



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

City Commission

Tuesday, June 7, 2022

5:00 PM

City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

FOR VISUAL PRESENTATIONS: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

CALL MEETING TO ORDER - 5:01 P.M.

ROLL CALL

Present 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

INVOCATION - Deacon Peter Batty, The Basilica of Saint Mary Star of the Sea

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF AGENDA - The agenda was unanimously approved as amended

COMMENDATIONS

1 Key West High School Baseball

Sponsors: Commissioner Davila, Mayor Johnston, Commissioner Lopez, Vice Mayor Kaufman, Commissioner Weekley, Commissioner Wardlow and Commissioner Hoover

Attachments: [Commendation](#)

Received and Filed

2 Key West High School Softball

Sponsors: Commissioner Davila, Mayor Johnston, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow and Commissioner Weekley

Attachments: [Commendation](#)

Received and Filed

3 Families of Harrison Esquinaldo & Max Scanlon

Sponsors: Commissioner Davila

Attachments: [Commendation](#)

Received and Filed

PROCLAMATIONS**4** Juneteenth Independence Day

Sponsors: Mayor Johnston

Attachments: [Proclamation](#)

Received and Filed

PRESENTATIONS**5** Florida Keys National Marine Sanctuary - Sarah Fangman

Sponsors: Mayor Johnston

Postponed

City Attorney's Report**City Manager's Report**

- Jacek Witczak - Employee of the 1st Quarter
- Housing Authority Update - Randy Sterling
- Retirement - Doug Bradshaw

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

6 *May 18, 2022

Attachments: [Minutes](#)

Passed

RESOLUTIONS

7 *Authorizing the Key West Mermaid Festival, Inc. to conduct a Mermaid Event on Saturday & Sunday, July 2 & 3, 2022 from 10:00 A.M. to 5:00 P.M. at the Key West Truman Waterfront green field next to the Splash Pad; Authorizing a street closure on Ann Street between Caroline Street and Greene Street on Sunday, July 3, 2022 from 8:00 P.M. to 11:00 P.M. in front of Shots & Giggles for spill over; Pursuant to terms and conditions set forth by the City Manager.

Sponsors: City Manager McLauchlin

Attachments: [Resolution](#)
 [Executive Summary](#)
 [Application](#)

Passed

Enactment No: Res 22-124

- 8 *Authorizing Key West Promotions, Inc. to conduct a Seafood Lobster Festival on Saturday, August 13, 2022 from Noon to 11:00 P.M. (Street Closure from 10:00 A.M. to Midnight (Set up & tear down); Pursuant to terms and conditions set forth by the City Manager; Authorizing the closure of the 100, 200, 300, 400 and 500 blocks of Duval Street between Front and Southard Streets including the Greene Street intersection and Telegraph Lane and Charles Street from 10:00 A.M. to Midnight; Granting a Special Event Permit pursuant to Section 6-86 of the Code of Ordinances for music through the event; Authorizing the sale and consumption of alcoholic beverages within the enclosed area.

Sponsors: City Manager McLauchlin

Attachments: [Resolution](#)
 [Executive Summary](#)
 [Application](#)

Passed

Enactment No: Res 22-125

- 9 *Reappointing Richard Haskins to the Citizens Review Board (CRB).

Sponsors: City Manager McLauchlin

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

Passed

Enactment No: Res 22-126

- 10 *Rejecting all proposals received in response to Request for Qualifications (RFQ) #22-003, for Trenchless Installation of Utilities Across Fleming Channel pursuant to Section 2-834(4) of the Code of Ordinances; Directing staff to readvertise for public bid a new RFQ for Trenchless Installation of Utilities Across Fleming Channel.

Sponsors: City Manager McLauchlin

Attachments: [Resolution](#)
 [Executive Summary](#)
 [Bid Memo](#)
 [Jacobs proposal](#)
 [Campos EPC proposal](#)

Passed

Enactment No: Res 22-127

- 11 *Approving the attached "Memorandum of Understanding between Monroe County School District (MCSD) and the City of Key West" to enable the MCSD Fire Academy at Key West High School and the Key West Fire Department to provide fire fighting training to students during the 2022-2023 school year; Approving any necessary budget adjustments; Authorizing the City Manager to execute necessary documents upon consent of the City Attorney.

Sponsors: City Manager McLauchlin

Attachments: [Resolution](#)
 [Executive Summary](#)
 [Memorandum of Understanding](#)
 [Certificate \(MCSD\)](#)

Passed

Enactment No: Res 22-128

12

*Approving the attached three-year (2022-2024) "Agreement" with Key West Tourist Development Association, Inc. for certain Fantasy Fest events and activities in the City of Key West; Authorizing the City Manager to execute the Agreement upon consent of the City Attorney.

Sponsors: City Manager McLauchlin

Attachments: [Resolution](#)
[Proposed Agreement](#)
[Res 16-128](#)

Postponed to June 21, 2022

13

***Amendment to a Development Agreement - 541 White Street (RE# 00006730-000200)** - Granting approval to amend a Development Agreement for property located at 541 White Street (RE#00006730-000200) to construct 48 affordable workforce housing units located in the Historic Special Medium Density Residential (HSMDR) Zoning District, pursuant to sections 90-689 and 122-611 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Sponsors: City Manager McLauchlin

Attachments: [Resolution](#)
[Executive Summary](#)
[Monroe County Land Authority Compliance Memo](#)
[Proposed Amended Development Agreement](#)
[Redlined Development Agreement](#)
[Work Force Housing Monitoring Report 2021](#)
[Affordable Rental Housing Restrictions - 7.18.16](#)
[Public Comment - Haskell](#)
[PB RES 2022-18 541 White St Dev Agree Amendment](#)
[Staff Report](#)
[Noticing Package - April](#)
[February Planning Board Staff Report](#)
[*Large File* Planning Board Package](#)
[*Large File* Plans - Revised 1.6.22](#)
[*Large File* Architectural Renderings](#)
[Bender & Associates Architects Narrative](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[*Large File* DRC Planning Package](#)
[Submitted Response to Corradino 11.30.21](#)
[Height Reference Point Determination](#)
[Noticing Package - February](#)
[Request for Postponement](#)

Postponed to a Special Meeting in July, 2022

14

***Major Development Plan and Landscape Waiver - 541 White Street (RE# 00006730-000200) - Granting Major Modification of a Major Development Plan and Landscape Waiver approval for property located at 541 White Street (RE#00006730-000200) to construct 48 Affordable Workforce Housing units located in the Historic Special Medium Density Residential (HSMDR) Zoning District, pursuant to Sections 108-91, and Subdivision III-Historic Special medium Density Residential District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Sponsors: City Manager McLaughlin

Attachments: [Resolution](#)
[Executive Summary](#)
[Monroe County Land Authority Compliance Memo](#)
[Work Force Housing Monitoring Report 2021](#)
[Affordable Rental Housing Restrictions - 7.18.16](#)
[Peary Court Cemetery Archeological Report](#)
[Public Comment - Haskell](#)
[Bender & Associates Architects Narrative](#)
[Proposed Amended & Restated Dev Agreement](#)
[Redlined Development Agreement](#)
[PB Res 2022-009 541 White St. Major Mod. to Development Plan](#)
[Staff Report](#)
[*Large File* Revised Planning Package](#)
[*Large File* Plans - Revised 1.6.22](#)
[*Large File* Revised Landscape Plans](#)
[*Large File* Architectural Renderings 12.7.21](#)
[DRC Utilities Comments](#)
[Keys Energy Comments](#)
[*Large File* DRC Planning Package](#)
[Traffic Analysis Response](#)
[Submitted Response to Corradino 11.30.21](#)
[Noticing Package](#)
[Request for Postponement](#)

Postponed to a Special Meeting in July, 2022

Enactment No: PB Resolution 2022-08

Approval of the Consent Agenda

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

15

Naming the Homeless Shelter at 5537 College Road (currently known as "KOTS") after "John Jones" the "John-Jones Homeless Shelter"; providing for an effective date.

Sponsors: Vice Mayor Kaufman

Attachments: [Resolution](#)
[John Jones Obituary 2020](#)

A motion was made by Commissioner Weekley, seconded by Commissioner Lopez, that the Resolution be Passed with the final shelter title having John Jones' name prominently displayed with the full name to be determined after gathering input but Cornerstone Organization and SHAL . The motion carried by the following vote:

Yes: 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

Enactment No: Res 22-129

16

Demanding~~Urging~~ the U.S. Congress and the Florida Legislature to enact common sense gun legislation including (1) mandatory background checks and training for every firearm purchase in the United States, (2) removing high-capacity magazines and assault-style weapons from our streets, and (3) making gun trafficking a federal crime; Authorizing the City Manager to provide this Resolution to certain state and federal legislators.

Sponsors: Commissioner Lopez and Commissioner Weekley

Attachments: [Resolution](#)

A motion was made by Commissioner Lopez, seconded by Commissioner Weekley, that the Resolution be Passed with an amendment to change the word "Urging" to "Demanding". The motion carried by the following vote:

No: 1 - Commissioner Wardlow

Yes: 6 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Weekley and Mayor Johnston

Enactment No: Res 22-130

17

Authorizing the purchase of two (2) Ford F-150s at a total amount not to exceed \$94,668.88 from Bartow Ford, through piggybacking on the Charlotte County Purchasing Contract No. 2021000541, pursuant to Section 2-797(3)(a) (b)(c) of the Code of Ordinances for use by the Key West Fire Department; Authorizing any necessary budget transfers or adjustments; Authorizing the City Manager or designee to execute necessary documents upon consent of the City Attorney.

Sponsors: City Manager McLauchlin

Attachments: [Resolution](#)
[Executive Summary](#)
[Bartow Ford Quote](#)
[Charlotte County ITB Bartow Bid](#)
[Charlotte County Notice of Acceptance](#)
[Charlotte County Piggyback Authorization](#)
[Email from Bartow](#)

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

Yes: 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley and Mayor Johnston

Enactment No: Res 22-131

18

Quasi-Judicial Hearing: Easement - 0 Go Lane (RE# 00072010-000000) - Approving an Easement Agreement for proposed encroachments totaling 165.0 square feet, more or less, to construct one (1) boat lift onto city owned Sunrise Canal abutting property located within the Single-Family (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 McLauchlin

Attachments: [Resolution](#)
[Executive Summary](#)
[Easement Agreement](#)
[Planning Package](#)
[Keys Energy Comments](#)

A motion was made by Commissioner Weekley, seconded by Commissioner Wardlow, that the Resolution be Passed. The motion passed by unanimous vote.

Enactment No: Res 22-132

19

Quasi-Judicial Hearing: Easement - 2 Go Lane (RE# 00072000-000000) - Approving an Easement Agreement for proposed encroachments totaling 165.0 square feet, more or less, to construct one (1) boat lift onto city owned Sunrise Canal abutting property located within the Single-Family (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 McLauchlin

Attachments: [Resolution](#)
[Executive Summary](#)
[Easement Agreement](#)
[Planning Package](#)
[Keys Energy Comments](#)

A motion was made by Commissioner Lopez, seconded by Commissioner Weekley, that the Resolution be Passed. The motion passed by unanimous vote.

Enactment No: Res 22-133

20

Quasi-Judicial Hearing: Easement - 3726 Sunrise Lane (RE# 00071930-000000) - Approving an Easement Agreement for proposed encroachments totaling 210.0 square feet, more or less, to construct one (1) boat lift onto city owned Sunrise Canal abutting property located within the Single-Family (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 McLauchlin

Attachments: [Resolution](#)
[Executive Summary](#)
[Easement Agreement](#)
[Planning Package](#)
[Keys Energy Comments](#)

A motion was made by Commissioner Davila, seconded by Commissioner Lopez, that the Resolution be Passed. The motion passed by unanimous vote.

Enactment No: Res 22-134

CITIZEN COMMENTS

COMMISSION COMMENTS

ADJOURNMENT - 7:00 P.M.