



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

City Commission

Mayor Denise 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

Wednesday, February 11, 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 P.M.

ROLL CALL

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

INVOCATION - Reverend Dr. Victoria Isaacs

PLEDGE OF ALLEGIANCE TO THE FLAG

CITIZEN COMMENTS

APPROVAL OF AGENDA

The agenda was unanimously approved as amended and to include two add-on items

(proclamation and presentation)

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 January 6, 2026

Attachments: [Minutes](#)

Passed

RESOLUTIONS

2 *Approving the formal dedication of Josephine Parker Road as City Right-of-Way to provide rear access to those properties and buildings facing Duval Street and Southard Street, pursuant to F.S. 177.031(16), 177.081(1), Florida Statutes; Directing the City Manager to execute any necessary related documents; Direction and budget transfers/adjustments, upon consent of the City Attorney.

Sponsors: Commissioner Castillo

Attachments: [Resolution](#)

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

[Map and Survey of Road](#)

[Res 00-410 Naming Access Road](#)

[State Statutes - ROW Formal Dedication](#)

Passed

Enactment No: Res 26-027

3 *Authorizing Rancho Relaxo Productions to conduct a "Moose March" at the Southernmost Moose Lodge 1760 from 2:00 P.M. to 10:00 P.M. on Saturday, March 7, 2026 (set up at 12:00 P.M.); Pursuant to terms and conditions set forth by the City Manager; Authorizing the closure of certain

streets or portions thereof for said event; 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 26-028

4 *Authorizing Dive Bar Shirt Club to conduct the "Finnegan's Wake Wake" on James Street from 11:00 A.M. to 11:00 P.M. on Sunday, March 15, 2026 (set up at 9:00 A.M.); Pursuant to terms and conditions set forth by the City Manager; Authorizing the closure of certain streets or portions thereof for said event; 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 26-029

5 *Authorizing ATL Productions and Bahama Village Music Program to conduct the "Florida Keys Latin Festival" at Bayview Park from 11:00 A.M. to 8:00 P.M. on Saturday, March 21, 2026, and Sunday, March 22, 2026, (set up on Thursday, March 19, 2026); 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 26-030

6 *Authorizing the Waterfront Playhouse to conduct the "Waterfront Playhouse Croquet Fundraiser" at Truman Waterfront Park on Sunday, March 22, 2026, from 2:00 P.M. to 5:00 P.M. (set up at 10:00 A.M.); Pursuant to terms and conditions set forth by the City Manager; Authorizing the consumption of alcoholic beverages within the enclosed area.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Application & Approvals](#)

Passed

Enactment No: Res 26-031

7 *Authorizing We've Got the Keys conduct the annual "Taste of Key West" at the Key West Truman Waterfront Quay Wall on Monday, March 23, 2026 from 6:00 P.M. to 9:00 P.M. (set up at 7 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.

Sponsors: City Manager Barroso

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

Passed

Enactment No: Res 26-032

8 *Granting a Special Event Permit to Conch Republic Seafood Company to conduct the "Sport Fishing Championship 2026" at the 631 Greene Street Parking Lot and adjacent gravel lot on Wednesday, April 15, 2026, through Sunday, April 19, 2026, from 8:00 A.M. to 10:00 P.M. (set up Tuesday, April 14, 2026); 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 26-033

9 *Authorizing Run for Rhonda Charity, Inc. to conduct the "Run for Rhonda" at the Truman Waterfront Park from 7:00 A.M. to 11:00 A.M. (set up at 5:00 A.M.) on Sunday, May 3, 2026; 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 26-034

10 *Authorizing We've Got the Keys to conduct the "Salute to

Service 5K on Sunday, May 24, 2026, from 8:00 A.M. to 10:00 A.M. beginning and ending at The Marker Resort; Authorizing the closure of certain streets or portions thereof for said race from 8:00 A.M. to 10:00 A.M.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Application & Approvals](#)

Passed

Enactment No: Res 26-035

11 *Authorizing Key West Business Guild, Inc. to conduct the "Pride Street Fair" on Saturday, June 6, 2026, from 4:00 P.M. to 9:00 P.M. (set up at 7:00 A.M.) on the 700, 800, and 900 blocks of Duval Street and the "Pride Parade" on Sunday, June 7, 2026, from 7:00 P.M. to 8:30 P.M. (Staging at 5:00 p.m.) at Truman Waterfront Park Quay Wall; 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 26-036

12 *Approving the proposed Settlement Agreement between the City of Key West and Ann Hurlock, in Circuit Court Case Number 2024-CA-820-K in the amount of \$95,000.00; Authorizing the City Manager to execute all settlement documents upon the advice and consent of the City Attorney's Office.

Sponsors: City Attorney Downs

Attachments: [Resolution](#)
[Cover Memo - \(Legal\)](#)
[Release of All Claims](#)

Passed

Enactment No: Res 26-037

13 *Approving the proposed Settlement Agreement between the City of Key West and Jennifer Kouri in her Workers' Compensation Case in the amount of \$80,000.00; Authorizing the City Manager to execute all settlement documents upon the advice and consent of the City Attorney's Office.

Sponsors: City Attorney Downs

Attachments: [Resolution](#)
[Memorandum](#)
[Mediation Report](#)

Passed

Enactment No: Res 26-038

14 *Approving the proposed Settlement Agreement between the City of Key West and Kathyann Wanciak in her Workers' Compensation Case in the amount of \$490,000.00; Authorizing the City Manager to execute all settlement documents upon the advice and consent of the City Attorney's Office.

Sponsors: City Attorney Downs

Attachments: [Resolution](#)
[Memorandum](#)
[Mediation Agreement](#)

Passed

Enactment No: Res 26-039

15 *Authorizing a \$3,000.00 donation from the Law Enforcement Officers Trust Fund (State Forfeiture Funds), pursuant to Florida Statutes Section 932.7055, to the Monroe County School District - Pre-K in the Keys Program;

Authorizing any necessary budget transfer or adjustment.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[MCSD Donation Request Letter](#)

Passed

Enactment No: Res 26-040

16

*Authorizing the purchase of one (1) 2026 F-150 Crew Cab XLT service vehicle with accessories from Tropical Ford for use by the City's Department of Transportation in an amount not to exceed \$70,000 to be purchased and fully funded through Florida State Purchasing Contract #25100000-23-STC, pursuant to Sec. 2-797(3) of the Code of Ordinances of the City of Key West, Florida; Authorizing the City Manager to execute and necessary related documents, budget transfers and/or adjustments, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Grant Agreement](#)

[Grant Agreement Amendment 1 & 2](#)

[Resolution 24-129](#)

[Resolution 25-138](#)

[Tropical Ford-Quote](#)

[Tropical Ford, Inc Contract](#)

[Executed Amendment 1](#)

Passed

Enactment No: Res 26-041

17

*Approving the attached "Public Transportation Grant Agreement" (PTGA) between the Florida Department of Transportation (FDOT) and the City of Key West for

SFY2026 Park and Ride Lot Program funding assistance for the Park and Ride Garage in an amount not to exceed \$800,000; Authorizing the City Manager to execute and necessary documents and necessary budget amendments.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Public Transportation Grant Agreement PnR](#)

[Resolution 25-138](#)

Passed

Enactment No: Res 26-042

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

18 Cooking With Love Month

Sponsors: Commissioner Kaufman

Attachments: [Proclamation](#)

Received and Filed

19 Key West Botanical Gardens 90th Anniversary

Sponsors: Mayor Henriquez

Attachments: [Proclamation](#)

Received and Filed

PRESENTATIONS

20 Employee Service Awards - Bridget Flores, Human Resources Director

Sponsors: City Manager Barroso

Attachments: [Cover Memo](#)

Received and Filed

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

Sponsors: City Manager Barroso

Attachments: [Cover Memo](#)

Received and Filed

22 Service Award - Harry Russell, Parks and Recreation Board

Sponsors: Vice Mayor Lee

Received and Filed

RESOLUTIONS - Cont'd

23 Authorizing Conch Youth Athletics to conduct the "Cooperstown Conch Ball Kickball Tournament" at Wicker's Field Sports Complex on Sunday, February 15, 2026, from 8:00 A.M. to 7:00 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.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Application & Approvals](#)

A motion was made by Commissioner Veliz, 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 26-043

24 Approving the attached First Amendment to City Manager Employment Agreement between the City of Key West and Brian L. Barroso.

Sponsors:

City Manager Barroso

Attachments:[Resolution](#)[First Amendment \(Revised Formatting Only 2/10/2026\)](#)[First Amendment](#)[Employment Agreement](#)[12-Month Summary](#)[Commission Directives 2025](#)[Grand Jury Report Progress - 2025](#)[Public Comment - Massicotte](#)[Public Comment - Lloyd](#)[Public Comment - DiTocco](#)[Public Comment - G. Lloyd](#)

A motion was made by Vice Mayor Lee, seconded by Commissioner Carey, that the Resolution be Passed with the following amendments to the proposed terms:

1. Amend the new salary from proposed \$295,000 to \$265,000.
2. Keep the existing term at 2 years with the option for a 2 year extension instead of the proposed 4 year term and 4 year extension.
3. Keep the existing transportation allowance at \$500 per month instead of increasing to the proposed \$900 per month.
4. Allow expense reimbursement up to \$500 per month with corresponding receipts instead of proposed flat allowance without necessitating receipts.
5. Keep existing 15 weeks severance if terminated without cause instead of proposed 20 weeks severance.

All other proposed changes in the First Amendment are agreed to and included in final First Amendment. The motion carried by the following vote:

No: 2 - Commissioner Kaufman and Mayor Henriquez

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

Enactment No: Res 26-044

25

Renewing for two years the General Engineering Services Contracts with seven (7) firms, originally awarded in Resolution 23-029 in response to Request for Qualifications No. 22-006 for General Engineering Services; Authorizing the City Manager to execute necessary documents upon consent of the City Attorney.

Sponsors:

City Manager Barroso

Attachments:[Resolution](#)[Cover Memo \(Engineering\)](#)[Resolution 23-029 Contract Awards](#)[Executed Contracts](#)[RFQ 2022 Bid Documents](#)[*Large File* Artibus Design Proposal](#)[*Large File* BCC Engineering Proposal](#)[*Large File* Jacobs RFQ Proposal](#)[*Large File* KCI Technologies Proposal](#)[*Large File* Perez Engineering and Development Proposal](#)[*Large File* Stantec Proposal](#)[*Large File* Tetra Tech Proposal](#)

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 26-045

26

Approving and authorizing the City Manager to enter into a two (2) year agreement of the General Architectural Services Contracts, on substantially the same terms and conditions as a prior agreement that expired in December 2025, with six (6) firms, originally awarded in Resolution 22-236 in response to Request for Qualifications No. 22-010 for General Architectural Services; Making certain procurement findings; Authorizing the City Manager to execute all necessary documents, budget transfers and amendments, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Engineering\)](#)
[Res 22-236](#)
[Signed Contracts](#)
[RFQ 22-010 Bid Documents](#)
[*Large File* Bender & Associates Arch., Proposal](#)
[*Large File* William P. Horn Arch. Proposal](#)
[*Large File* CPH LLC, Proposal](#)
[*Large File* K2M Design, Proposal](#)
[*Large File* PFB ARchitects, Proposal](#)
[*Large File* West Architecture, Proposal](#)

A motion was made by Commissioner Veliz, seconded by Commissioner Castillo, 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 26-046

27

Approving an increase in funding in the amount of \$50,000 to an Agreement with All Aspects Inspection Services, Inc. for the Florida DBPR Licensed Professional Building Inspection, Plans Review, and Chief Building Official Services increasing the total authorization to \$250,000; Approving necessary budget transfers.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Finance\)](#)
[Executed Agreement](#)
[Resolution 25-094](#)

A motion was made by Commissioner Veliz, 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 26-047

28

Approving a three year extension to the American Cruise Lines Mallory Square Dock Use Agreement; Authorizing the

City Manager to execute necessary documents.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Port and Marina\)](#)

[Renewal Request Letter](#)

[Res 24-228 Use Agreement](#)

[Public Comment - Spottswood Adventures](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Kaufman, 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 26-048

29

Approving the final design criteria for the Key West Welcome and Thank You for Visiting signs, located at the intersection of US-1, North Roosevelt Blvd. and South Roosevelt Blvd. also known as the "Triangle"; Authorizing the City Manager to execute any necessary budget transfers or amendments, upon consent of the City Attorney's Office.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Sign Option Welcome](#)

[Sign Option Thank You](#)

Withdrawn

30

Adopting amended Rules of Procedure for City Commission meetings amending Section 5(a) Meeting Times and Dates.

Sponsors: City Manager Barroso

Attachments:

- [Resolution](#)
- [Public Comment - Massicotte](#)
- [Public Comment - Lloyd](#)
- [Public Comment - G. Lloyd](#)
- [Public Comment - DiTocco](#)
- [Public Comment - Prahinski](#)
- [Public Comment - Last Stand](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Kaufman, that the Resolution be Passed with only changing the commission meetings to the 1st Thursday of each month and placing general public comment at the end of the meeting instead of before agenda approval. No other proposed changes were adopted. 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 26-049

Meeting went into Recess - 11:40 A.M.

Meeting Reconvened - 11:48 A.M.

DISCUSSION**31 Update on HARC Review Process and Related Code Enforcement Matters in the Historic District**

Sponsors: Commissioner Kaufman

Attachments: [Public Comment - Sujak](#)
[Public Comment - Anderson](#)
[Public Comment- DiTocco](#)

Discussed

CITY MANAGER'S REPORT**CITY ATTORNEY'S REPORT****CITY CLERK'S REPORT****COMMISSION COMMENTS**

RECESS - 12:30 P.M.

EVENING SESSION**RECONVENE - CALL TO ORDER - 5:01 P.M.****ROLL CALL**

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

INVOCATION - Reverend Dr. Victoria Isaacs**PLEDGE OF ALLEGIANCE****CITIZEN COMMENTS****APPROVAL OF AGENDA**

The agenda was unanimously approved as amended and to include an add-on resolution pertaining to meeting dates

PROCLAMATIONS

32 City of Key West Mentoring Month

Sponsors: Mayor Henriquez

Attachments: [Proclamation](#)

Received and Filed

RESOLUTIONS

33 **Easement - 1341 Tropical Street (RE# 00040900-000000) - Approving and Easement of approximately two hundred thirty-two (232) square feet at 1341 Tropical Street to allow the continued encroachment of an existing carport and driveway within a city-owned right-of-way, for property located in the Single-Family Residential (SF) Zoning District, pursuant to Section 2-938(B)(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Providing fees and conditions.**

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Easement Agreement](#)

[Planning Package](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Easement be granted as presented and with the 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 26-050

34

Rescinding Resolution No. 25-363 and approving the Revised 2026 City Commission Proposed Meeting Date Schedule as attached hereto and made a part hereof as Exhibit A.

Attachments: [Resolution](#)

[2026 Revised Meeting Dates](#)

[Exhibit A](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Resolution be Passed with one change - moving April's meeting to April 1st instead of the 2nd. 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 26-051

ORDINANCES – FIRST READING

35

An Ordinance of the City of Key West, Florida, Amending Chapter 2 - Administration - of the Code of Ordinances, to adjust the purchasing process for supplies and services necessary for the effective operation of the City Government and hereby amending Sec. 2-554(b)(4) and (5) to adjust the requirement for City Commission approval of expenditures and budget transfers within Key West Bight to \$100,000.00; Amending Sec. 2-737(b) and 2-738(a) to clearly define City Manager authority in both Sections; Amending Sec. 7-739(b) adding Finance Director authority

to effect transfers and fund increases in an amount not to exceed \$50,000.00 and increasing the City Manager's authority to effect transfers and fund increases in an amount not to exceed \$100,000.00; Amending Sec. 2-766 adding a definition for "Small Purchases"; Amending Sec. 2-771(3) to adjust not to exceed, estimated value or total cost amounts; Creating Sec. 2-771(4) clarifying processes, authorities and required approvals and amounts for small purchases of commodities and contractual services; Amending Sec. 2-772 designating authority and processes for the sale, trade or disposal of city property/assets; Amending Sec. 2-796 through 2-845 to adjust the requirement amount for City Commission approval of expenditures and adjust the not to exceed and estimated total cost amount; Amending Sec. 2-800 to provide for quarterly reporting of purchases from \$25,000.00 to \$100,000.00; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance \(Revised 2/10/2026\)](#)

[Ordinance](#)

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

[Public Comment - Lloyd](#)

[Public Comment - G. Lloyd](#)

[Public Comment - Last Stand](#)

A motion was made by Commissioner Castillo, seconded by Vice Mayor Lee, that the Ordinance be Passed to Second Reading with an amendment to change the quarterly reporting of expenditures to monthly reporting instead. The motion carried by the following vote:

No: 1 - Commissioner Kaufman

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

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 \(Utilities\)](#)

[Res 26-022 Collection 2026](#)

[Res 25-245 Haul Out 2026](#)

[Res 25-242 Tipping Fee Adjustment](#)

[Business Impact Estimate](#)

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:

No: 2 - Commissioner Carey and Commissioner Kaufman

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

37

Text Amendment of the Comprehensive Plan - An Ordinance of the City of Key West, Florida, amending Comprehensive Plan Chapter 1, Future Land Use, Objective 1-1.1, "Future Land Use Map" and the map in Policy 1-1.1.4; and Table 1-1.1.5 to add an additional zoning subcategory in the Historic Public & Semipublic Future Land Use District, and Policy 1-1.1.10: "Allowed Uses in Historic Public and Semi-Public"; Providing for severability; Providing for repeal of inconsistent provisions; Providing for transmittal to the State Land Planning Agency; Providing for the filing with the Secretary of State; Providing for the inclusion in the City of Key West Comprehensive Plan; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments:

- [Ordinance](#)
- [Cover Memo \(Growth Management\)](#)
- [PB Res 2025-0058](#)
- [Staff Report](#)
- [Letter of Support](#)
- [Letter of Opposition - Cates](#)
- [Letter of Opposition - Smith](#)

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

No: 5 - Commissioner Carey, Commissioner Castillo, Vice Mayor Lee, Commissioner Veliz and Mayor Henriquez

Yes: 2 - Commissioner Haskell and Commissioner Kaufman

ORDINANCES - SECOND READING (Public Hearing and Proposed Adoption)

38

An Ordinance of the City Commission of the City of Key West, Florida, granting a franchise to Conch Tour Train, Inc. to operate city-wide sightseeing/shuttle operation providing terms and conditions, including the following: Providing that Ordinance does not prohibit City from operating a shuttle service; Defining the territory to be served; Authorizing City inspection of sightseeing/shuttle vehicles; Providing for the observance of current and future rules and regulations, insurance requirements and indemnification; Limiting assignment of the franchise; Providing consideration for grant of the franchise and contingent relief; Directing the procedure for designation of stops and operational requirements of franchisee; Providing for inspection of books and records; Authorizing the issuance of permits; Establishing the duration of the franchise; Providing for the establishment of rates, fees and routes; Specifying default provisions and procedure for notice, suspension and/or termination upon default, including appeal provisions; Providing remedies upon bankruptcy of franchisee; Indicating franchise is not a waiver of other City requirements; Clarifying that no joint venture is created; Prohibiting discrimination; Providing for construction and interpretation of provisions; Indicating time is of the

essence; Providing for attorneys fees, waiver of jury trial and specifying venue in the event of litigation; Providing for notice, acknowledgement, acceptance and cumulative provisions; Specifying the franchise constitutes the entire Agreement between the parties and may only be amended by subsequent Ordinance of the City Commission; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)

[Composite Exhibit A - Conch Tour Train Inc](#)

[Composite Exhibit B - Conch Tour Train Inc](#)

[Composite Exhibit C - Conch Tour Train Inc](#)

[Exhibit D - Conch Tour Train Inc](#)

[Composite Exhibit E - Conch Tour Train Inc](#)

[Conch Tour Train Inc Insurance](#)

[Corporate Letter Certificate of Status Conch Tour Train Inc](#)

[Public Comment - Lloyd](#)

[Public Comment - Morgan](#)

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

No: 1 - Commissioner Kaufman

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

Enactment No: Ord 26-02

39

An Ordinance of the City Commission of the City of Key West, Florida, granting a franchise to Buggy Bus, Inc. d/b/a Old Town Trolley Tours of Key West to operate city-wide sightseeing/shuttle operation providing terms and conditions, including the following: Providing that Ordinance does not prohibit City from operating a shuttle service; Defining the territory to be served; Authorizing City inspection of sightseeing/shuttle vehicles; Providing for the observance of current and future rules and regulations, insurance requirements and indemnification; Limiting assignment of the franchise; Providing consideration for

grant of the franchise and contingent relief; Directing the procedure for designation of stops and operational requirements of franchisee; Providing for inspection of books and records; Authorizing the issuance of permits; Establishing the duration of the franchise; Providing for the establishment of rates, fees and routes; Specifying default provisions and procedure for notice, suspension and/or termination upon default, including appeal provisions; Providing remedies upon bankruptcy of franchisee; Indicating franchise is not a waiver of other City requirements; Clarifying that no joint venture is created; Prohibiting discrimination; Providing for construction and interpretation of provisions; Indicating time is of the essence; Providing for attorneys fees, waiver of jury trial and specifying venue in the event of litigation; Providing for notice, acknowledgement, acceptance and cumulative provisions; Specifying the franchise constitutes the entire Agreement between the parties and may only be amended by subsequent Ordinance of the City Commission; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)

[Composite Exhibit A - Buggy Bus Inc](#)

[Composite Exhibit B - Buggy Bus Inc](#)

[Composite Exhibit C - Buggy Bus Inc](#)

[Composite Exhibit D - Buggy Bus Inc](#)

[Composite Exhibit E - Buggy Bus Inc](#)

[Corporate Letter - Buggy Bus Certificate Status and Fictitious Name](#)

[OTTKW](#)

[Buggy Bus Inc dba OTTKW Insurance](#)

[Public Comment - Lloyd](#)

[Public Comment - Morgan](#)

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

No: 1 - Commissioner Kaufman

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

Enactment No: Ord 26-03

40 An Ordinance of the City of Key West, Florida, amending Chapter 66 of the Code of Ordinances, titled "Taxation", by amending Sec. 66-109 titled "Schedule of Taxes" by adjusting the schedule of business tax receipts; Providing for Severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)

[Cover Memo - \(Licensing\)](#)

[Business Impact Statement](#)

[BTR Fee Increase](#)

[BTR Fee Increase Cover Memo - 2026 - 2nd reading](#)

A motion was made by Commissioner Castillo, seconded by Commissioner Carey, that the Ordinance be Adopted. 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: Ord 26-04

41 **Text Amendment of the Land Development Regulations** - An Ordinance of the City of Key West, Florida, amending Chapter 110 of the Code of Ordinances entitled "Resource Protection", Article III entitled "Environmental Resources", establishing Division 5, entitled "Green Building"; Establishing requirements for Green Building Certification as a requirement; Establishing a Green Building Fee for projects that do not achieve the required Green Building Certification Level, authorizing property owners and developers to pay a Green Building Fee for the project into the City's Adaptation and Sustainability Fund, which funds are reimbursable to the property owner or developer pursuant to the level of Green Building compliance achieved by the project; Designating the

Adaptation and Sustainability Fund (Fund 108) for the deposit of the Green Building Fees generated through the Green Building Program; Providing for annual budget workshop disclosures on forfeited fee revenue and use and providing the uses for which the fees can be used; Providing for severability; Providing for an effective date.

Sponsors: City Manager Barroso

Attachments: [Ordinance](#)

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

[Video Summary](#)

[Staff Report](#)

[PB Res 2025-054](#)

[SAB Resolution 25-04](#)

[Business Impact Estimate](#)

A motion was made by Commissioner Castillo, seconded by Vice Mayor Lee, that the Ordinance be Adopted. 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

Enactment No: Ord 26-05

COMMISSION COMMENTS

ADJOURNMENT - 6:52 P.M.