



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### City Commission

---

Tuesday, May 5, 2020

5:00 PM

City Hall

---

#### VIRTUAL MEETING

**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.

#### Instructions on how to watch and/or participate in the Virtual Meeting

Attachments: [Virtual Meeting Instructions](#)

**CALL MEETING TO ORDER - 5:01 PM**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**APPROVAL OF AGENDA**

**PRESENTATIONS**

**1**                      **Budget Process for FY 20-21**

Sponsors: City Manager Veliz

Attachments: [FY20-21 Budget Schedule](#)

**City Attorney's Report**

**City Manager's Report**

**CONSENT AGENDA\***

\*Item is considered to be routine and enacted by one motion with no separate discussion, unless requested by a Commission Member or citizen, in which event the item will be removed from the order and considered in its normal sequence on the agenda. 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**

- 2 \*April 7, 2020  
*Attachments:* [Minutes](#)
- 3 \*April 21, 2020 - Special Meeting  
*Attachments:* [Minutes](#)

**RESOLUTIONS**

- 4 Ratifying an Emergency Procurement signed April 9, 2020 by the City Manager, as provided for under Section 2-797(2) of the Code of Ordinances for a work order under the City's Right-of-Way Improvement Contract with Charley Toppino & Sons, Inc. in a total amount not to exceed \$279,332.36 for 20th Street improvements from Donald Avenue to 18th Terrace (Phase II).  
*Sponsors:* Commissioner Wardlow  
*Attachments:* [Resolution](#)  
[Executive Summary](#)  
[Purchasing Exemption](#)  
[CTS Work Order](#)  
[Resolution 17-106](#)  
[Resolution 19-054](#)  
[CTS 2019 extension](#)  
[ROW ITB 17-017 executed](#)
- 5 \*Ratifying an Emergency Procurement dated April 24, 2020 approved by the City Manager as provided for under Section 2-797(2) of the Code of Ordinances, Authorizing a Task Order in an amount not to exceed \$125,037.79 for Charley Toppino & Sons, Inc. to replace three effluent pipes and the wet well liner at pump station "D"; Authorizing any necessary budget transfers.  
*Sponsors:* City Manager Veliz  
*Attachments:* [Resolution](#)  
[Executive Summary](#)  
[Emergency declaration and Task Order](#)

- 6 \*Ratifying Emergency Procurements approved by the City Manager in a memo dated April 28,2020, as provided for under Section 2-797(2) of the Code of Ordinances, Authorizing the purchase of food and related supplies in an amount not to exceed \$50,000.00 from SYSCO Corporation to be distributed to community aid organizations for preparation and distribution to citizens of Key West during the Coronavirus Pandemic; Authorizing pursuant to Section 2-797(4) (b) of the Code of Ordinances - Best Interests of the City, Procurements for additional food and related supplies to be provided to local Non-profit Organizations from SYSCO Corporation in an amount up to \$143,144.17 (Inclusive of emergency procurement authorized concurrently in this Resolution); Directing staff to work with community aid organizations to ensure needs are addressed; Authorizing any necessary budget transfers and adjustments.

**Sponsors:** City Manager Veliz

**Attachments:** [Resolution](#)

[Executive Summary](#)

[Declaration](#)

- 7 \*Rejecting the bids received in response to Invitation to Bid (ITB) #19-011 for Repainting Port Ops Pedestrian Bridge (Navy in-kind project), pursuant Sec. 2-834(4) of the Code of Ordinances.

**Attachments:** [Resolution](#)

[Executive Summary](#)

[Bid Tabulation](#)

[ITB 19-011](#)

[RECO Letter & package](#)

- 8 Approving the Task Order from Perez Engineering and Development, Inc. in the amount of \$461,170.00 for Professional Engineering, Design and Technical Services to install Tide Valves for the Stormwater Outfalls Phase I Project (Project ST38021901); Authorizing any necessary budget transfers; Authorizing the City Manager to execute any necessary documents.

**Sponsors:** City Manager Veliz

**Attachments:** [Resolution](#)

[Executive Summary](#)

[KW Tide Valves Task Order 20-04](#)

[KW Tide Valves Fee Task Order 20-04](#)

[Resolution 20-006](#)

[Resolution 17-207 General Engineering Services](#)

[Perez Engineering Services Agreement](#)

[Perez Engineering Addendum](#)

- 9 WITHDRAWN BY APPLICANT  
Approving Transfer of Mobile Vendor License (MVL) #2019-000584 from Joseph A. Sweeney to Thomas F. Ahrensfeld due to hardship.

**Sponsors:** City Manager Veliz

**Attachments:** [Resolution](#)

[Request for MVL Hardship Transfer](#)

[MVL License](#)

- 10 Authorizing a One Dollar (\$1.00) Fare on the Duval Loop; Authorizing Free Transportation for Residents with ID Indicating a Key West Residence.

**Sponsors:** City Manager Veliz

**Attachments:** [Resolution](#)

[Executive Summary](#)

- 11 Authorizing a Rent Deferment for up to two months, with an up to two-year repayment period for Commercial Tenants of the City of Key West affected by the COVID-19 emergency for the months of April and May 2020, upon individual request by tenants in good standing which meet specific criteria set forth in the memorandum of Doug Bradshaw, Director of Port and Marine Services, dated April 24, 2020; Directing City Staff to analyze and provide recommendations to the City Manager or Designee to Approve and Execute Addendums to Lease for Rent Deferments.

**Sponsors:** City Manager Veliz

**Attachments:** [Resolution](#)

[Executive Summary](#)

[Comment from Michael Cash \(Key West Artworks\)](#)

- 12 Awarding the Bid from Douglas N. Higgins, Inc., in response to ITB 20-001 for the Deep Well Injection Pump and HVAC Project at the Richard A. Heyman Environmental Protection Facility in the amount of \$827,000.00; Authorizing necessary budget adjustments and transfers; Authorizing the City Manager to Execute a Contract in conformance with the bid documents upon consent of the City Attorney.

**Sponsors:** City Manager Veliz

**Attachments:** [Resolution](#)

[Executive Summary](#)

[Bid Documents](#)

[Design Drawings](#)

[Bid Specifications](#)

[DN Higgins Bid](#)

- 13                    \*Ratifying an Emergency Procurement Approved by the City Manager on April 23, 2020, as provided for under Section 2-797(2) and 2-845 of the Code of Ordinances, Approving the attached "Second Amendment to Task Order for the design of Frederick Douglass Gym Expansion between the City and K2M Design, Inc." for additional tasks for the Frederick Douglass Gym Extension Project in an amount not to exceed \$29,160.00; Authorizing the City Manager to execute necessary documents on behalf of the City of Key West, upon consent of the City Attorney; Authoring any necessary budget amendments and transfers.

**Sponsors:** City Manager Veliz

**Attachments:** [Resolution](#)

[Executive Summary](#)

[Purchasing Exemption Signed 4-23-20](#)

[Executed 2nd Amendment](#)

[K2M Proposal](#)

[K2M Contract Executed](#)

[Res 19-224 K2M Design Contract](#)

[Res 20-028 Amendment 1 K2M](#)

## ORDINANCES – FIRST READING

14

**Proposed to be Postponed by City Staff**

An Ordinance of the City of Key West, Florida, amending the boundaries of the Official Zoning Map categories of the Historic Medium Density Residential (HMDR) and the Historic Neighborhood Commercial District (HNC-3) pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

**Sponsors:** City Manager Veliz

**Attachments:** [Ordinance](#)

[Executive Summary](#)

[Presentation](#)

[Planning Board Resolution 2020-02](#)

[\\*Large File\\* Planning Packet](#)

[\\*Large File\\* 909 page submittal from Neighbors](#)

[Request to Postpone](#)

[Letters of Objection from surrounding neighbors](#)

[Neighbors' Objection to Commission Proceedings](#)

[Letter from Todd Santoro](#)

[Letter from Robert Walsh](#)

[Letter from Marci Rose](#)

**Legislative History**

5/23/19	Development Review Committee	Received and Filed
6/20/19	Planning Board	Postponed
7/18/19	Planning Board	Postponed
8/15/19	Planning Board	Postponed
9/19/19	Planning Board	Postponed
10/17/19	Planning Board	Postponed
11/21/19	Planning Board	Postponed
1/16/20	Planning Board	Passed
3/3/20	City Commission	Postponed
4/7/20	City Commission	Postponed

15

**Proposed to be Postponed by City Staff**

An Ordinance of the City of Key West, Florida, amending the City's Comprehensive Plan, Chapter 1, entitled "Future Land Use Element", amending boundaries of the Historic Residential (HR) and Historic Commercial (HC); Pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations; Providing for severability; Providing for repeal of inconsistent provisions; Providing for inclusion into the City of Key West Comprehensive Plan; Providing for an effective date.

**Sponsors:** City Manager Veliz

**Attachments:** [Ordinance](#)

[Executive Summary](#)

[Presentation](#)

[Planning Board Resolution 2020-01](#)

[\\*Large File\\* Planning Packet](#)

[\\*Large File\\* 909 page submittal from Neighbors](#)

[Request to Postpone](#)

[Letters of Objection from surrounding neighbors](#)

[Neighbors' Objection to Commission Proceeding](#)

[Presentation on Flum Amendment.pdf](#)

[Letter from Todd Santoro](#)

[Letter from Robert Walsh](#)

[Letter from Marci Rose](#)

**Legislative History**

5/23/19	Development Review Committee	Received and Filed
6/20/19	Planning Board	Postponed
7/18/19	Planning Board	Postponed
8/15/19	Planning Board	Postponed
9/19/19	Planning Board	Postponed
10/17/19	Planning Board	Postponed
11/21/19	Planning Board	Postponed
1/16/20	Planning Board	Passed
3/3/20	City Commission	Postponed
4/7/20	City Commission	Postponed

**ORDINANCES - SECOND READING (Public Hearing)**



16

An Ordinance, Pursuant to Section 8.01 of the Key West Charter, proposing that Section 8.03 of the Key West Charter be amended to permit Non Ad Valorem Bonding in the event of a public emergency upon a Supermajority Vote of the City Commission; Setting the Election of August 18, 2020 as the date of Referendum; Providing for Severability; providing for repeal of inconsistent provisions; Providing for an effective date.

Sponsors: City Commission

Attachments: [Ordinance](#)

Legislative History

4/21/20

City Commission

Passed to Second Reading

17 An Ordinance of The City Of Key West, Florida, amending the Future Land Use Map of the City Of Key West Comprehensive Plan for properties located at 918 Fort Street (Re # 00001630-000801), 727 Fort Street (Re # 00013990-000000), 101 Geraldine Street (Re # 00013970-000000), 709 Fort Street (Re # 00013960-000000), 100 Angela Street (Re # 00013950-000000), 105 Geraldine Street (Re # 00013910-000000), 110 Angela Street (Re # 00013900-000000), 111 Geraldine Street (Re # 00013870-000000), 112 Angela Street (Re # 00013860-000000), 109 Geraldine Street (Re # 00013830-000000), and 114 Angela Street (Re # 00013820-000000); Amending The Future Land Use Map Legend from Historic Public / Semi-Public, Historic Commercial, and Historic Residential to Historic Commercial; and to add a new Future Land Use Map Zoning Subdistrict designation of "Historic Neighborhood Commercial Bahama Village Truman Waterfront" (HNC-4) and applying such designation to said properties; Pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code Of Ordinances of the City Of Key West, Florida; Providing for severability; providing for the repeal of inconsistent provisions; Providing for transmittal to the State Land Planning Agency; Providing for the filing with the Secretary Of State and for an effective date; and Providing for the inclusion into The City Of Key West Comprehensive Plan.

**Sponsors:** City Manager Veliz

**Attachments:** [Ordinance](#)

[Executive Summary](#)

[Planning Board Resolution 2019-85](#)

[Presentation](#)

**Legislative History**

11/21/19	Planning Board	Passed
1/7/20	City Commission	Passed to Second Reading

18

An Ordinance of the City Of Key West, Florida, amending the Official Zoning Map and the Official Zoning Map Legend to create a new zoning subsection to be named The Historic Neighborhood Commercial District Bahama Village Truman Waterfront (HNC-4) on property located at 918 Fort Street (Re # 00001630-000801), 727 Fort Street (Re # 00013990-000000), 101 Geraldine Street (Re # 00013970-000000), 709 Fort Street (Re # 00013960-000000), 100 Angela Street (Re # 00013950-000000), 105 Geraldine Street (Re # 00013910-000000), 110 Angela Street (Re # 00013900-000000), 111 Geraldine Street (Re # 00013870-000000), 112 Angela Street (Re # 00013860-000000), 109 Geraldine Street (Re # 00013830-000000), and 114 Angela Street (Re # 00013820-000000) Pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code Of Ordinances of the City Of Key West, Florida; Providing for concurrent and conditional adoption upon adoption of Comprehensive Plan Future Land Use Map (FLUM) Amendments; providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

**Sponsors:** City Manager Veliz

**Attachments:** [Ordinance](#)

[Executive Summary](#)

[Planning Board Resolution 2019-86](#)

**Legislative History**

11/21/19	Planning Board	Passed
1/7/20	City Commission	Passed to Second Reading

19

An Ordinance of the City of Key West, Florida, amending Comprehensive Plan Policy 1-1.1.4, entitled “Affordable Housing and Compact Development Incentives,” to add a revised FLUM, amending Comprehensive Plan Table 1-1.1.5, to add an additional subdistrict under Historic and Commercial Future Land Use District, and amending Comprehensive Plan Policy 1-1.1.9, entitled “Allowed Uses in Historic Neighborhood Commercial,” to add a fifth corridor and a fourth HNC Subdistrict to allow for up to 40 dwelling units per acre; Pursuant to Chapter 90, Article VI, Division 3; Providing for repeal of inconsistent provisions; Providing for an effective date; and Providing for the inclusion in the City of Key West Comprehensive Plan.

**Sponsors:** City Manager Veliz

**Attachments:** [Ordinance](#)

[Executive Summary](#)

[Planning Board Resolution 2019-87](#)

**Legislative History**

11/21/19	Planning Board	Passed
1/7/20	City Commission	Passed to Second Reading

20

An Ordinance of The City of Key West, Florida, amending Chapter 122 of the Land Development Regulations, entitled "Zoning," Article IV, entitled "Districts," Division 8 entitled "Historic Neighborhood Commercial Districts," to create a new zoning district entitled the "Historic Neighborhood Commercial District Bahama Village Truman Waterfront" (HNC-4), providing amendments to Section 122-92, entitled "Future Land Use Map Designations and Zoning Districts," Section 122-1111, entitled "Table of Land Use by Districts," Section 122-1112, entitled "Table of Permitted and Conditional Commercial Retail Uses by Districts," and Section 122-1151, entitled "Size and Dimension," Providing for intent, permitted uses, conditional uses, prohibited uses, and dimensional requirements; Providing for residential density of up to 40 units per acre; Pursuant to Chapter 90, Article VI, Division 2; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

**Sponsors:** City Manager Veliz

**Attachments:** [Ordinance](#)

[Executive Summary](#)

[\\*Large File\\* Planning Board Resolution 2019-88](#)

**Legislative History**

11/21/19	Planning Board	Passed
1/7/20	City Commission	Passed to Second Reading

**CITIZEN COMMENTS**

**COMMISSION COMMENTS**

**ADJOURNMENT - 7:15 PM**