



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

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, May 7, 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

CALL MEETING TO ORDER - 9:00 A.M.

ROLL CALL

Present 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

INVOCATION - Rabbi Marc Aaron Kline

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF AGENDA

The agenda was unanimously approved as amended.

- 3 *Authorizing Southernmost Beach Resort to conduct the "Key Lime Festival Kickoff Party 2026", on Wednesday, July 1, 2026, from 6:00 P.M. to 10:00 P.M. (setup at 12:00 P.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](#)

Passed

Enactment No: Res 26-118

- 4 *Authorizing Hemingway Sunset Run & Paddleboard Race, LLC to hold the 37th Annual Hemingway 5K Sunset Run on Saturday, July 25, 2026, from 7:15 P.M. to 8:15 P.M. (setup at 6:45 P.M.) beginning and ending at United and Whitehead Streets; Pursuant to terms and conditions set forth by the City Manager; Authorizing the closure of certain streets or portions thereof for said race.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Events\)](#)
[Application & Approvals](#)

Passed

Enactment No: Res 26-119

- 5 *Authorizing Southernmost Beach Resort/Southermost Beach to conduct the "Cheeseburger Beach Battle & Concert" on Thursday, September 3, 2026, from 5:00 P.M. to 8:00 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](#)

Passed

Enactment No: Res 26-120

- 6 *Authorizing Mile 0 Events to conduct the "Parrots & Margaritas 5K and Flip Flop Mile" beginning and ending in the 600 block of Duval Street, from 8:00 A.M. to 9:30 A.M. (setup at 5:00 A.M.) on Saturday, September 5, 2026; 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 \(Events\)](#)
[Applications & Approvals](#)

Passed

Enactment No: Res 26-121

- 7 *Authorizing the Greater Key West Chamber of Commerce to conduct the 7th Annual BBQ Rib Battle on Ann Street on Sunday, September 6, 2026, from 11:30 A.M. to 4:00 P.M. (set-up beginning at 9 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](#)

Passed

Enactment No: Res 26-122

- 8 *Authorizing Southernmost Beach Resort/Southermost Beach Cafe to conduct the Southernmost OktoBREWfest on Saturday, October 3, 2026, from 3:00 P.M. to 8:00 P.M. (setup at 9:00 A.M. October 2, 2026 on South Beach and 8:00 A.M. Saturday, October 3, 2026 at the Duval Street Pocket Park); 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 \(Events\)](#)
[Applications & Approvals](#)

Passed

Enactment No: Res 26-123

9

*Authorizing the Florida Keys Society for the Prevention of Cruelty to Animals, Inc. to conduct the Annual Royal Coronation for Fantasy Fest at the Key West Truman Waterfront Coffee Butler Amphitheater on Friday, October 16, 2026, from 6:00 P.M. to 9:00 P.M (setup at 8:00 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](#)

Passed

Enactment No: Res 26-124

10

*Authorizing Key West Half Marathon, LLC to conduct the "29th Annual Key West Half Marathon & RunFest" starting with a 5K & 10K race on Saturday, January 16, 2027, starting at 7:00 A.M. and 8:15 A.M. (setup at 5:30 A.M.) departing from Higgs Beach, and a Half Marathon & 8K race on Sunday, January 17, 2027, starting at 7:00 A.M. and 7:30 A.M. (setup 5:30 A.M.) departing from Trumbo Road and Grinnell Street; Registration to be held on Friday, January 15, 2027, from 2:00 P.M. to 6:00 P.M. (setup at 12:00 P.M.) and an awards party on Sunday, January 17, 2027, from 9:00 A.M. to 12:00 P.M. at Half Shell Raw Bar - 231 Margaret Street; Authorizing certain street closures thereof during the event; Granting an exemption from the Noise Control Ordinance pursuant to Section 6-86 of the Code of Ordinances; Pursuant to terms and conditions set forth by the City Manager.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Events\)](#)
[Application & Approvals](#)

Passed

Enactment No: Res 26-125

- 11 *Delegating authority for the execution, submission and funding acceptance for the Federal Fiscal Year 2025 Small Cities Community Development Block Grant Program (CDBG) Housing Rehabilitation Application; Approval to submit the Grant Application to the Florida Department of Commerce before the deadline date and time; Authorizing the City Manager to execute necessary related documents, amendments and budget transfers to accept funding, subject to allocations and in accordance with the grant upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo \(CDO\)](#)

Passed

Enactment No: Res 26-126

- 12 *Committing local matching funds in the amount of fifty thousand dollars (\$50,000) to the Federal Fiscal Year 2025 Small Cities Community Development Block Grant Program (CDBG) Housing Rehabilitation application; Authorizing the City Manager to execute necessary documents and budget transfers, subject to allocations and in accordance with submitted grant application upon advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo \(CDO\)](#)

Passed

Enactment No: Res 26-127

- 13 *Approving the attached "Interlocal Agreement" between Monroe County, Florida and the City of Key West, Florida to provide support for the Flagler Avenue Road Resiliency and Adaptation Project; Authorizing the Mayor to execute necessary documents, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo \(Engineering\)](#)
 [Agreement](#)

Passed

Enactment No: Res 26-128

- 14 *Approving the attached "Task Order" in the amount of \$180,122.00 between Jacobs Engineering Group and the City of Key West, Florida for engineering, design, and permitting services for the Atlantic Boulevard Paving Rehabilitation Project; Authorizing the City Manager to execute necessary documents, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo \(Engineering\)](#)
 [Task Order](#)
 [Original Contract](#)
 [Resolution 23-029](#)
 [Signed Contract Extension](#)

Passed

Enactment No: Res 26-129

- 15 *Approving "Amendment (2nd Amendment) to Agreement" ID #3231 to extend the termination date to December 31, 2027 for Tourist Development Council Funding of the Southernmost Plaza Phase 2 (Public Facilities) Project; Authorizing the Mayor to execute necessary documents upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Finance/Grants\)](#)
[2nd Amendment](#)
[Resolution 24-161](#)
[Resolution 25-182](#)

Passed

Enactment No: Res 26-130

- 16 *Rejecting the one (1) remaining proposal submitted in response to RFP #26-007 Re-Bid Vending Machine Equipment, Operation and Management Services after one (1) proposer withdrew its proposal and remaining proposal failed to satisfy the minimum qualifications and requirements necessary to be considered responsive for award.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Finance/Procurement\)](#)
[D2C Vends Proposal](#)
[Vending Mama Withdraw Notice](#)
[Bid Memo](#)
[Bid Documents](#)
[Addendum #1](#)

Passed

Enactment No: Res 26-131

- 17 *Authorizing the painting of a mural at 700 Front Street (Alonzo's Oyster Bar and A&B Lobster House).

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Planning\)](#)
[Staff report \(HARC\)](#)
[Large Item 700 Front Street](#)

Passed

Enactment No: Res 26-132

- 18 *Approving the request received by the Key West Police Department from the Conch Republic Marine Army (CRMA), a 501- (c)3 non-profit organization, requesting a donation in the amount of \$2,400.00 from the Law Enforcement Officers Trust Fund (State Forfeiture Funds), in accordance with F.S. 932.7055 (5)(c)3, Florida Statutes, to assist CRMA in providing two (2) student clean-up trips focused on restoring the mangrove islands and nearshore waters around Key West, Florida; Authorizing execution of necessary related documents, budget transfers and/or adjustments, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(KWPD\)](#)
[Request Letter](#)

Passed

Enactment No: Res 26-133

19

*Approving the attached "Combined Voluntary Cooperation and Operational Assistance Mutual Aid Agreement between the Key West Police Department (KWPD) and the Monroe County Sheriff's Office (MCSO)", pursuant to the Florida Mutual Aid Act, Chapter 23, Part I, Florida Statutes; Authorizing the City Manager and the Police Chief to execute the Agreement upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(KWPD\)](#)
[Mutual Aid Agreement](#)
[2023 Mutual Aid Agreement](#)

Passed

Enactment No: Res 26-134

20

*Approving staff rankings of the responses received for RFP #26-004, a General Utility Contract to provide task order driven construction services related to Manhole Rehabilitation and Concrete Repair; Authorizing the City Manager, or designee, to negotiate an agreement with the three (3) top-ranked respondents, in accordance with the terms and conditions set forth in RFP #26-004 and in compliance with all applicable regulations and City standards; Authorizing the City Manager or designee to execute any other necessary related documents and associated budget transfers/adjustments, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Utilities\)](#)
[Ranking Scores - Compiled](#)
[Engineered Coating Solutions Proposal](#)
[Engineered Spray Solutions Proposal](#)
[National Water Main Proposal](#)
[Paints & Coatings Proposal](#)
[Restoration & Protective Solutions Proposal](#)
[Shenandoah Proposal](#)
[Veridian Proposal](#)
[Bid Memo](#)
[Bid Documents](#)
[Sean Mc Ranking](#)
[Melissa F Ranking](#)
[Steve G Ranking](#)
[Sandy R Ranking](#)
[Vendor Correspondence](#)

Passed

Enactment No: Res 26-135

21

*Approving the ten (10) year Contract and Billing Agreement between the Navy and City of Key West for the Navy's use of the City's wastewater infrastructure and treatment facility; Hereby authorizing the City Manager to execute the ten (10) year Contract and Billing Agreement and any necessary related documents and budget transfers/amendments, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Utilities\)](#)
[Navy Proposal](#)
[Contract](#)
[Exhibit 1 Meter Locations](#)
[Exhibit 3 Service Standards](#)
[Exhibit 4 Annual Cost Basis](#)
[Navy Utility Service Contract 1986](#)
[Navy contract info 1986-2006 \(large file\)](#)
[Resolution No 16-098](#)

Passed

Enactment No: Res 26-136

22

*Approving the Easement Agreement for relocation of the Fleming Force Main on Naval Air Station Key West - Trumbo Point Annex; Authorizing the City Manager or designee to execute any other necessary related documents and associated budget transfers/adjustments, upon the advice and consent of the City Attorney; Approving the payment of \$75,260.00 for a temporary Construction Easement and a fifty (50) year Easement, funded from Project No. SE35031802 and Account No. 4013503-5356500 (Construction-In-Progress), to be satisfied through a credit to a future utility sewer bill issued to the United States Navy, subject to the approval of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Utilities\)](#)
[Easement Agreement](#)

Passed

Enactment No: Res 26-137

23

*Approving the three (3) proposals received from Raftelis Financial Consultants, Inc. to calculate accurate utility rate models for sewer, stormwater, and solid waste required for preparation of the City's FY 2026-2027 budgets at the rate of \$26.960 each in a total amount not to exceed \$80,800.00; Approving an exemption from the City's competitive bid requirements in the best interest of the City, pursuant to Section 2-797(4)(b) of the Code of Ordinances of the City of Key West, Florida; Authorizing the City Manager, or designee, to negotiate and execute agreements pursuant to the three (3) proposals received and any necessary related documents and budget transfers/amendments, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Utilities\)](#)
[Sewer Rate Model Proposal](#)
[Solid Waste Rate Model Proposal](#)
[Stormwater Rate Model Proposal](#)
[General Terms Addendum](#)

Passed

Enactment No: Res 26-138

- 24 *Resolution Relating to the provision of fire services, facilities and programs; Providing authority, purpose and definitions; Providing legislative findings; Describing the method of assessing fire services assessment costs against properties within the City of Key West, Florida; Determining the fire assessment cost and initial fire services assessments; Directing the preparation of an assessment roll; Authorizing a public hearing and directing the provision of public notice thereof; Providing for severability; Providing for repeal of inconsistent provisions and/or conflicts.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(ACM\)](#)
[Ordinance 26-08](#)
[Presentation 4-1-26](#)
[Public Comment - Chamber of Commerce](#)

Postponed to June 4, 2026.

Approval of the Consent Agenda

A motion was made by Commissioner Castillo, seconded by Commissioner Carey to Approve the Consent Agenda. The motion was carried unanimously.

PROCLAMATIONS

- 25 Peace Officers Memorial Day and Key West Police Week

Sponsors: Mayor Henriquez

Attachments: [Proclamation](#)

Received and Filed

- 26 Guidance Care Center Week

Sponsors: Mayor Henriquez

Attachments: [Proclamation](#)

Received and Filed

27 National Bike Month

Sponsors: Mayor Henriquez

Attachments: [Proclamation](#)

Received and Filed

PRESENTATIONS

28 Employee Service Awards - Bridget Flores, Human Resources Director

Sponsors: City Manager Barroso

Attachments: [Cover Memo](#)

Received and Filed

29 Employee of the Quarter - Bridget Flores, Human Resources Director

Sponsors: City Manager Barroso

Attachments: [Cover Memo](#)

Received and Filed

30 Keep Key West Beautiful Award

Sponsors: Mayor Henriquez

Received and Filed

31 6 Month Budget Update - Christina Bervaldi, Director of Finance

Sponsors: City Manager Barroso

Attachments: [Cover Memo](#)

[Presentation](#)

Received and Filed

RESOLUTIONS - Cont'd

32

Supplementing Ordinance No. 2025-04 enacted on February 4, 2025; Authorizing the issuance of the City of Key West, Florida General Obligation Bonds, Series 2026 (Adaptation - Jose Marti Drive Project) in the original aggregate principal amount of not to exceed \$8,000,000; Fixing certain details of said bonds; Approving the forms of the Summary Notice of Sale and Official Notice of Sale with respect to such bonds; Delegating to the City Manager the authority to determine the principal amounts of the bonds to be issued and the bid date with respect to such bonds, to award the sale thereof to the lowest conforming bidder based on bids submitted at public sale, and to determine the terms of such sale; Approving the form and authorizing the execution and delivery of a Disclosure Dissemination Agent Agreement; Delegating authority to the City Manager to engage a Bond Registrar and Paying Agent; Approving the form and authorizing the execution of a Bond Registrar and Paying Agent Agreement, subject to such revisions as shall be approved by the City Manager and City Attorney; Approving the form and authorizing the distribution of a Preliminary Official Statement and authorizing the execution and delivery of an Official Statement pertaining to the bonds; Authorizing certain officials of the City to execute any document or to take any actions required in connection with issuance of the bonds; Providing certain other matters in connection therewith; Providing for the severability.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Finance\)](#)
[Adaptation GO Bonds Year One Payment Estimation](#)
[Adaptation GO Bonds Multi-Year Scenario Summary](#)
[Ordinance 24-18](#)
[Ordinance 25-04](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Haskell, that the Resolution be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-139

33

Approving Local Funding Agreement, Three Party Escrow Agreement, and Off System Construction Agreement with the Florida Department of Transportation ("FDOT") for the Jose Marti Roadway Improvement Project; Authorizing the City Manager to execute the agreements and any other necessary related documents upon advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(ACM\)](#)
[Three Party Escrow Agreement](#)
[Local Funding Agreement \("LFA"\)](#)
[Exhibit B of LFA](#)
[Off System Agreement](#)
[Exhibit A of Off-System Agreement](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-140

34

Awarding Invitation to Bid (ITB) #26-005 to Charley Toppino & Sons, Inc. for construction of the Southernmost Point Plaza Project in a total amount not to exceed \$4,252,177.00; Authorizing the City Manager to execute a contract in substantial conformance with the bid documents and any necessary related documents and budget transfers/amendments, upon the advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Engineering\)](#)
[Toppino Proposal](#)
[Bid Memo](#)
[Bid Documents](#)
[Vendor Correspondence](#)
[Public Comment - Trepanier](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Kaufman, that the Resolution be Postponed to June 4, 2026. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

35

Approving a new Dockage Lease Agreement, as attached hereto and made a part hereof, for commercial tenants on Charter Boat Row at Garrison Bight Marina; Authorizing the City Manager to execute necessary related documents and budget transfers/amendments, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Port & Marine\)](#)
[GBCDA Clean Version Including Revision 5.6.26](#)
[GBCDA w. Revision 5.6.26](#)
[Agreement - Original Version](#)

Commissioner Carey recused herself for this item and left the dais.

A motion was made by Commissioner Castillo, seconded by Vice Mayor Lee, that the Resolution be Passed with the outlined amendments to the Agreement (removal of Sec. 29b). The motion carried by the following vote:

Recuse: 1 - Commissioner Carey

Yes: 6 - Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-141

36

Approving the attached "Amendment (2nd Amendment) to Agreement" ID #2324 City of Key West Beach Maintenance Multi Year Grant Project with the Board of County Commissioners for Monroe County (BOCC) on behalf of the Monroe County Tourist Development Council (TDC) to incorporate maintenance of Higgs Beach due to the conveyance of the property from Monroe County to the City of Key West; Authorizing any necessary budget transfers or amendments; Authorizing the Mayor to execute necessary documents upon advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Finance/Grants\)](#)
[2nd Amendment](#)
[Resolution 20-020](#)
[Resolution 24-043](#)

Commissioner Carey returned to the dais.

A motion was made by Commissioner Castillo, seconded by Commissioner Veliz, that the Resolution be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-142

37

Approving "Amendment (3rd Amendment) to Agreement" ID #2985 to extend the termination date to December 31, 2027 for the Tourist Development Council Funding of the Southernmost Plaza (Public Facilities) Project; Authorizing the Mayor to execute necessary documents upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Finance/Grants\)](#)
[3rd Amendment](#)
[Resolution 23-238](#)
[Resolution 24-076](#)
[Resolution 25-183](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Postponed to June 4, 2026. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

38

Approving the attached "Grant Award Agreement" ID #2482 to assign Tourist Development Council (TDC) capital funding in the amount of \$259,448.00 to the City of Key West to perform repairs at the Reynolds Street Pier as part of the conveyance of Higgs Beach from Monroe County; Authorizing necessary budget transfers or amendments to accept the funding; Authorizing the Mayor to execute necessary documents upon advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Finance/Grants\)](#)
[Grant Award Agreement](#)
[Grant Application](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-143

39

Approving the attached "Grant Award Agreement" ID #3237 to assign Tourist Development Council (TDC) capital funding in the amount of \$375,000.00 to the City of Key West to install an HVAC system at West Martello as part of the conveyance of Higgs Beach from Monroe County; Authorizing necessary budget transfers or amendments to accept the funding; Authorizing the Mayor to execute necessary documents upon advice and consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Finance/Grants\)](#)
[Grant Award Agreement](#)
[Grant Application](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-144

DISCUSSION

Meeting went into Recess - 10:51 A.M.

Meeting Reconvened - 11:02 A.M.

40

Grand Jury Findings

Sponsors: Commissioner Kaufman

Attachments: [Report - Winter Term 2026](#)
[Public Comment - DiTocco](#)

Discussed

41 Parameters of Stantec Contract

Sponsors: City Manager Barroso

Attachments: [Contract](#)
[Staff Presentation](#)
[Public Comment - Chamber of Commerce](#)
[Public Comment - Precht \(Bio Tech\)](#)

Discussed

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

CITY CLERK'S REPORT

CITIZEN COMMENTS

COMMISSION COMMENTS

RECESS - 12:51 P.M.

EVENING SESSION

RECONVENE - CALL TO ORDER - 5:00 P.M.

ROLL CALL

Present 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell,
Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor
Henriquez

INVOCATION - Rabbi Marc Aaron Kline

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

The agenda was unanimously approved as amended.

RESOLUTIONS

42

Zoning Map Interpretation - 2407 N. Roosevelt Blvd. (RE# 00002280-000100) - Finding that an interpretation of the Official Zoning Map pursuant to Section 122-94(7) of the Land Development Regulations as it applies to the property located at 2407 North Roosevelt Boulevard (Happy Landings Marina) is required due to the differing physical features on the ground compared to the Zoning Map and existing uncertainties; Clarifying the Zoning District Boundaries between Commercial General (CG), Conservation Mangrove (CM), and Conservation - Outstanding Waters of the State (C-OW); Clarifying the intent of the Official Zoning Map based on physical site conditions, historical development patterns, and applicable regulatory provisions, not constituting a rezoning of the property.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[1995 Letter from City Attorney](#)
[2014 City Commission Res No. 14-316](#)
[2022 Zoning Verificatin Letter 2407 N. Roosevelt Blvd.](#)
[2023 Minor Modification 2407 N. Roosevelt](#)
[2024 Denial of Major Modification Request, CC Resolution 24-013](#)
[Ex. A. 2407 N. Roosevelt Blvd. ZVL letter 3.17.22](#)
[Ex. B. 1995 Letter from Covan](#)
[Ex. C. Mannix-Lachner Letter](#)
[Ex. D. Conservation. Pages from Ord. 97-10](#)
[2025 Request for ZVL by Happy-Landings](#)
[Ex. E. HLM Habitat rev](#)
[Ex. F. 1998.99 Letters re Use](#)
[Ex. G. Letter to Covan 1995](#)
[Public Comment - Smith](#)
[Public Comment - Robles](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Postponed to June 4, 2026. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

43

Easement - 905 Von Phister Street (RE# 00039900-000000) Approving an Easement Agreement for a portion of City-owned right-of-way located at 905 Von Phister Street (RE# 00039900-000000); Providing for conditions of approval; Providing for payment of an annual fee pursuant to Section 2-938 of the Code of Ordinances; Providing for termination and indemnification.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Planning\)](#)
[Easement Agreement](#)
[Planning Package](#)
[Liability Insurance Certificate](#)
[KEYS Comment](#)
[MTC Comment](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Passed with conditions outlined in the Staff Report. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-145

44

Minor Development Plan - 1010 Windsor Lane (RE# 00030040-000000) - Granting Minor Development Plan approval for a one story rear addition of an existing sanctuary building more commonly known as the "Basilica of St. Mary Star of the Sea" located at 1010 Windsor Lane within the Historic Public Services (HPS) Zoning District pursuant to Sections 108-91 and 122-956 through 122-965 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Planning\)](#)
[PB Resolution 2026-009](#)
[Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Keys Energy - Comment](#)
[Multimodal - Comment](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Passed with conditions in the Staff Report. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-146

45

Minor Development Plan - 1320 Truman Avenue (RE# 00033910-000000) Approving a Minor Development Plan pursuant to Sections 108-91 and 122-956 of the Land Development Regulations for the redevelopment of a portion of Bayview Park, located at 1320 Truman Avenue (RE #00033910-000000), in the Historic Public and Semipublic Services (HPS) Zoning District; Providing for conditions of approval.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Planning\)](#)
[PB Resolution 2026-006](#)
[Staff Report](#)
[Planning Package](#)
[Noticing Packet](#)
[Comments - Keys Energy](#)
[Comments - Utilities](#)
[DRC MTC 1-22-2026](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Haskell, that the Resolution be Passed with conditions outlined in the Staff Report. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-147

46

Major Development Plan - 3401 Duck Avenue (RE# 00064740-000000) - Approving a Major Development Plan and Conditional Use, pursuant to Sections 122-277 - Uses Permitted and 122-278 - Conditional Uses, Subdivision IV.1 - Medium Density Residential District - 1. (MDR - 1), District 3 - Residential Districts, Article IV - Districts, Chapter 122 - Zoning, Subpart B - Land Development Regulations of the Code of Ordinances of the City of Key West, Florida for the redevelopment of property located at 3401 Duck Avenue (Re# 00064740-000000), specifically 1621 and 1622 Spalding Court, Key West, Florida; Providing conditions of approval.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Planning\)](#)
[PB Res 2026-003](#)
[Staff Report](#)
[Planning Package](#)
[Noticing Packet](#)
[Comments - Keys Energy](#)
[Comments - Utilities](#)
[Public Comment - Schwab](#)
[Public Comment - CHI](#)
[Public Comment - CoC](#)
[Public Comment - Fernandez \(1\) with Planning Response](#)
[Public Comment - Fernandez \(2\) Response to Planning](#)
[Public Comment - Tidball](#)
[Public Comment - MARC House](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Kaufman, that the Resolution be Passed with conditions outlined in the Staff Report. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-148

47

Major Development Plan - 241 Trumbo Road (RE# 00001720-000100): Approving a Major Development Plan pursuant to Chapter 108, Article II, and Chapter 122 of the Land Development Regulations for property located at 241 Trumbo Road/240 White Street (RE #00001720-000100); Providing for the development of one hundred fifty (150) affordable housing units with associated parking and amenities; Providing conditions of approval; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Planning\)](#)
[PB Resolution 2026-007](#)
[Staff Report](#)
[Traffic Study](#)
[Updated Planning Package](#)
[Noticing Packet](#)
[Comments - Keys Energy](#)
[Comments - Utilities](#)
[KWFD Safety Requirements](#)
[DRC MTC 1-22-2026](#)
[Applicant Presentation](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Veliz, that the Resolution be Passed with conditions as outlined in the Staff Report. The motion carried by the following vote:

Yes: 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Res 26-149

ORDINANCES – FIRST READING

Commissioner Carey left the Meeting at 6:18 P.M.

48

An Ordinance of the City Commission of the City of Key West, Florida pursuant to Sec. 166.031, Florida Statutes and Section 8.01 of the Charter of the City of Key West, Florida amending Section 1 of Ordinance No. 25-13 to revise the referendum question to appear on the November 3, 2026 General Election Ballot to update the year the Mayor's term will change from a two (2) year term to a four (4) year term from the year 2026 to the year 2028, due to the date change for the referendum from the November 2, 2025 Special Election to the November 3, 2026 General Election; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Attorney Downs

Attachments: [Ordinance](#)
[Ordinance 25-13 Amending Ordinance No. 25-11](#)
[Ordinance No. 25-11](#)

A motion was made by Commissioner Castillo, seconded by Vice Mayor Lee, that the Ordinance be Passed to Second Reading. The motion carried by the following vote:

No: 1 - Commissioner Kaufman

Absent: 1 - Commissioner Carey

Yes: 5 - Commissioner Castillo, Commissioner Haskell, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

49

An Ordinance of the City Commission of the City of Key West, Florida amending Sec. 6-26 through Sec. 6-115, Article II - Special Events, Chapter 6 - Amusements and Entertainment, Division 1 Generally and Division 2 Street Closure, Subpart A General Ordinances of the Code of Ordinances of the City of Key West, Florida to update and better define special event processes and requirements and consolidate City Code specific to special events into a central location within City Code for greater clarity; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)
[Cover Memo \(Events\)](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Veliz, that the Ordinance be Passed to Second Reading. The motion carried by the following vote:

No: 1 - Commissioner Carey

Yes: 6 - Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

50

An Ordinance of the City Commission of the City of Key West, Florida amending Sec. 26-72.c., Regulation of Wedding Ceremony on the Beach, Div. 3 - Use of Beaches, Article II - Nuisances of the Code of Ordinances of the City of Key West, Florida replacing the language "..the three areas at Smathers Beach.." with the language "..specific areas on City-owned public beaches.." to allow the public to apply for a Beach Wedding Permit to reserve designated areas on City-owned public beaches for a beach wedding ceremony; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)
[Cover Memo \(Events\)](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Haskell, that the Ordinance be Passed to Second Reading. The motion carried by the following vote:

Absent: 1 - Commissioner Carey

Yes: 6 - Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

51

An Ordinance of the City Commission of the City of Key West, Florida creating Sec. 82-3 Fishing Prohibited In City-owned Marine Facilities, Article 1- In General, Chapter 82- Waterways and amending Secs. 82-3 - 82-30 - Reserved to Secs. 82-4 - 82-30 Reserved of the Code of Ordinances of the City of Key West, Florida to prohibit fishing in City-owned marina facilities; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)
[Cover Memo \(Port & Marina\)](#)
[Chapter 82. Waterways](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Haskell, that the Ordinance be Passed to Second Reading. The motion failed by the following vote:

No: 3 - Commissioner Kaufman, Commissioner Veliz and Mayor Henriquez

Absent: 1 - Commissioner Carey

Yes: 3 - Commissioner Castillo, Commissioner Haskell and Vice Mayor Lee

ORDINANCES - SECOND READING (Public Hearing and Proposed Adoption)

52

An Ordinance of the City of Key West, Florida, amending Section 2-708 (c) - Administration of Program, Section 2-708 - Homebuyers Assistance Program, Division 1 - Generally, Article VII - Financial Matters, Chapter 2 - Administration of the Code of Ordinances of the City of Key West, Florida updating "Director of Housing" to "Community Development Office" to clarify operational processes related to the administration of the Homebuyers Assistance Program; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)
[Cover Memo \(CDO/Growth Management\)](#)
[Business Impact Statement](#)

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

Absent: 1 - Commissioner Carey

Yes: 6 - Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Ord 26-09

53

An Ordinance of the City Commission of the City of Key West, Florida, amending Section 30-37(a) - Emergency Medical Service Rates, Division 2 - Emergency Medical Services, Article II - Fire Department, Chapter 30 - Fire Prevention and Protection to update the fee schedule for Emergency Medical Services (EMS) transport rates to reflect current service costs, align with other Florida municipal EMS systems and aid the long-term sustainability of Emergency Medical Services for Key West residents and visitors; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)
[Cover Memo \(Fire & EMS\)](#)
[Definitions & Current Rates](#)
[EMS Rates Survey 2025](#)
[Business Impact Estimate\(EMS Rates\)](#)

A motion was made by Commissioner Castillo, seconded by Vice Mayor Lee, that the Ordinance be Adopted. The motion carried by the following vote:

Absent: 1 - Commissioner Carey

Yes: 6 - Commissioner Castillo, Commissioner Haskell, Commissioner Kaufman, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Enactment No: Ord 26-10

CITIZEN COMMENTS

COMMISSION COMMENTS

ADJOURNMENT - 6:34 P.M.

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, Ussette Cuervo Carvajal hereby disclose that on May 7, 2026:

(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:

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.

May 7th, 2026
Date Filed

[Signature]
Signature

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.