



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.