



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Key West Bight Management District Board

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Wednesday, August 13, 2025

4:00 PM

City Hall

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**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 9, 2025

Attachments: [Minutes](#)

#### Presentations

2 Key West Bight Preservation Association

3 Reef Relief

4 Conch Republic Days

#### 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](#)

**Legislative History**

6/11/25	Key West Bight Management District Board	Postponed
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- 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](#)

- 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](#)

- 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](#)

## Discussion Items

- 9                      631 Greene Street Development Plan

**Sponsors:** Mr. Girard

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

## Reports

- 10                     Director's Report

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

11                      Adept Marketing Report

**Attachments:** [Adept Report](#)

[Letter to Bight Board - Conch Republic Independence Celebration 2025](#)

**Public Comment**

**Board Member Comment**

**Adjournment**