



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Key West Bight Management District Board

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Wednesday, April 9, 2025

4:00 PM

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 all presentations for the agenda at least 7 days before the meeting.

#### Call Meeting To Order

#### Roll Call

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Approval of Minutes

1                      March 12, 2025  
*Attachments:* [Minutes](#)

#### Presentations

2                      Key West Bight Preservation Association

3                      Thompson Fish House Restoration - Southeastern Shrimp  
and Seafood

#### Action Items

- 4                    Recommending Community Redevelopment Agency (CRA) approval and execution of the Lease between the CRA and Red Hospitality & Leisure Key West, LLC, DBA Sebago Watersports located at Units I and J on Lazy Way Lane in the Historic Seaport.

**Sponsors:** City Manager Barroso

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

[Cover Memo](#)

[Lease - Draft](#)

[2019 Lease and Assignment of lease agreement](#)

[SOS Delaware - Corporate Status](#)

- 5                    Recommending Community Redevelopment Agency (CRA) approval and execution of the Lease between the CRA and Red Hospitality & Leisure Key West, LLC, DBA Sebago Watersports located at the Ticket/Check-In Booth on Lazy Way Lane in the Historic Seaport.

**Sponsors:** City Manager Barroso

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

[Cover Memo](#)

[Lease - Draft](#)

[Res 19-192 Lease Assignment and Lease](#)

[SOS Delaware - Corporate Status](#)

- 6                    Recommending Community Redevelopment Agency (CRA) approval and execution of the Lease with Key West Bait & Tackle, Inc. located at 241, 251A and 251B Margaret Street in the Historic Seaport.

**Sponsors:** City Manager Barroso

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

[Cover Memo](#)

[Lease - Draft](#)

[Guaranty](#)

[2021 KW Bait and Tackle Lease](#)

[Res 25-081 Lease Assignment](#)

- 7                    Recommending the CRA award the Bid of Gemstone RDI JV in response to Invitation to Bid (ITB #25-009) Re-Bid: Schooner Wharf Floating Docks Replacement at the Key West Bight Marina in the amount of \$1,020,000.00; waiving minor formalities; authorizing the City Manager to execute necessary documents in conformance with the contract documents, upon consent of the City Attorney; authorizing any necessary budget transfer(s)

***Sponsors:*** City Manager Barroso

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

[Cover Memo](#)

[ITB 25-009 Re-Bid Documents](#)

[Bid Memorandum](#)

[Gemstone RDI Proposal](#)

[Gemstone RDI Clarification email](#)

[Gemstone RDI Additional Information](#)

[Florida Keys Proposal](#)

[Florida Keys Clarification email](#)

[Florida Keys Additional Information](#)

[KWBB 25-04](#)

- 8                    Directing staff to rearrange current marina tenants in order to moor a schooner at the end of Greene Street.

***Sponsors:*** Mr. Girard

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

[Cover Memo](#)

[Res 92-400 Adopting Recommendations](#)

[Code Sec. 2 547. Findings/purpose.](#)

[Public Comment](#)

[Appledore Application Slip in 2021.2013 for Star\\_000141](#)

[Malabar X Greene St Proposal](#)

[KW Bight Commercial Wait List 2024 \(1\)](#)

[Moving Schooner - Profit Anaylysis and photographs](#)

- 9 Resolution to create a commercial dockage agreement addendum to apply only to wooden hulled schooners that summer away from the Key West Bight, allowing a substitute vessel for a set period of time.

**Sponsors:** Mr. Lay

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

[Cover Memo](#)

[Appledore Marine LLC Request](#)

[Appledore Dockage Agreement](#)

[Specifications for Proposed Rule on Wooden Schooners](#)

- 10 Approving 23/24 Fiscal Year Common Area Maintenance Reconciliation

**Sponsors:** City Manager Barroso

**Attachments:** [23-24 CAM Memorandum](#)

[CAM Summary](#)

[CAM Revenue & Expense](#)

[Revenue Detail](#)

[Property Taxes](#)

[Insurance](#)

[Survey Net Usable SF](#)

[CAM Billable 23-24](#)

[CAM Summary 22-23](#)

## Reports

- 11 Adept Marketing Report

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

- 12 Director's Report

**Attachments:** [Port Marine Services Monthly Report](#)

[Port and Marine Project Status](#)

[Summary DR15 update](#)

[KWB Marina Tenant Charges April 2025](#)

[KWB Rent Roll April 2025](#)

[KWB Rent & Gross Sales Comparison Report](#)

**Public Comment**

**Board Member Comment**

**Adjournment**