



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Action Minutes - Final - Final

### City Commission

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Wednesday, January 20, 2016

6:00 PM

Old 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

#### CALL MEETING TO ORDER

6:04 P.M.

#### ROLL CALL

**Absent** 1 - Mayor Cates

**Present** 6 - Commissioner Kaufman, Commissioner Lopez, Commissioner Payne, Commissioner Romero, Commissioner Wardlow and Commissioner Weekley

#### INVOCATION - Reverend Dr. Randy Becker, One Island Family

#### PLEDGE OF ALLEGIANCE TO THE FLAG

#### APPROVAL OF AGENDA

#### PROCLAMATIONS

##### 1 Human Sex Trafficking Awareness

**Sponsors:** Cates

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

Received and Filed

##### 2 National Mentoring Month

**Sponsors:** Cates and Commissioner Kaufman

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

Received and Filed

**PRESENTATIONS**

- 3                                    2015 Holiday Parade Winners:
- Best Representative of the Holidays - Fifth Street Baptist Church  
                                          Best Local Performance - Key West High School Conchettes  
                                          Best Creation - Keys Energy Services  
                                          Honorable Mention - Hip Hop & Groovy Dance

Sponsors:            City Manager Scholl

Received and Filed

- 4                                    Naming Tony Yaniz as Key West's Ambassador to Cuba.

Sponsors:            Commissioner Wardlow and Commissioner Kaufman

Attachments:        [Certificate](#)

Received and Filed

**City Attorney's Report**  
**-Discussion of Affordable Housing Deed Restriction**

**Violations**

**City Manager's Report**  
**-Introduction of Bike / Pedestrian Coordinator Chris**

**Hamilton**

**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**

- 5                                    \*January 5, 2016 (Regular)

Attachments:        [Minutes](#)

Approved

**RESOLUTIONS**

6 \*Approving the attached "Agreement for Traffic Signal Maintenance" between Keys Energy Services and the City.

**Sponsors:** City Manager Scholl

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Agreement](#)  
[Resolution 11-145](#)  
[Resolution 01-169](#)  
[Florida Department of Transportaiton Maintenance Agreement](#)

**Passed**

Enactment No: Res 16-029

7 \*Approving the attached "Agreement for Street Light Maintenance" between Keys Energy Services and the City.

**Sponsors:** City Manager Scholl

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Agreement](#)  
[Resolution 11-145](#)  
[Resolution 01-169](#)

**Passed**

Enactment No: Res 16-030

8 \*Approving a month to month extension of the contract between the City and Aramark Uniform Services, a division of Aramark Uniform and Career Apparel, LLC, for the provision of City staff uniform rentals for a period not to exceed April 30, 2016.

**Sponsors:** City Manager Scholl

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Resolution 14-008](#)  
[Resolution 11-031](#)

**Passed**

Enactment No: Res 16-031

9 \*Encouraging the Citizens of Key West to participate in the "Healthy Weight Florida Campaign".

**Sponsors:** Commissioner Lopez

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

**Passed**

Enactment No: Res 16-032

**Approval of the Consent Agenda**

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

10 Approving the attached "Lease Agreement between the City of Key West and Paradise Bike Tours, LLC" for space at 922 Caroline Street.

**Sponsors:** City Manager Scholl

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Lease Agreement](#)  
[Guaranty](#)  
[Lease proposal](#)

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

**Absent:** 1 - Mayor Cates

**Yes:** 6 - Commissioner Kaufman, Commissioner Lopez, Commissioner Payne, Commissioner Romero, Commissioner Wardlow and Commissioner Weekley

Enactment No: Res 16-033

11

Ranking the respondents to City of Key West request for Proposals (RFP) No. 16-003 for Grant Writing Services; Directing the City Manager to negotiate a contract with highest ranked firm for City Commission approval.

**Sponsors:** City Manager Scholl

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[RFP 16-003 Grant writing services](#)  
[Addendum](#)  
[City Clerk's bid memo](#)  
[Sheila Griffin proposal](#)  
[\\*Large File\\*Gov't Services Group proposal](#)  
[\\*Large File\\*Langton Associates/In Rem Solutions proposal](#)  
[\\*Large File\\*Thomas P. Miller and Associates proposal](#)  
[\\*Large File\\* Writers at Large / Angie Brewer Associates proposal](#)  
[\\*Large File\\*Committee Ranking forms](#)  
[Ranking Committee matrix](#)  
[Langton Appeal letter](#)  
[City and Langton e-mail communication](#)  
[City Clerk's Conversation with Mr. Langton](#)

*A motion was made by Commissioner Romero, seconded by Commissioner Weekley for discussion, that the Resolution be passed. The motion was superseded by a Motion to Postpone.*

**A motion was made by Commissioner Romero, seconded by Commissioner Payne, that the Resolution be Postponed to February 2 meeting to hear presentations by the top 3 ranked by staff. The motion carried by the following vote:**

**Absent:** 1 - Mayor Cates

**Yes:** 6 - Commissioner Kaufman, Commissioner Lopez, Commissioner Payne, Commissioner Romero, Commissioner Wardlow and Commissioner Weekley

- 12 Approving a purchasing exception as allowed under Section 2-797 (4) (b) of the City's Code of Ordinances, best interests of the City, for procurement of structural repairs to the Douglass Band Room for use by the Monroe County Health Department (MCHD) in an amount not to exceed \$247,500.00.

**Sponsors:** City Manager Scholl

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

*Meeting went into Recess at 8:09 P.M.  
Meeting was Reconvened at 8:20 P.M.*

**A motion was made by Commissioner Kaufman, seconded by Commissioner Payne, that the Resolution be Passed as amended by directing City staff to find a space acceptable to the Frederick Douglass Educators Memorial Project and to the Roosevelt Sands Health Clinic. The motion carried by the following vote:**

**Absent:** 1 - Mayor Cates

**Yes:** 6 - Commissioner Kaufman, Commissioner Lopez, Commissioner Payne, Commissioner Romero, Commissioner Wardlow and Commissioner Weekley

Enactment No: Res 16-034

- 13 Ratifying an emergency change order approval approved by the City Manager on December 23, 2015, as provided for under Section 2-797 (2) and 2-845 of the Code of Ordinances, authorizing a change order in the amount of \$9,285.54 for additional work required to complete the interior/exterior painting of KW Fire and Police Department (ITB 15-023).

**Sponsors:** City Manager Scholl

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Resolution 15-248](#)  
[Emergency Declaration](#)  
[Change Order](#)

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

**No:** 1 - Commissioner Romero

**Absent:** 1 - Mayor Cates

**Yes:** 5 - Commissioner Kaufman, Commissioner Lopez, Commissioner Payne, Commissioner Wardlow and Commissioner Weekley

Enactment No: Res 16-035

- 14 Approving a purchasing exception as allowed under Section 2-797 (4) (b) of the City's Code of Ordinances, best interests of the City, for procurement of Consulting Services to provide a limited inspection of units within the Peary Court Property in an amount not to exceed \$30,000.00; Authorizing necessary budget amendments.

**Sponsors:** City Manager Scholl

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Proposal](#)  
[Resolution 14-240](#)

*A motion was made by Commissioner Romero to Deny, motion failed due to lack of second.*

**A motion was made by Commissioner Weekley, seconded by Commissioner Kaufman, that the Resolution be Passed as amended by reducing the amount not to exceed to \$15,000.00 and finding that such services qualifies under the affordable workforce housing purposes pursuant to City Code 122-1468 (A)(5). The motion carried by the following vote:**

**No:** 1 - Commissioner Romero

**Absent:** 1 - Mayor Cates

**Yes:** 5 - Commissioner Kaufman, Commissioner Lopez, Commissioner Payne, Commissioner Wardlow and Commissioner Weekley

Enactment No: Res 16-036

15 **QUASI-JUDICIAL HEARING: EASEMENT 420-422 APPELROUTH LANE**

Approving an Easement of + 39 square feet along Appelrouth Lane Right-of-Way, to address the enroachment of a concrete eyebrow and proposed signage on the property located at 420-422 Appelrouth Lane (Re #00009780-000000; AK #1010049), Key West, Florida; Providing fees and conditions.

**Sponsors:** City Manager Scholl

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Agreement](#)  
[\\*Large File\\* Application Package](#)  
[Special Purpose Survey](#)  
[Mailing Labels](#)

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

Enactment No: Res 16-037

**16 QUASI-JUDICIAL HEARING: MINOR DEVELOPMENT PLAN 700 EATON STREET**

Approving a Minor Development Plan for property located at 700 Eaton Street; Providing for conditions.

**Sponsors:** City Manager Scholl

- Attachments:**
- [Resolution](#)
  - [Executive Summary](#)
  - [Planning Board Resolution 2015-45](#)
  - [\\*Large File\\* Application Package](#)
  - [Mailing Labels](#)

**A motion was made by Commissioner Richard Payne, seconded by Commissioner Billy Wardlow, that the Resolution be Passed. The motion passed by an unanimous vote.**

Enactment No: Res 16-038

**17 QUASI-JUDICIAL HEARING: MAJOR DEVELOPMENT PLAN and LANDSCAPE MODIFICATION/WAIVER 541 WHITE STREET**

Granting Major Development Plan and Landscape Modification/Waiver approvals pursuant to Sections 108-91.A.2. (a) and 108-517 of the Land Development regulations of the Code of Ordinances of the City of Key West, Florida for the construction of 48 new affordable residential units on property located at 541 White Street, (RE # 00006730-000200; AK # 9100458) within Historic Special Medium Density Residential (HSMDR) Zoning District.

**Sponsors:** City Manager Scholl

- Attachments:**
- [Resolution](#)
  - [Executive Summary](#)
  - [Planning Board Resolution 2015-48](#)
  - [\\*Large File\\* Application Package](#)
  - [Mailing Labels](#)

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

**Absent:** 1 - Mayor Cates

**Yes:** 6 - Commissioner Kaufman, Commissioner Lopez, Commissioner Payne, Commissioner Romero, Commissioner Wardlow and Commissioner Weekley

Enactment No: Res 16-039



18

**QUASI-JUDICIAL HEARING: DEVELOPMENT AGREEMENT 541 WHITE STREET**

Pursuant to Sections 90-676 through 90-692 of the Land Development regulations of the Code of Ordinances of the City of Key West, recommending approval of a Development Agreement for property located at 541 White Street in Historic Special Medium Density Residential Zoning District (HSMDR) (RE # 00006730-000200; AK # 9100458) between the City of Key West and Peary Court Holdings LP.

**Sponsors:** City Manager Scholl

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Development Agreement](#)  
[Planning Board Resolution 2015-49](#)  
[Application](#)  
[Mailing Labels](#)

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

**Absent:** 1 - Mayor Cates

**Yes:** 6 - Commissioner Kaufman, Commissioner Lopez, Commissioner Payne, Commissioner Romero, Commissioner Wardlow and Commissioner Weekley

Enactment No: Res 16-040

19

Nominating that portion of the property located at 541 White Street, commonly referred to as Peary Court, and which currently contains 157 existing dwelling units, to the Monroe County Land Authority for partial funding for the purpose of providing Workforce Housing.

**Sponsors:** Commissioner Weekley

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

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

**No:** 1 - Commissioner Romero

**Absent:** 1 - Mayor Cates

**Yes:** 5 - Commissioner Kaufman, Commissioner Lopez, Commissioner Payne, Commissioner Wardlow and Commissioner Weekley

Enactment No: Res 16-041

**DISCUSSION**

**20** Incorporation of the Police Athletic League into the Police Department

Sponsors: Commissioner Kaufman

Discussed

**CITIZEN COMMENTS**

**COMMISSION COMMENTS**

**ADJOURNMENT**

10:26 P.M.