



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### City Commission

*Mayor Denise Henriquez  
Vice-Mayor Lissette Carey  
Commissioner Aaron Castillo  
Commissioner Monica Haskell  
Commissioner Mary Lou Hoover  
Commissioner Sam Kaufman  
Commissioner Donald "Donie" Lee*

### Charter Officials

*Brian L. Barroso, City Manager  
Kendal Harden, Interim City Attorney  
Keri O'Brien, City Clerk*

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Wednesday, June 4, 2025

9:00 AM

City Hall

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**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**

*Commissioner Hoover attended virtually via media technology*

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

**INVOCATION - Reverend Leo Green**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

## CITIZEN COMMENTS

## APPROVAL OF AGENDA

*The agenda was unanimously approved as amended*

## **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 \*April 21, 2025 (Special)

**Attachments:** Minutes

Passed

2 \*April 24, 2025 (Special)

**Attachments:** Minutes

Passed

3 \*May 6, 2025 (Regular)

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

Passed

## RESOLUTIONS

4      \*Approving the attached “Florida Keys Transportation Coordination Team 2025 Recommendations to the Monroe County US1 Transportation Master Plan”; Providing for an Effective Date

Sponsors:      Commissioner Hoover

Attachments:      [Resolution](#)

[Cover Memo](#)

[FKTCC US1 Recommendations 2025](#)

[Key West US1 Recommendations 2025](#)

[BOCC Resolution - US1 Recommendations 2022](#)

[Monroe County US1 Transportation Master Plan 2021](#)

[Monre County US1 Recommendations 2025](#)

**Passed**

Enactment No: Res 25-112

5      \*Authorizing the Southernmost Beach Resort to conduct the Key Lime Festival Kick Off Party on Wednesday, July 2, 2025, from 5:00 P.M. to 10:00 P.M. (set-up beginning 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](#)

[Application & Approvals](#)

**Passed**

Enactment No: Res 25-113

6        \*Authorizing Rotary Club of Key West, Florida, Inc. to hold the "Rotary 4th of July 5K" on Friday, July 4, 2025, from 7:30 A.M. to 10:00 A.M. (set-up at 5:30 A.M.) within the streets of Key West; Authorizing the closure of certain streets or portions thereof for said race from 7:30 A.M. to 10:00 A.M; Pursuant to terms and conditions set forth by the City Manager.

**Sponsors:**      City Manager Barroso

**Attachments:**      [Resolution](#)

[Cover Memo](#)

[Application & Approvals](#)

**Passed**

Enactment No: Res 25-114

7        \*Authorizing We've Got the Keys the use of City property at 1405 Duval Street for the Key Lime Festival/World Pie Eating Championship on Friday, July 4, 2025, from 10:00 A.M. to 5:00 P.M. (set-up beginning at 8:00 A.M.); Authorizing the sale and consumption of alcoholic beverages within the enclosed area.

**Sponsors:**      City Manager Barroso

**Attachments:**      [Resolution](#)

[Cover Memo](#)

[Application](#)

**Passed**

Enactment No: Res 25-115

8        \*Authorizing MZF Mile Zero Fights, LLC to conduct MZF Mile Zero Fights 11 at Truman Waterfront Park, on Saturday, July 19, 2025, from 7:00 P.M. to 10:00 P.M. and (set up at 7:00 A.M., breakdown at 10:00 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 from 7:00 P.M. to 10:00 P.M. on Saturday, July 19, 2025.

Sponsors:      City Manager Barroso

Attachments:      [Resolution](#)

[Cover Memo](#)

[Application & Approvals](#)

**Passed**

Enactment No: Res 25-116

9        \*Authorizing Literacy Volunteers of America-Monroe County, Inc. to conduct it's Annual Hemingway Days Caribbean Street Fair on Saturday, July 26, 2025, from 10:00 A.M. to 9:00 P.M. (Set up at 8:00 A.M.); Pursuant to Terms and Conditions set forth by the City Manager; Authorizing the closure of the 200, 300 & 400 blocks of Duval Street between the hours of 10:00 A.M. to 9:00 P.M.

Sponsors:      City Manager Barroso

Attachments:      [Resolution](#)

[Cover Memo](#)

[Application & Approvals](#)

**Passed**

Enactment No: Res 25-117

**10** \*Authorizing Hemingway Sunset Run & Paddleboard Race LLC to hold the "36th Annual Hemingway 5K Sunset Run" on Saturday, July 26, 2025, from 7:15 P.M. to 8:15 P.M. within the streets of Key West; Authorizing the closure of certain streets or portions thereof for said race from 7:15 P.M. to 8:15 P.M.; Pursuant to terms and conditions set forth by the City Manager.

**Sponsors:** City Manager Barroso

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

[Cover Memo](#)

[Application & Approvals](#)

**Passed**

Enactment No: Res 25-118

**11** \*Authorizing Southernmost Beach Resort the use of City property at 1405 Duval Street for a Cheeseburger Beach Battle & Concert on Friday, August 29, 2025 , from 5:00 P.M. to 8:00 P.M.. and Key West Brewfest Festival on Saturday, August 30, 2025, from 3:00 P.M. to 8:00 P.M; 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](#)

[Application & Approvals](#)

**Passed**

Enactment No: Res 25-119

**12**

\*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 17, 2025, from 6:00 P.M. to 9:00 P.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](#)

[Application & Approvals](#)

**Passed**

Enactment No: Res 25-120

13

\*Authorizing the Monroe County Commercial Fishermen, Inc. to conduct the 20th Annual Florida Keys Seafood Festival at the Truman Waterfront Park, Major Field, on Saturday, February 14, 2026, from 11:00 A.M. to 8:00 P.M. and Sunday, February 15, 2026, from 11:00 A.M. to 5:00 P.M. (set up Thursday, February 12 and Friday, February 13, 2026, and tear down on Sunday, February 15, and Monday, February 16, 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 from 11:00 A.M. to 8:00 P.M. on Saturday, February 14, 2026 and from 11:00 A.M. to 5:00 P.M. on Sunday, February 15, 2026.

**Sponsors:** City Manager Barroso

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

[Cover Memo](#)

[Application & Approvals](#)

**Passed**

Enactment No: Res 25-121

14 \*Approving the proposed Settlement Agreement between the City of Key West and Kava Culture Key West Co., through its representative attorney John Silverfield; Permitting a Release of Lien by the City of Key West for the property located at 901 Fleming Street, Key West, Florida, in exchange for each party releasing the other; Providing conditions; Authorizing the City Manager to execute any necessary documents with the advice and consent of the City Attorney.

Sponsors: Interim City Attorney Harden

Attachments: [Resolution](#)

[Cover Memo](#)

[Settlement Agreement](#)

**Passed**

Enactment No: Res 25-122

15 \*Approving the attached five-year (2025-2029) "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 Barroso

Attachments: [Resolution](#)

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

[Fantasy Fest Agreement](#)

[Resolution 24-067](#)

[Resolution 22-147](#)

**Passed**

Enactment No: Res 25-123

**16**

\*Authorizing the purchase of pavilions for Nelson English Park and Willie Ward Park for \$107,641.80 and Cozumel Park for \$116,713.24 for a total of \$224,355.04 from Porter Corp via the Sourcewell Contract without formal competitive procurement under Sec 2-797(3) Purchases and Acquisitions Under Contracts of Federal Government and the State or its Political Subdivisions; Authorizing the City Manager to execute any necessary documents, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Community Services\)](#)

[Nelson English and Willie Ward Quote](#)

[Cozumel Quote](#)

[PorterCorp Contract 012621](#)

[Sourcewell Pricing](#)

[PorterCorp Contract Extension](#)

**Passed**

Enactment No: Res 25-124

17 \*Approving the Contract between Tecta America South Florida, Inc. and the City of Key West, Florida (through Omnia Contract No. 04-29 JOC, RQN #2025-0106) for the roof repair of the Facilities Maintenance Building in the amount of \$74,569.00 to be paid from Infrastructure/Surtax/Facilities Maintenance/Infrastructure Account No. 101-1909-519-6300; Authorizing the City Manager to execute any necessary documents and budget transfers, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

[Cover Memo \(Community Services\)](#)

[Tecta America Quote](#)

[AZ Multi Award Letter](#)

[JOC Bid Tab](#)

[RFP Job Ordering Contracting](#)

[Tecta America Proposal](#)

**Passed**

Enactment No: Res 25-125

18 \*Approving Change Order #1 for payment to William P. Horn, Architect, P.A. in an amount not to exceed \$7,250.00 for architectural and engineering services for the exterior building hardening for Fire Station #1, pursuant to Sec. 2-841, Code of Ordinances, City of Key West, Florida; Authorizing the City Manager to execute any necessary documents and budget transfers, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Change Order #1](#)

[William P. Horn Agreement](#)

[Res 22-236](#)

**Passed**

Enactment No: Res 25-126

**19** \*Ratifying approval of Emergency Purchase Order No. 104351 in the amount of \$145,051.00 for Tetra Tech, Inc. to perform emergency inspection services at the Mallory Square Wharf pursuant to Sec. 2-797(2) Emergency Procurement, Code of Ordinances, City of Key West, Florida; Authorizing the City Manager to execute the purchase order and provide any necessary budget transfers and/or amendments.

**Sponsors:** City Manager Barroso

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

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

[Task Order](#)

[Purchase Order](#)

[Continuing Services Agreement](#)

**Passed**

Enactment No: Res 25-127

**20** \*Ratifying approval of Emergency Change Order No. 6 for payment to Keystar, Inc. in the amount of \$74,915.00, pursuant to Sec. 2-845(a), Code of Ordinances, City of Key West, Florida to add a complete Bi-Directional Amplifier ("BDA") System interconnected with the fire alarm system for the John Jones Navigation Center ("JJNC") Facility; Authorizing the City Manager to execute the Contract and any necessary budget transfers/amendments, upon the consent of the City Attorney.

**Sponsors:** City Manager Barroso

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

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

[Change Order #6](#)

[Change Order #5](#)

[BDA Test Report](#)

**Passed**

Enactment No: Res 25-128

**21** \*Approving the attached "Amendment No. 3 to Agreement No. LPA0246" between the Florida Department of Environmental Protection (FDEP) and the City of Key West to increase funding by \$2,185,003.35 bringing the total funding amount to \$5,844,202.01 and extend the Task End Date to October 31, 2026 for the construction of the Key West Treatment Plant Solids Dewatering Upgrades Project; Authorizing the City Manager to execute the necessary documents upon advice and consent of the City Attorney; Authorizing any necessary budget amendments and transfers.

**Sponsors:** City Manager Barroso

**Attachments:** [Resolution](#)  
[Cover Memo \(Finance\)](#)  
[Amendment No. 3](#)  
[Resolution 13-235](#)  
[Resolution 22-007](#)  
[Resolution 23-335](#)  
[Resolution 24-246](#)

**Passed**

Enactment No: Res 25-129

**22** \*Authorizing the Office of Procurement to solicit, accept and evaluate competing proposals in response to the unsolicited proposal provided by Fortress Security for the design, finance and construction of Fire Station #3 located at 1525 Kennedy Drive, Key West, Florida pursuant to Section 255.065, Florida Statutes which govern public-private partnerships.

**Sponsors:** City Manager Barroso

**Attachments:** [Resolution](#)  
[Cover Memo \(Finance\)](#)

**Passed**

Enactment No: Res 25-130

23                   \*Authorizing the award of a construction contract to BDI Marine Contractors, LLC, the lowest responsive and responsible bidder, pursuant to Invitation to Bid (ITB) No. 25-010, for Phase One of the Southernmost Seawall Project, contract value not to exceed \$946,266.00; Authorizing the City Manager to execute the Contract.

**Sponsors:**      City Manager Barroso

**Attachments:**      [Resolution](#)

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

[ITB 25-010 Phase One Southernmost Seawall Project - Bid Document \(11\)](#)

[ITB 25-010 Bid Tabulation](#)

[Project Checklist](#)

[20250521\\_Bid Submission](#)

[BDI Marine Contractors LLC - ITB No. 25-010 – Phase One Southernmost Point Seawall Project](#)

[ITB #25-010 Phase One Southernmost Seawall Project LPS Bid](#)

[ITB 25-010 MCG Bid Submission 5.21.25](#)

[ITB 25-010 Phase One - Southernmost Point Seawall Project Add. #4](#)

[ITB No. 25-010 - Phase One Southernmost Point Seawall Project](#)

[IVC-ITB 25-010 Phase One Southernmost Seawall Project - Bid Document response](#)

[Phase 1 - Southernmost Seawall Project - Coral Construction Bid](#)

[Public Comment - Shecker](#)

[Public Comment - Gregory](#)

**Passed**

Enactment No: Res 25-131

**24**

\*Approving the evaluation rankings provided by City staff as set forth in this Resolution; Authorizing the City Manager to negotiate and award contract on a Task Order basis to all eight (8) firms who responded to Request for Qualifications No. 25-002 for an initial term of three (3) years from the effective date; Authorizing the City Manager to execute any necessary documents, upon consent of the City Attorney.

**Sponsors:** City Manager Barroso

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

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

[Total Scoring Matrix](#)

[RFQ #25-002 Bid Documents](#)

[APEX Companies LLC Proposal](#)

[AtkinsRealis Proposal](#)

[Baird Proposal](#)

[Cummins Cederberg Proposal](#)

[GHD Proposal](#)

[RES Proposal](#)

[Tetra Tech Proposal](#)

[WSP Proposal](#)

**Passed**

Enactment No: Res 25-132

**25** \*Approving a cost increase of \$18,343.00 for the purchase of the new 2023 MXP170 Ambulance (on a 2024 Ford F-450 gas chassis), previously authorized under Resolution 22-140, for the new total purchase price of \$264,080.00; Authorizing the City Manager to execute a Change Order in the cost increase amount of \$18,343.00 to be paid from Infrastructure/Surtax/EMS Account #101-2601-526-6400.

**Sponsors:** City Manager Barroso

**Attachments:** [Resolution](#)  
[Cover Memo \(EMS/Fire\)](#)  
[Change Order](#)  
[Demers Ambulance Invoice](#)  
[Resolution 22-140](#)

**Passed**

Enactment No: Res 25-133

**26**

\*Authorizing the partial rescission of Resolution No. 24-040 rescinding procurement from EleGard Systems to provide High Performance Resuscitation Training and devices for Fire Department personnel; Authorizing procurement of three (3) Stryker Lucas Chest Compression Resuscitation Systems in the amount of \$54,1125.38 to be funded through the awarded funding from the Florida Department of Health; Authorizing the City Manager to execute any necessary documents, budget transfers or other necessary document.

**Sponsors:** City Manager Barroso

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

[Cover Memo \(EMS/Fire\)](#)

[Scope of Work 23-483](#)

[Email from FL DOH](#)

[Lucas Key West 4.1.25 quote](#)

[Stryker Sole Source](#)

[24-040 Resolution](#)

[KeyWestSOW23-347 FINAL](#)

[KeyWestSOW23-347 Quote](#)

**Passed**

Enactment No: Res 25-134

27 \*Authorizing the procurement of physicals for a period of up to four years at a cost of \$791.00 for hazmat and \$618.00 non-hazmat per member (estimated \$69,585.00 annual cost) from Life Extension Clinics, Inc. dba Life Scan Wellness Centers utilizing the City of Clearwater's Contract RFP #53-23, pursuant to Section 2-797(3) of the Code of Ordinances; Authorizing the City Manager to execute an Agreement upon consent of the City Attorney; Authorizing necessary budget transfer and amendments.

**Sponsors:** City Manager Barroso

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

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

[Clearwater/LifeScan Contract](#)

[LifeScan Approval](#)

[Clearwater RFP #53-23 Award Letter](#)

[LifeScan Response to RFP #53-23](#)

[Clearwater RFP #53-23](#)

[Clearwater Renewal #1 Agreement](#)

**Passed**

Enactment No: Res 25-135

**28** \*Authorizing an increase in the total allowable cumulative expenditures for FY24-25 for Ten-8 Fire and Safety, Account No. 001-2201-5224600, from \$90,000.00 to an amount not to exceed \$190,000.00 for parts and emergency repairs and services to fire rescue vehicles, established as set forth in Exhibit A to Resolution No. 24-244 and pursuant to Sec. 2-797, Exemptions, Code of Ordinances, City of Key West, Florida; Authorizing any necessary budget adjustments or transfers.

**Sponsors:** City Manager Barroso

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

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

[Res. 24-244](#)

**Passed**

Enactment No: Res 25-136

**29** \*Approving the Second Amendment to Lease Agreement between Casa Cayo Hueso, LLC d/b/a El Meson De Pepe and the City of Key West, Florida extending the current lease for the property located at 410 Wall Street (In Mallory Square), Key West, Florida an additional twelve (12) months and terminating September 30, 2026; Authorizing the City Manager to execute the Second Amendment to Lease Agreement, upon consent of the City Attorney.

**Sponsors:** City Manager Barroso

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

[Cover Memo \(Property Management\)](#)

[Second Amendment to Lease](#)

[Res 23-348 First Amendment](#)

[\\*Large File\\* Current Lease \(Res. 15-153\)](#)

[SunBiz Corporate Status](#)

**Passed**

Enactment No: Res 25-137

30 \*Authorizing the authority to execute and submit grant documentation through the Transit Award Management System (TRAMS) to the Federal Transit Administration (FTA) and Federal Highway Administration (FHWA), and to the Florida Department of Transportation (FDOT) and U.S. Department of Transportation (USDOT) to the City Manager Brian L. Barroso, Key West Department of Transportation Director Rogelio Hernandez and alternate designees Project and Grants Manager Carolyn Haia, Assistant City Manager Rodrigo G. Delostrinos and Finance Director Christina Bervaldi; Authorizing Interim City Attorney Kendal Harden and Assistant City Attorney Ryan Waterhouse to affirm the authority of the City and its designees to apply for and accept grant funding.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Resolution 23-113](#)

**Passed**

Enactment No: Res 25-138

31 \*Approving the attached "Public Transportation Grant Agreement" (PTGA) between the Florida Department of Transportation (FDOT) and the City of Key West for State Fiscal Year (SFY)2025 Transit Corridor Development Program for the transit bus service, in the City of Key West (PTGA #G3B99/FM #456642-1-94-01) in an amount not to exceed \$10,000.00 to replace the engine in a 2020 Chevrolet Impulse Cutaway FDOT #60112.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[PGTA G3B99 Agreement](#)

**Passed**

Enactment No: Res 25-139

32 \*Describing the method of assessing solid waste costs against assessed property located within the City of Key West; Determining the solid waste cost and the solid waste service assessments; Directing the preparation of an assessment roll; Authorizing a public hearing and directing the provision of notice thereof.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

**Passed**

Enactment No: Res 25-140

33 \*Approving additional out-of-scope services from Operations Management International, Inc (OMI/Jacobs) to engage the City to implement a Condition Assessment of the Richard A Heyman Environmental Pollution Control Facility (WWTP) and strengthen the current Asset Management System, in the amount of \$274,350.08; Authorizing the City Manager to execute any agreements, budget transfers and any other necessary documents, upon review and consent of the City Attorney's Office.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Asset Management Proposal](#)

[OMI Key West Contract 2014](#)

[First Amendment](#)

[Second Amendment](#)

[Third Amendment](#)

[Fourth Amendment](#)

**Passed**

Enactment No: Res 25-141

34 \*Approve procurement of professional engineering services from Jacobs Engineering Group, Inc., for design, permitting, bid phase and support during construction for replacement of two (2) effluent pumps and manifold system at the Richard A. Heyman Environmental Protection Facility in an amount not to exceed \$209,546.00, pursuant to Sec. 2-841, Code of Ordinances, City of Key West, Florida; Authorizing a budget transfer in the amount of \$9,546.00; Authorizing the City Manager to execute any necessary documents.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Task Order Proposal](#)

[Resolution 23-029](#)

[Jacobs Engineering Group Agreement](#)

**Passed**

Enactment No: Res 25-142

#### **Approval of the Consent Agenda**

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

#### **COMMENDATIONS**

35 Ian Newton

Sponsors: Mayor Henriquez

Attachments: [Commendation](#)

**Received and Filed**

#### **PROCLAMATIONS**

36 Conch Republic

Sponsors: Commissioner Lee, Commissioner Castillo, Commissioner Haskell and Commissioner Hoover

Attachments: [Proclamation](#)

**Received and Filed**

37 Juneteenth Independence Day

Sponsors: Commissioner Castillo and Commissioner Hoover

Attachments: [Proclamation](#)

**Received and Filed**

38 Pride Month

Sponsors: Commissioner Kaufman and Commissioner Hoover

Attachments: [Proclamation](#)

**Received and Filed**

39 Florida Small Business Development Center at FIU

Sponsors: Mayor Henriquez

Attachments: [Proclamation Mangia Mangia](#)

[Proclamation Aqua D Keys](#)

**Received and Filed**

## PRESENTATIONS

40 City of Key West Employee Service Awards, June & July 2025 - Bridget Flores, Human Resources Director

Sponsors: City Manager Barroso

Attachments: [Cover Memo](#)

**Received and Filed**

## RESOLUTIONS - Cont'd

41 Adopting Amended Rules of Procedure for City Commission Meetings.

Sponsors: Mayor Henriquez

Attachments: [Resolution](#)

*Commissioner Hoover could not communicate via media technology and was therefore counted as absent*

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

**Absent:** 1 - Commissioner Hoover

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

Enactment No: Res 25-143

**42** Approving the City Clerk's Performance Form and Evaluation of Keri O'Brien (2025).

**Sponsors:** City Commission

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

[2025 City Clerks Combined Score](#)

[Mayor Henriquez](#)

[Commissioner Carey](#)

[Commissioner Castillo](#)

[Commissioner Haskell](#)

[Commissioner Hoover](#)

[Commissioner Kaufman](#)

[Commissioner Lee](#)

**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 - Vice Mayor Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Hoover, Commissioner Kaufman, Commissioner Lee and Mayor Henriquez

Enactment No: Res 25-144

**43** **Withdrawn:** Authorizing the priority of \$150,000 budget request for Fiscal Year 2025-2026 Budget Year for the anticipated Key West UNESCO Global Creative City designation; Authorizing the City Manager to make any necessary budget transfers or amendments.

**Sponsors:** Commissioner Kaufman

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

[UNESCO Key West PPP Budget FY 2026](#)

**Withdrawn**

**44** Directing the City Manager to competitively procure an independent planning and engineering firm to review all permits issued for the years ~~2021 2020~~ through 2025 including the seven (7) permits identified in the recent indictment against the Chief Building Official of the City of Key West, Florida to provide recommendations for any remedial action needed and the best methodology to identify additional permits that should be reviewed that may fit the same category of falsified permits.

**Sponsors:** Commissioner Kaufman

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

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

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

Enactment No: Res 25-145

**45** Authorizing the City Manager to solicit a Request for Proposals (RFP) for towing services for the City of Key West.

**Sponsors:** Commissioner Kaufman

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

**Withdrawn**

**46** Approving the Addendum extending the City's Agreement with Arnold's Auto and Marine Repair, Inc. to provide towing and storage services extending the Agreement for an additional two (2) years beginning July 1, 2025 - July 1, 2027; Authorizing the City Manager to execute the Addendum, upon consent of the City Attorney.

**Sponsors:** City Manager Barroso

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

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

[Res. 21-124](#)

[2021 Arnolds Towing Contract](#)

[Addendum to Agreement](#)

**A motion was made by Commissioner Lee, seconded by Commissioner Castillo, that the Resolution be Passed.**

Commissioner Kaufman then made a motion, seconded by Commissioner Haskell, to amend the main motion to incorporate the recommendations by the procurement manager into the contract renewal. That motion failed with Commissioners Carey, Castillo, Hoover, Lee, and Mayor Henriquez voting No and Commissioners Haskell and Kaufman voting Yes.

**The main motion then carried by the following vote:**

**No:** 1 - Commissioner Kaufman

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

Enactment No: Res 25-146

**47** Supporting the postponement of the artificial grass purchase and installation at Bayview Park's Pepe Hernandez Ball Field to allow for use of the previously designated \$317,808 Bayview Park design funds to be utilized as originally intended for the professional development of a Master Plan that includes all elements, all associated costs and suggested projects or each phase; Emphasizing the importance of professional design, community involvement, and long-term planning.

**Sponsors:** Commissioner Kaufman

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

[Public Comment - Pilat](#)

[Public Comment - Harrison](#)

[Public Comment - Jangraw](#)

[Public Comment - Kearins](#)

[Public Comment - Banning](#)

[Public Comment - O'Donnell](#)

**A motion was made by Commissioner Haskell, seconded by Commissioner Kaufman, that the Resolution be Approved. The motion failed by the following vote:**

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

**Yes:** 2 - Commissioner Haskell and Commissioner Kaufman

**48** Approving the purchase and installation of artificial turf at Pepe Hernandez Field from Astroturf Corporation in the amount of \$987,738.00, through the Sourcewell Contract, pursuant to Sec. 2-797(3) of the Code of Ordinances of the City of Key West, Florida; Authorizing the City Manager to execute any necessary contracts, budget transfers or amendments, upon consent of the City Attorney.

**Sponsors:** City Manager Barroso

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

[Cover Memo \(Community Services\)](#)

[Proposal](#)

[AstroTurf Contract](#)

[031622-AST - Price Information](#)

[Public Comment - Jangraw June 4th](#)

[Public Comment - Pilat June 4th](#)

[Public Comment - Harrison June 4th](#)

[Public Comment - Jangraw](#)

[Public Comment - Kearins](#)

[Public Comment - Vagnoni](#)

[Public Comment - Harrison](#)

[Public Comment - Dunaway](#)

[Public Comment - Pidgeon](#)

[Public Comment - Santoro](#)

[Public Comment - Banning](#)

[Public Comment - O'Donnell](#)

[Public Comment - Brown](#)

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

**No:** 2 - Commissioner Haskell and Commissioner Kaufman

**Yes:** 5 - Vice Mayor Carey, Commissioner Castillo, Commissioner Hoover, Commissioner Lee and Mayor Henriquez

Enactment No: Res 25-147

*Meeting went into Recess - 11:05 A.M.*

*Meeting Reconvened - 11:16 A.M.*

**49** Appointing Members to an Advisory Screening Committee for a New City Attorney; Providing Residence Requirements; Providing Duties and Sunset; Providing for an Effective Date

**Sponsors:** Commissioner Lee

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

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

**No:** 1 - Commissioner Kaufman

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

Enactment No: Res 25-148

**50** Approving a Five-Year Lease with Paradise Harbor Condominium Association, Inc. for renewal of the Submerged Lands Lease at 719 Eisenhower Drive, Key West, Florida; Authorizing the Mayor to execute the Lease, upon consent of the City Attorney..

**Sponsors:** City Manager Barroso

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

[Cover Memo \(Property Management\)](#)

[Submerged Lands Lease](#)

[Resolution 19-309 - Lease](#)

[Resolution 24-128 - First Amendment](#)

[Market Rate Study SLL Conclusion 2025](#)

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

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

Enactment No: Res 25-149

51 Approving a Five-Year Lease with Old Town Trolley of Washington DC, a District of Columbia Corporation for renewal of the Submerged Lands Lease at 801 Eisenhower Drive, Key West, Florida; Authorizing the Mayor to execute the Lease and any necessary documents, upon consent of the City Attorney.

**Sponsors:** City Manager Barroso

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

[Cover Memo \(Property Management\)](#)

[Submerged Lands Lease](#)

[Resolution 19-308 - Lease](#)

[Resolution 24-126 - First Amendment](#)

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

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

Enactment No: Res 25-150

52 Authorizing the Duval Loop fixed route circulator to fare-payment service; Authorizing a one dollar (\$1.00) fare and pass usage for all-day and 7-day passes.

**Sponsors:** City Manager Barroso

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

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

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

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

Enactment No: Res 25-151

## **DISCUSSION**

**53 City Human Resources Reporting Practices**

**Sponsors:** Commissioner Kaufman

**Attachments:** [Commissioner Kaufman Email](#)

Discussed

**CITY MANAGER'S REPORT****54 Department Reports**

**Sponsors:** City Manager Barroso

**Attachments:** [April 2025 Building Dept](#)  
[April 2025 Code and Licensing](#)  
[April 2025 Community Services](#)  
[April 2025 Engineering](#)  
[April 2025 Finance](#)  
[April 2025 Fire](#)  
[April 2025 Housing and Community Development](#)  
[April 2025 Human Resources](#)  
[April 2025 Information Tehnology](#)  
[April 2025 Parking](#)  
[April 2025 Planning](#)  
[April 2025 Police](#)  
[April 2025 Port Marine Services](#)  
[April 2025 Property Management](#)  
[April 2025 Public Information Officer](#)  
[April 2025 Utilities](#)  
[April 2025 Transit](#)

Received and Filed

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

**RECESS - 1:04 P.M.**

**EVENING SESSION**

**RECONVENE - CALL TO ORDER**

**ROLL CALL**

**INVOCATION - Reverend Leo Green**

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMENTS**

**PRESENTATIONS**

**55**                    City Host 411 (Anonymous Tip Hotline) - Shawn Verne

Sponsors:            Commissioner Lee

**Received and Filed**

**APPROVAL OF AGENDA**

**RESOLUTIONS**

56 Approving staff's recommendation to award a contract to RES Florida Consulting, Inc. for implementation of the City's Water Quality Monitoring Program (in response to RFP #25-004) in an amount not to exceed \$126,664.00 for an initial term of one (1) year from effective date; Authorizing the City Manager, or their designee, to negotiate and execute the Agreement and all associated documents, upon consent of the City Attorney.

**Sponsors:** City Manager Barroso

**Attachments:** [Resolution](#)  
[Cover Memo \(Finance\)](#)  
[Ranking Committee Scoring](#)  
[RES Proposal](#)  
[EAI Ecological Associates, Inc. Proposal](#)  
[Mote Marine Proposal](#)  
[PSI Proposal](#)  
[Stantec Proposal](#)  
[Last Stand Letter on Water Quality Monitoring](#)  
[Mote Marine Email](#)  
[Safer Cleaner Ships Comment](#)  
[SCS Additional Comments](#)  
[Public Comment - Deaschmit](#)

**A main motion was made by Commissioner Castillo, seconded by Commissioner Carey, to approve the Resolution with an amendment to engage number two recommended firm (Mote Marine) should the City and RES not come to terms for an agreement.**

Commissioner Haskell then made a motion to amend, seconded by Commissioner Kaufman, to require the final contract to reference testing requirements outlined in Chapter 80-1, 80-2, and 80-3. That motion to amend failed with Commissioners Carey, Castillo, Hoover, Lee, and Mayor Henriquez voting No and Commissioners Haskell and Kaufman voting Yes.

After discussion, Commissioner Castillo made a motion, seconded by Commissioner Carey, to table the item to the evening session. That motion passed unanimously.

At the evening session, the main motion remained on the floor. After discussion, Commissioner Castillo withdrew his motion and Commissioner Carey withdrew her second. Then, a motion was made by Commissioner Kaufman, seconded by Commissioner Haskell, to reject all proposals and begin the RFP process again. That motion failed with Commissioners Carey, Castillo, Hoover, Lee, and Mayor Henriquez voting No and Commissioners Haskell and

Kaufman voting Yes.

**A motion then was made by Commissioner Hoover, seconded by Commissioner Haskell, to delay awarding the proposal to any firm (postpone) in order to convene a special meeting in July to conduct interviews with the two top ranking firms (RES and Mote Marine). The motion carried by the following vote:**

**No:** 1 - Commissioner Kaufman

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

**57**

Directing the City Manager to review the Lease Agreement between the City of Key West and the Key West Yacht Club to determine compliance with the Lease provisions, Florida Statutes and governing documents pertaining to Garrison Bight; Directing the City Manager to provide recommendations on how to remedy any non-compliance by the Key West Yacht Club.

**Sponsors:** Commissioner Kaufman

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

[Lease](#)

[Yacht Club Lease & Marina Rules](#)

[Public Comment - Lloyd](#)

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

**No:** 3 - Vice Mayor Carey, Commissioner Castillo and Commissioner Hoover

**Yes:** 4 - Commissioner Haskell, Commissioner Kaufman, Commissioner Lee and Mayor Henriquez

Enactment No: Res 25-152

58 Approving the attached adjusted dockage rates at Garrison Bight Marina; Authorizing annual CPI adjustments; Authorizing any necessary budget transfers or adjustments; Authorizing the City Manager to execute documents upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Rate Study](#)

[Public Comment - Miccio](#)

[Market Study Response - Miccio](#)

[Public Comment - Olynger](#)

[Public Comment - Wermuth](#)

**A motion was made by Commissioner Lee, seconded by Commissioner Kaufman, that the Resolution be Passed with an amendment to grandfather the monthly transient tenants currently paying \$32.24/ft to remain at that rate, direct staff to identify said tenants, and bring back a proposed contract to the City Commission for approval. Additionally, if a contract is not signed by a particular tenant within 10 days after contract approval, the rates will revert to proposed higher rates for that tenant. The motion carried by the following vote:**

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

Enactment No: Res 25-153

59 Approve the partial rescission of Resolution No. 23-241 which approved the current City Marina pricing structure for liveaboard tenant slip rental rates; Rescind the questionnaire; Rescind the revised Lease Agreement and provide a new Lease Agreement; Rescind the date of enactment and provide for a new date; Rescind the previously approved pricing structure and provide an amended pricing structure ~~for ratification~~; Authorize the City Manager to execute any necessary documents for implementation, upon consent of the City Attorney.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)

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

[Resolution #23-241](#)

[Market Rate Study - All Keys Appraisal](#)

[Market Study Consult - Appraisal Co.of KW](#)

[2025 Liveaboard Lease Agreement](#)

[Public Comment - Boettger June 4th](#)

[Public Comment - Miccio](#)

[Market Study Response - Miccio](#)

[Last Stand Letter on Liveabards](#)

[Public Comment - Boettger](#)

[City Asks Governor - Miccio](#)

[Aerial View Seawalls - Miccio](#)

[Marina Deed Copy - Miccio](#)

[Public Comment - Heberer](#)

[Public Comment - Olynger](#)

[Public Comment - Wermuth](#)

**A motion was made by Commissioner Kaufman, seconded by Commissioner Haskell, to rescind previously approved rates and approve with CPI increase only at this time. The motion failed with Commissioners Carey, Castillo, Hoover, and Lee voting No and Commissioners Haskell, Kaufman, and Mayor Henriquez voting Yes.**

**A motion was then made by Commissioner Lee, seconded by Commissioner Carey, to rescind the previously approved rates and approve a 20% increase in rates over two years. That motion failed with Commissioners Castillo, Haskell, Kaufman, and Mayor Henriquez voting No and Commissioners Carey, Hoover, and Lee voting Yes.**

Commissioner Castillo then made a motion, seconded by Commissioner Kaufman, to reconsider the failed motion of approving with CPI increases only. The motion to reconsider passed unanimously.

Finally, a motion was made by Commissioner Castillo, seconded by Commissioner Kaufman, to rescind previously approved rates and approve with CPI increases only at this time. The motion carried by the following vote:

**No:** 1 - Commissioner Lee

**Yes:** 6 - Vice Mayor Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Hoover, Commissioner Kaufman and Mayor Henriquez

Enactment No: Res 25-154

*Meeting went into Recess - 7:01 P.M.*

*Meeting Reconvened - 7:10 P.M*

60           **Major Development Plan - 1321 - 1325 Simonton Street and 625 South Street (RE# 00035940-000000; RE# 00035950-000000; RE# 00038140-000000) - Granting**  
Major Development Plan approval for the construction of a 3 story mixed use structure to house a 59 room hotel, bar/liquor store and restaurant, and Landscape Waivers for requirements for interior areas, requirements along street frontage and perimeter landscape requirements, on property located within the Historic Commercial Tourist District (HCT) Zoning District and the Historic Residential/Office (HRO) Zoning District, pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 9 and 10, Section 108-413, Section 108-414, and Section 108-415 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 \(Planning\)](#)  
[Planning Board Resolution](#)  
[Final Landscape Plan Approval](#)  
[Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)  
[Comment From Property Owner](#)  
[Public Comment Against - Gregory](#)  
[Public Comment - Karch](#)  
[Public Comment For - Sharpe](#)  
[Planning Package 2](#)

**A motion was made by Commissioner Castillo, seconded by Commissioner Lee, that the Major Development Plan be Approved subject to the conditions outlined in the Staff Report. The motion carried by the following vote:**

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

Enactment No: Res 25-155

61

**Easement - 724 Olivia Street (RE# 00020350-000000) -**

Approving and Easement to maintain existing encroachments for a contributing historic single-family residence which encroaches twenty-six (26) square feet on the City-Owned Right-of-Way adjacent to Olivia Street for a property located within the Historic High Density Residential (HHDR) Zoning District, pursuant to Section 2-938 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 \(Planning\)](#)

[Easement Agreement](#)

[Planning Package](#)

**A motion was made by Commissioner Castillo, seconded by Vice Mayor Carey, that the Resolution be Postponed to August 6, 2025. The motion carried by the following vote:**

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

**ORDINANCES - FIRST READING**

**63** An Ordinance of the City Commission of the City of Key West, Florida amending Chapter 70 of the Code of Ordinances, entitled "Traffic and Vehicles" by amending to revise maximum rates for towing and storage services initiated at the request of City law enforcement officers; Providing for severability; Providing for repeal of inconsistent provisions; and Providing for an effective date.

**Sponsors:** City Manager Barroso

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

[Ordinance 23-02](#)

[Monroe County Rate Ordinance 011-2022](#)

[State Ordinance Filing](#)

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

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

**62** An Ordinance of the City of Key West, Florida, amending Chapter 2 of the Code of Ordinances, titled "Administration", by amending Article VII titled "Financial Matters"; by Amending Division 3 titled "Personal Property Purchasing and Procurement"; By amending Subdivision II titled Competitive Bidding, Section 2-797; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

**Sponsors:** City Manager Barroso

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

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

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

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

**COMMISSION COMMENTS**

**ADJOURNMENT - 8:33 P.M.**