid Waste Assessment Roll for the Solid Waste Service Assessments; Confirming the preliminary assessment resolution for Fiscal Year 2026-27.**Sponsors:** City Manager Barroso**Attachments:** [Resolution](#)[Preliminary Rate Resolution 26-165](#)

35

Public Hearing: Imposing Stormwater Service

Assessments against certain real property within the City of Key West, Florida; Approving the Stormwater Assessment Roll for the Stormwater Service Assessments for Fiscal Year 2026-27.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Utilities\)](#)

36

Granting/Denying the Appeal by Gregory S. Oropeza, Esq., on behalf of the property owner, 600 Whitehead, LLC, (RE#00012901-000100), located within the Historic Residential Office (HRO) Zoning District; Hereby Upholding/Amending/Denying the Planning Board's June 18, 2026 denial of the request for change of non-conforming use to allow a restaurant with eighteen (18) indoor seats at 600 Whitehead Street, Key West, Florida, as reflected in PB Resolution No. 2026-022; Finding that the Planning Board's decision was/was not made in accordance with procedural and substantive Land Development Regulations as well as the Comprehensive Plan.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Appeal](#)

[Representative Memo](#)

[PB RES 2026-022 Denial](#)

[Planning Staff Report](#)

ORDINANCES - FIRST READING

- 37 An Ordinance of the City Commission of the City of Key West, Florida, amending the Code of Ordinances, Chapter 2, Article III, Division 12, entitled "Parks and Recreation Advisory Board"; Repealing Ordinance No. 22-21 and abolishing the Key West Parks and Recreation Advisory Board; Renaming Division 12 as "Public Input on Parks and Recreation Matters"; Amending Section 2-610 to reserve said Section; Amending Section 2-611 to establish an informal process for public input on parks and recreation matters to be hosted by the Parks and Recreation Department; Amending Section 2-612 to revise the duties in connection therewith; Reserving Sections 2-613 through 2-615; Providing for repeal of inconsistent provisions; Providing for severability; Providing for codification; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)

[Cover Memo \(ACM\)](#)

[Res 26-191 Abolishing PRAB](#)

- 38 An Ordinance of the City Commission of the City of Key West, Florida amending Section 58-66. of the Code of Ordinances of the City of Key West, Florida to amend the Solid Waste Dumping Fee or Tipping Fee, Tire Waste Disposal Fee and Recyclable Materials Tipping Fee for Key West residents, commercial establishments and licensed businesses; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)

[Cover Memo \(Utilities\)](#)

DISCUSSION

39

Leasehold Property Inspections and Maintenance Protocol

Sponsors: City Manager Barroso

Attachments: [Cover Memo](#)

[Leasehold Property Inspections](#)

CITIZEN COMMENTS

COMMISSION COMMENTS

ADJOURNMENT