

AGENDA

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Thursday, July 17th, 2025 – 9:40 AM or at the conclusion of the Public Hearing
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

[Zoom Login Information at the end of this Agenda](#)

- 1. Call to Order, Pledge of Allegiance, Prayer, Roll Call**
- 2. Approval of the Agenda** *(Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote)*
- 3. Call for Nominations for Office of Vice-Mayor and Election to That Office** *(Election Procedure: Person(s) Is/Are Nominated, the Nomination Does Not Require a Second. Votes are cast for each nominee. Vice-Mayor is elected by majority vote. A single nominee is elected by acclamation.)*
- 4. Review of City Commission Seat Applications & Tentative Appointment** *(The Commission reserves the right to appoint at a later date, but no later than August 7th, 2025)*
- 5. Special Requests**
 - a. Recognition of Chief of Police DiGiovanni for 20 Years of Service to the City – **Pg. 1**
 - b. A Special Request by the Florida Keys SPCA for Approval to Host a Dog Walk Fundraiser in the City - **Pg. 2**
- 6. Citizen Comments and Correspondence – Pgs. 3-4**
- 7. Committee and Department Reports** *(written reports provided; Staff and Board Chairs available for questions)*
 - a. Marathon Fire/EMS – Marathon Fire Chief James Muro – **Pgs. 5-7**
 - b. Police Department – Chief DiGiovanni – **Pgs. 8-18**
 1. Discussion/Approval for the purchase of Two License Plate Readers for \$19,700.00 – **Pgs. 19-20**
 - c. City Administrator's Report – John Bartus – **Pg. 21**
 1. Potential Changes to FEMA – **Pgs. 22-26**
 - d. Building/Code Department – Building Official Loreno – **Pgs. 27-29**
 - e. Public Works – Public Works Department Head Guarino -**Pgs. 30-31**
 - f. City Hall – City Clerk Roussin – **Pgs. 32-33**
 - g. Beautification Committee – Chair Sandy Bachman
 - h. Planning & Zoning Board – Vice-Chair Lin Walsh
 - i. Recreation Committee – Chair Cindy Catto
 - j. Utility Board – Chair Fred Swanson

Members of the public may speak for three minutes and may only speak once...unless waived by a majority vote of the commission. Persons who need accommodations in order to attend or participate in this meeting should contact the city clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

8. Consent Action Items *(Under the consent agenda, all action items will be voted on after one motion, and a second will be required to approve them without discussion. If a Commission member wants any action item discussed or voted on separately, the Commission member, at the beginning of the open session, must ask that the action be moved to the discussion action item section.)*

- a. City Commission Public Hearing Minutes 06-11-2025 – **Pgs. 34-35**
- b. City Commission Regular Meeting Minutes 06-11-2025 - **Pgs. 36-42**
- c. Approval of Warrant No. 0625 for \$444,156.97 – **Pg. 43**

9. Discussion Action Items

- a. Discussion/Approval for an Extension to the Interlocal Agreement for Stewardship Act Funding – **Pgs. 44-47**
- b. Discussion/Approval for CPH Engineer Jason Shepler to proceed with Engineering Plans for Stormwater/Wastewater Improvements, not to exceed \$50,000.00

10. FY25/26 Budget Discussions

11. Ordinances & Resolutions

- a. **RESOLUTION NO. 2025-05:** A Resolution Of The City Of Key Colony Beach, Florida, Imposing The Annual Stormwater Utility Special Assessments For Fiscal Year Commencing October 1, 2025; Approving The Assessment Roll; Providing For Collection Of The Assessments; And Providing For An Effective Date. – **Pgs. 48-52**
- b. **RESOLUTION NO. 2025-06:** A Resolution Of The City Commission Of The City Of Key Colony Beach, Florida; Determining The Proposed Millage Rate, And The Current Year Rolled-Back Rate, And The Date, Time And Place For The First And Second Budget Public Hearings As Required By Law; Directing The Finance Director To File Said Resolution With The Property Appraiser Of Monroe County Pursuant To The Requirements Of Florida Statutes And The Rules And Regulations Of The Department Of Revenue Of The State Of Florida; And Providing For An Effective Date. – **Pgs. 53-54**
- c. **SECOND/FINAL READING OF ORDINANCE NO. 2025-499:** An Ordinance Of The City Of Key Colony Beach, Florida; Amending Chapter Fifteen Of The Code Of Ordinances, Entitled Stormwater Utility System; And Providing For Codification; Repealing Any Inconsistent Provisions; Providing For Severability; And Providing An Effective Date.
 - 1. Ordinance No. 2025-499 – **Pgs. 55-57**
 - 2. Proof of Publication – **Pg. 58**
 - 3. Business Impact Statement – **Pgs. 59-61**
- d. **FIRST READING OF ORDINANCE NO. 2025-500:** An Ordinance Of The City Of Key Colony Beach, Florida; Amending Chapter Fourteen Of The Code Of Ordinances, Entitled Sewers And Sewage Disposal, Section 14-6 Monthly Rates And Charges, And Providing For Codification; Repealing Any Inconsistent Provisions; Providing For Severability; And Providing An Effective Date. ****New First Reading****
Pgs. 62-64
 - 1. Recommendation by the Utility Board (07-15-2025 Meeting) ****TBA****

- e. **SECOND/FINAL READING OF ORDINANCE NO. 2025-501:** An Ordinance Of The City Of Key Colony Beach, Florida, Amending Code Of Ordinance Article VI – Finance, Section 2-75 To Increase The Competitive Bidding Threshold To Align With Florida Statute; Repealing Conflicting Ordinances; Providing For Severability; And Providing For An Effective Date.
 - 1. Ordinance No. 2025-501 – **Pgs. 65-67**
 - 2. Proof of Publication – **Pg. 68**
 - 3. Business Impact Statement – **Pgs. 69-71**

12. Secretary-Treasurer’s Report

- a. June 2025 Financial Summary – **Pg. 72**

13. City Attorney’s Report

14. Commissioner’s Reports & Comments

- a. Commissioner Tom Harding
 - 1. Wastewater Sampling Summary Report of June 9th, 2025 ****TBA****
 - 2. Monroe County Local Mitigation Work Group Meeting - 5-year plan – **Pg. 73**
 - 3. FDOT planned Bridge work
- b. Commissioner Doug Colonell
- c. Commissioner Tom DiFransico
- d. Mayor Freddie Foster
 - 1. Summary of Senate Bill 180 – Emergency Management – **Pgs. 74-77**
 - 2. Purchase Order Development for Goods and Services

15. Citizen Comments

16. Adjournment

*This meeting will be held at the City Hall Auditorium ‘Marble Hall’,
600 W. Ocean Drive, Key Colony Beach, Florida 33051,
and via Zoom*

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/85286038376?pwd=xHqbhaC0aEYrbFOga8zAGghJTOH6B.1>
Passcode: 250827

Phone one-tap:

*+13052241968,,85286038376#,,, *250827# US*
*+19292056099,,85286038376#,,, *250827# US (New York)*

Webinar ID: 852 8603 8376
Passcode: 250827



City of Key Colony Beach Recognition of Service

On behalf of the **City of Key Colony Beach**, we proudly recognize and honor **Chief Kris DiGiovanni** for **20 years of dedicated service** in law enforcement, including his outstanding commitment to the City of Key Colony Beach.

Chief DiGiovanni began his law enforcement career in September 2001 as an investigator with Florida's Department of Children and Families. He went on to serve with the Monroe County Sheriff's Department before joining the Key Colony Beach Police Department in **July of 2005**. His leadership and dedication were quickly recognized, and on **July 1, 2011**, he was promoted to Chief of Police.

For the past two decades, Chief DiGiovanni has led with integrity, professionalism, and a true passion for public service. In addition to his administrative responsibilities, he remains an active and visible presence in the community—often seen patrolling the city streets most mornings and afternoons, engaging with residents, and setting an example of accessibility and dedication.

Chief DiGiovanni's contributions to the safety, stability, and spirit of Key Colony Beach are immeasurable. His service has strengthened not only the police department but the very fabric of our community.

With heartfelt appreciation, we thank Chief DiGiovanni for his 20 years of service, leadership, and unwavering commitment to the people of Key Colony Beach.

With deepest respect and gratitude,

Mayor Freddie Foster
City of Key Colony Beach
July 17th, 2025

Event Name: Tails & Treats Walk (working title)

Proposed Date/Time: Early October 2025, exact date flexible but preferred Friday or Saturday evening(October 10th or 11th)

Walk to begin around 5:30pm with a possible brief afterparty following at local restaurant

Event Description:

The Florida Keys SPCA is planning a casual, family friendly dog walk to raise funds and awareness for our shelter animals. Participants will take part in a short walk with their leashed dogs around Key Colony Beach, followed by an optional gathering at a local restaurant or on the island. The proposed route would be to begin at the Gazebo and walk around the golf course.

The event will embrace the Halloween spirit with dog and owner costumes encouraged. We may host a costume contest at the gathering following the event.

Estimated Attendance:

Aiming for 30-50 attendees.

Special Considerations:

Use of sidewalks and pedestrian pathways within KCB

Temporary gathering of people and leashed dogs in public areas

Parking spaces - guests will be encouraged to carpool

Coordination with police department if needed for safety

Support Requested:

Approval to host the dog walk fundraiser in public areas of KCB

Guidance on permit requirements or fees

Parking availability

Silvia Roussin

From: Sandy Bachman <sandy.bachman@gmail.com>
Sent: Thursday, June 26, 2025 11:14 AM
To: Silvia Roussin
Subject: Golf Course Trees

Please pass my thoughts onto the commisioners and John Bartus

I request that you not cut these trees down as discussed in the last commissioner meeting. Although they don't look their best now with a buzz cut summer trim, hopefully they will grow back. They are not the cutest trees but needed for stray balls hit to the right from the first hole and the left on the ninth hole.

If we have extra landscaping money I'd rather see the clubhouse landscaped along with the public works building. Also the entrance to the tennis courts and flowers for the Sadowski baskets.

Silvia Roussin

From: cynthia catto <ctcatto@aol.com>
Sent: Wednesday, July 2, 2025 10:50 AM
To: Silvia Roussin
Subject: Letter to commissioners

Silvia,
Please forward this letter to the city commissioners.
Thank you
Cindy

Dear JCB Commissioners:

At your last meeting on June 11, 2025, you voted to remove the Australian pine trees. Please note these trees prevent errant golf balls from hitting golfers and cars.

When these trees are removed a plan needs to be in place to provide temporary safety. Netting is one suggestion.

Then a permanent planting needs to occur. One option is Buttonwood trees that are native to Florida and have a moderate to fast growth cycle. But buttonwood will require incorporating netting. Buttonwoods and netting are already at the golf course on the 9th tee box along the fence with pickleball. Whatever landscaping is incorporated protection will be needed for up to 30 feet in height.

Thank you for your attention to this matter.

Cynthia Catto
601 West Ocean Dr
KCB

Sent from my iPhone



CITY OF MARATHON FIRE RESCUE

8900 Overseas Highway, Marathon, Florida 33050
Phone: (305) 743-5266 Fax: (305) 289-9834

Memorandum

Date: 7/1/2025
To: Honorable Mayor and City Council members
From: James E. Muro, Fire Chief
Through: George Garrett, City Manager
Subject: June Month End Report

ALARM RESPONSES	June
Fire Incidents	2
Hazardous Condition	8
Public Service	19
False Alarm Fire	12
Good Intent Call	10
EMS	91
Inter-facility Transfers	28
Total for Month:	170
Total Calls for Calendar 2025:	1,303

FIRE PREVENTION	June
Fire Inspections	28
Fire Safety Plan Review	24
Occupational or Annual License Inspections	0
Event Inspections	0
Annual State Inspections	0
DHR Follow-Up Inspections	0
Fire Inspections	28

KCB BREAKOUT REPORT	June
Fire Incidents	0
Hazardous Condition	2
Public Service	1
False Alarm Fire	1
Good Intent Call	2
EMS	3
Total for Month:	9
Total Calls for Calendar 2025:	77

VACATION RENTALS	June
Total Applications Processed	105
Vacation Rental Inspections	98
Total VR Fees Collected	\$88,025.00
Agent/Local Contacts Trained	13
Total VR Licenses Issued	93

OPERATIONS

Fire Officer Training- We have created a plan using the Engine Companies for High Hazard planning in the Community, and we are using our 360-dispatch platform to link these pre-plans to the dispatch notice that we get when a 911 call is dispatched. We have two members who have completed both ICS 300 and 400 and two members completed Fire Ground Safety Officer certification which are qualifications for future testing. We now have a valid Driver and Lieutenant Promotional list, this 4-month process allowed us to promote one existing Lt. (Isa Sanchez) to the LT. vacancy, The use of steps ups (as provided in the CBA) will allow the Department to rely on tested and ranked members as “step-ups”- to learn the job and prevent forcing of officers into OT vacancies.

EMS / Fire Training- This Department worked with public works to Identify another 14 hydrant locations that will once place, when placed it will assist with Insurance rates and could lead to the improvement of our ISO Rating. On June 25th we participated with Monroe County Fire Rescue and the MCSO SWAT team for an MCI drill at the Academy. This allowed us to highlight how we track our team in emergencies and how it can comport with Law Enforcement Activities when there are victims.

City Partners- We completed a special CPR class for Parks and Recreation Department to prepare them for summer classes and camp. This is an ongoing commitment to prepare City employees to help when the call requires prior to Fire-Recue arriving. Those City employees will then be enrolled in RQI simulator Station14 to keep proficiency, allowing a quick verification process eliminating the need to repeat the entire class every 2 years.

Combined Training- Vector Solutions is our vendor who provides archives and tracks our online classes that our members take to ensure compliance and training. We had members take 71 classes and training modules and completed 92.88 in training hours. We have selected a vendor PALS (Pediatric Training) is now set for October 2025 for the entire Department. This is not required for Paramedics but vital to managing some of the most challenging calls; this verified and in person training will count towards out recertification for all Paramedics in fall of 2026.

Community Outreach/ Recognition in June. We “stood up” or Emergency Management group for pre-season City Wide session and played a role in the County Wide Drill. This Agency was invited to attend the “Quad County” EMS seminar in Broward which brought together 4 Counties of EMS and Fire to discuss matters of importance, and equipment considerations. Dr. Gandia, our medical director spoke at the event went a long way in connecting with similar agencies and discussing challenges. One of the two helicopters that are due to the Trauma Star system has arrived. They are still late anticipated to go in service late in the summer after completion of training and interior configuration.

BENEVOLENT FIREFIGHTER SERVICES

In June, the Marathon Fire Rescue Benevolent Association continued planning efforts for the Wahoo Grand Slam fishing tournament, scheduled for November 7–8, 2025. The committee met to coordinate logistics and delegate responsibilities, ensuring strong momentum heading into the next phase.

We are currently building a dedicated website for the event and preparing marketing materials to support sponsorship outreach. Fundraising will begin in earnest in the coming weeks, with a focus on engaging local businesses and community partners. We look forward to making this a successful and impactful event for Marathon Fire Rescue.

ACTIVITIES ATTENDED IN JUNE:

City of Marathon Blood Drive
MCSO MCI Drill – Fire Academy
CPR Class for City Hall Employees
EM Planning – Chief
Hurricane Exercise – MCE Training – Chief
City Council Meetings – Chief
June Florida EMS for Children – Chief
PEAC Training – Chief
SAFER Grant Application – Chief

**Commission Meeting Report
Key Colony Beach Police Department
June 11, 2025 to July 10, 2025
Chief Kris DiGiovanni**

A. REPORTS

1. 6/11/2025
Report Number KCBP25OFF000019
13th St
Assist Citizen
Result: Ongoing Investigation
2. 7/03/2025-
Report Number KCBP25OFF000020
EOD
Suspicious Activity
Result: Ongoing Investigation
3. 7/05/2025
Report Number KCBP25OFF000021
11th St
Flag down
Result: Ongoing Investigation
4. 7/06/2025
Report Number KCBP25OFF000022
14/15 Canal
Boat Fire
Result: Remaining investigation TOT FWC

B. MEDICAL/ALARM CALLS

Total Calls: 3

C. CALLS FOR SERVICE

Total Calls: 35

6/11/2025-Resource Check-Sadowski Cswy-Negative Violations-858

6/11/2025-Resource Check-Sadowski Cswy-Neg Violations-858

6/13/2025-Suspicious Vehicle-Sunset Park-In Park after hours/Parking-Warning Issued-858

6/13/2025-Assist Citizen-Phone Call-Trailer parking Questions-860

6/14/2025-Assist Citizen-Phone Call-Trailer parking questions-856

6/15/2025-Found Property-Sadowski Cswy-Found Wallet-856

6/16/2025-Assist Citizen-5th St-Questions about a no contact order-860

6/17/2025-Criminal Mischief-15th Circle-Ref a boat anchored near his boat-RP thinks damage is being caused-Neg on any damage to vessel-855

6/18/2025—Open Door-600 WO Ocean Dr-City Hall door open-Secured-860

6/18/2025-Civil Matter-7th St-Issue with delivery company-860

6/22/2025-Customer Dispute-Circle K-RP thought he did not get correct change-He did-855/852

6/23/2025-Resource Check-Sadowski Cswy-Warning Issued-858

6/23/2025-Suspicious Vehicle-Sunset Park-In Park after Hours-Moved Along-858

6/23/2025-Suspicious Vehicle-Sunset Park-In Park after Hours-Moved Along-858

6/23/2025-Assist Citizen-Sadowski Cswy-Questions about a public records request-856

6/25/2025-Resource Check-Sunset Park-Neg Violations-Also in park after hours-Moved Along-858

6/25/2025-Disorderly Intox-Circle K-Intox female causing problems-Trespass Warning Issued-858

6/25/2025-Assist Citizen-Phone Call-Trailer questions-855

6/27/2025-Traffic Offense-Phone Call-Need to get boat/trailer out of lot-856

6/28/2025-Assist Agency-Phone Call-Questions for officer-856

6/28/2025-Assist Citizen-Phone Call-Boat ramp questions-858

06/29/2025-Traffic Offense- Coral Lane- Illegal Parking-Warning Issued-858

6/29/2025-Traffic Offense-8th St-Illegal Parking-Warning Issues-858

6/30/2025-Unknown Problem-Sadowski Cswy-Fight bt Homeowner and construction crew working on Cswy-RP upset that they tore up his yard and that he was not given any notice that this was happening. Bldg dept notified of issue. Negative on any crime committed-855/852

7/01/2025-Trespassing Residence-E Ocean Dr-Subjects on jetty-Moved Along-858

7/02/2025-Juvenile Problem-15th Circle-Ref a boat that came near property and being unruly-GOA-860

7/03/2025-Assist Citizen-E Ocean Dr-LEO looking to exchange challenge coin-855

7/04/2025-Landlord Tenant-W Ocean Dr-Air B & B rental keeps checking in on renters-855

7/06/2025-Investigation-Sadowski Cswy-Report of possible stolen items-Items were not stole-Owner has possession of them-855

7/06/2025-Traffic Offense-W Ocean Dr-Illegal Trailer Parking-Moved Along-858

7/060/2025-Disabled Vehicle-Mobil-Helped to change tire on RV-858/855

7/06/2025-Welfare Check-W Ocean Dr-unknown Reference-858

7/07/2025-Traffic Offense-11th St-Vehicle parked in roadway-Moved Along-858

7/08/2025-Vehicle Abandoned-W Ocean Dr-Vehicles on private property-Advised of private property tow-857

7/09/2025-Assist Citizen-Phone Call-LEO looking to trade patches and challenge coins-852

SPECIALTY UNIT PATROL

Sgt. Burden

6/25/2025

Boat Patrol: 4 Hours

1-Citizen Contact

2-Speed Warnings

1-Check of Sunset Park Beach

Ofc. Buckwalter

6/16/2025

Polaris Cart Patrol: 3 hours 11 minutes

11-Community Police Related Encounters

All streets covered

6/16/2025-

Polaris Cart Patrol: 3 hours 30 minutes

8-Community Police Related Encounters

1-Check of party at Key Colony Point Condos. Party was renters

All streets covered

6/17/2025

Bike Patrol-1 hour 30 minutes

6-Community Police Related Encounters

6/17/2025

Polaris Cart Patrol-2 hours 30 minutes

8-Community Police Related Encounters

Called into FWC reference a male rowing a boat approximately 1 mile outside of KCB. No navigation lights. FWC will handle.

6/20/2025

Bike Patrol-1 hour

2-Community Police Related Encounters

8.4 Miles

6/20/2025

Polaris Cart Patrol-1 hour 30 minutes

3-Community Police Related Encounters

6/21/2025

Polaris Cart Patrol-3 hours

Citizen Appreciation Picnic



6/21/2025

Bike Patrol-1 hour 30 minutes

Several-Community Related Encounters

12.8 miles

6/21/2025-

Polaris Cart Patrol-1 hour 30 minutes

1-Community Related Encounter

6/26/2025

Bike Patrol-1 hour 30 minutes

6-Community Related Encounters

12.7 Miles

D. TOTAL WATCH ORDERS/NON-RESIDENTS

Total: 90

E. PROVIDED BACK-UP/ASSISTANCE TO MCSO, FHP, FWC, COAST GUARD OR U.S. BORDER PATROL

Total: 21

F. CITATIONS/WARNINGS

1. Traffic Citations: 8
2. Traffic Warnings: 41
3. Code Citations: 0
4. Code Warnings: 16
5. Resource Checks/Marine Life: 4

G. ADDITIONAL EVENTS IN THE POLICE DEPARTMENT

- H. EOC Hurricane Exercise/Marathon, FL. I attended a tabletop exercise at the EOC on June 13th with other key stakeholders in Monroe County. The scenario provided had a hurricane hitting Monroe County directly. The exercise also provided breakout sessions specific to the areas affected by a storm. We were then able to request services needed

by our partnering agencies through WebEOC. We were also able to respond to and fill any requests in WebEOC, if we the resources. KCB was lucky in this scenario, as we only had a few trees down at the entrance of Sadowski Causeway.

- I. The Police Department/Fishing and Boating Club held the 18th Annual Ron Sutton Memorial Kids' Fishing Derby on June 18, with 43 anglers from ages 6-14 competing for trophies and prizes. Forty-three anglers, along with 25 chaperones, went fishing on the Marathon Lady. Upon arrival back in the City, lunch was provided at the Key Colony Inn for all participants. Each child received a door prize, and a few walked away with a larger grand prize.
- J. I attended the Sheriff's Office Meeting on June 16th and the following items were discussed: Sheriff's Office Animal Farm, Extra coverage for the 4th of July, "No King's Parades" and protests, EOC Training, The Chamber of Commerce Luncheon, the dump truck accident at the 55 mile marker, and FDDOT Meetings.
- K. June 21st and July 9th marked the first and second hot dog cookouts at Sunset Park. Officer John Buckwalter was excited to control the grill. John wants to have more community involvement activities like this to show the community our appreciation. John has already had a 150.00 dollar donation for the next cookout. Great job John!
- L. I attended a 4-hour training session in pedestrian and bicycle law enforcement, hosted by the Key West Police Department. The training was part of FDOT's Alert Today Alive Tomorrow campaign, helping to educate those who share the road, to stay alive. I am reaching out to FDOT for brochures that the City can distribute to the citizens. Also, I plan to have a public meeting sometime in January on pedestrian and bicycle laws that fit our City.
- M. On June 27th, Sgt. Buxton, Sgt. Burden, Ofc. Bethard and myself, attended the promotion ceremony of FWC Lt. Adam Garrison to Captain, held in Miami. Captain Garrison plans to continue the positive relationship with KCBPD for many years in the future.
- N. On June 30th, we were given a tour of the new restaurant on the Causeway, The Landings, by general manager, Robert Judd. It is a massive building with a great panoramic view. The owner is also opening the former pizza shop, and Robert informed us that there will be breakfast and ice cream at this location.
- O. I attended the Sheriff's Office Meeting on June 30th and the following items were discussed: National Night Out, Marathon City Council Meeting, Detention Deputy arrest, trucks on Aviation Blvd. for the airport, Boating Freedom Act, "This bill allows Florida boaters to be free from undue government interference in their enjoyment of Florida's waters by preventing local bans on gas vessels, preventing random vessel safety inspections without probable cause, and directing the FWC to create a five-year safety inspection decal program linked to vessel registration." – This law took effect on 7-1-2025.
- P. KCBPD and 1 MCSO Director, joined in on the 4th of July Day Parade in Marathon. The streets were lined with families from the high school to Sombrero Beach, on Sombrero Beach Road.

- Q. The 4th of July had 1 fireworks call to KCBPD. There was a large gathering at Sunset Park to view the fireworks displayed by Marathon off Sombrero Beach. The crowd enjoyed the fireworks and KCBPD was present with them at the park.
- R. July 6th, Sgt. Jamie Buxton, Ofc. Ross Bethard, FWC and Marathon Fire/Rescue responded to a boat fire on the 14th and 15th Street Canal.
- S. The new truck recently had the decals “wrapped” around it. It will now have the equipment installed.
- T. Currently, there is one vacant position within the Police Department.
- U. The police department is preparing for the following:

“Mini Lobster Season” - July 30th and 31st.

We will be partnering with FWC to have more law enforcement on the water, looking for illegal catches or over-the-limit poachers.

National Night Out on August 5th. NNO

“National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.” -NNO

Opening of Regular Lobster Season – August 6th

KCBPD will have extra officers on the water for the opening of Regular Lobster Season.

JULY 2025

Key Colony Beach Police Department

SAFETY MEETING

HIGH-RISK OFFICER ENCOUNTERS/RECOMMENDATIONS TO PROMOTE OFFICER SAFETY

MEETING DETAILS

Date: 7 / 7 / 2 0 2 5

Location: VIA Email/Field (At a later date ref: Electronic control weapons)

Chief DiGiovanni

ATTENDANCE

Attendees: Sent to ALL officers via email.

Field: July 28, 2025

DISCUSSION:

Calls for Service

Traffic-Related Incidents

Ambush Attacks

Blue-On Blue Encounters

See attached from www.cna.org for reference.

CNA | LAW ENFORCEMENT OFFICER SAFETY RISKS AND RECOMMENDATIONS BULLETIN

As part of the Bureau of Justice Assistance-funded initiative, *Using Analytics to Improve Officer Safety*, CNA's Center for Justice Research and Innovation produced this bulletin as a companion document to an issue-brief providing a more in-depth look into the risks officers may face and suggested recommendations to mitigate these risks.

Law enforcement officers (hereafter, officers) respond to some of the most unpredictable, traumatic, and violent encounters of any profession. Although much of an officer's workday entails repetitive interactions, some calls for service or self-initiated interactions may escalate into violent or dangerous encounters. Regardless of how officer line-of-duty assaults, injuries, or fatalities occur, the consequences are tragic and complex. This bulletin provides information that can inform the development of targeted training, policies, and practices to promote officer safety. Specifically, it summarizes officer safety risks related to calls for service, traffic-related encounters, ambushes, and blue-on-blue encounters, and provides recommendations to promote officer safety related to tactical preparedness.

HIGH-RISK OFFICER ENCOUNTERS

CALLS FOR SERVICE

According to Barrick, Strom, and Richardson (2018)¹ responding to highways and roads presents a higher risk than in residences. In addition to location, the type of call also affects the related risk. Johnson (2011)² found that domestic violence (DV) calls more often lead to officer injury than other calls because of the frequency of occurrence of DV calls compared to other calls for service. "Man with a gun" calls can also pose heightened risks to officer safety because, many times there is limited suspect information, and there is a need to respond quickly.

"An analysis of National Incident-Based Reporting System data showed that attempting arrest was the most dangerous activity for officers"

Barrick et. al (2018)¹

TRAFFIC-RELATED INCIDENTS

Traffic incidents are the leading cause of officer injuries and deaths in non-emergency situations. Additionally, according to the National Police Foundation³, ODMP data shows that from 2010-2019, 41.93% of officers who were killed in automobile or motorcycle crashes were engaged in an emergency response. Seatbelt violations, distracted driving on the part of officers and civilians, and risks associated with operating a motorcycle remain key issues for officers.

"More than 200 law enforcement officers died due to struck-by incidents from 2005-2019 (24% of motor vehicle-related deaths)"

NIOSH (2020)⁴

AMBUSH ATTACKS

Some calls for service and interactions may escalate into violence against officers, including ambush attacks. According to White (2020)⁵, NLEOMF data shows no significant increases in ambush attacks against the police post-2013.

"Over the last 50 years, the annual rate of ambush killings has decreased by more than 90%."

White (2020)⁵

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LAW ENFORCEMENT OFFICER SAFETY RISKS AND RECOMMENDATIONS BULLETIN

BLUE-ON-BLUE ENCOUNTERS

The rate of fatal or non-fatal blue-on-blue encounters is low compared to other incidents, but remains an important issue for officer safety. Breul and Luongo (2017) reported that officers mistaking other officers for offenders accounted for 137 cases of officer injuries from 1856–2016.⁸

"Blue-on-blue shootings accounted for 5 percent of all line officer deaths between 2010 and 2016, and the majority occurred during training exercises or at shooting ranges."

Breul and Luongo (2017)⁸

RECOMMENDATIONS TO PROMOTE OFFICER SAFETY

CALLS FOR SERVICE

During the initial call intake and prior to officer's arrival, dispatchers can screen for factors shown to be a higher risk for leading to assaults. Agencies should also invest time and resources in regular training to reinforce skills associated with officer safety. Realistic **scenario-based, simulation-based, virtual reality, and situational awareness** training are recommended formats for equipping officers with the right combination of tactical knowledge and skills to promote officer safety. **Waiting for backup** can also reduce officer injuries and fatalities during encounters. In smaller or state police agencies, dispatchers often do not send backup to certain calls because of the limited availability of officers. These agencies should **consider creating local or state partnerships** with neighboring agencies to increase the number of officers available for dispatch.

THE IMPORTANCE OF BACK-UP

BJA's VALOR Officer Safety and Wellness Program hosted a podcast, "Can This Wait for Back-Up,"¹⁰ during which officers in rural jurisdictions discuss the importance of waiting for backup.

TRAFFIC-RELATED INCIDENTS

Agencies can promote roadway safety by enacting and enforcing **seatbelt mandatory wear and accountability policies, speeding policies, and imposing a distracted driving policy**. Agencies should also conduct refresher training for driving skills. Also, officers can wear radio ear pieces during traffic stops to prevent drivers and wanted suspects from hearing information that may alert them to a forthcoming arrest. Agencies can also reduce risk to their officers and enhance roadside visibility by adding **reflective markings on their patrol cars** and having officers **wear reflective vests** or other clothing while conducting roadblocks, directing traffic, and assisting motorists. Departments should add to the reflective vests features such as badge or microphone clips and insignia clearly designating the individual as a law enforcement officer.

ENHANCING ROADWAY SAFETY

Wolfe, Lawson, Rojek, and Alpert (2020)¹¹ determined the "perceived accountability of departmental policy regarding driving behaviors emerged as the strongest predictor of seatbelt use. Put simply, policy without accountability is a waste of time and will not increase officer safety."

AMBUSH ATTACKS

Agencies should consider a mandatory body armor wear policy. Using ballistic **body armor, vests, shields, and helmets** can promote officer safety during expected or unexpected physical altercations. Also, the use of technologies such as **electronic control weapons and conducted energy devices** can reduce risks to officer safety when used correctly. Remaining more than 10 feet from the assailant while the threat is still active and rear-vehicle sensors are shown to provide officers an advantage during these types of encounters (Breul and Luongo, 2017)¹².

PROCURING EQUIPMENT TO ENHANCE TACTICAL SAFETY

Fachner and Thorkildsen (2015)¹³ reported that in the wake of ambush attacks, 23 percent of the 31 agencies that conducted critical incident reviews procured new equipment, including ballistic helmets and ballistic shields.

BLUE-ON-BLUE ENCOUNTERS

Agencies should work with dispatchers and 911 operators to **create checklists and collect descriptions** of off-duty, plainclothes, and undercover officers on the scene. Similarly, there should be clear protocols set for officers in **plainclothes to inform the dispatcher** if they are responding and armed. Agencies should also **conduct training** around 'interactive confrontations' for federal law enforcement joint task forces, retired and off-duty officers who are still carrying a weapon across state lines, and identify biases within departments which may contribute to a officers of color being killed at a higher likelihood while off-duty.¹⁴

For officers to adequately mitigate the risks they may encounter while responding to calls for service, they must be well-informed on the types of risks they face, which situations have a higher risk, and what strategies can be used to mitigate these risks. By providing officers with a foundational knowledge of risks to officer safety, agencies will provide a basis for modifications to policy, training, and operations, leading to the implementation of strategies, process, and procedures to keep law enforcement officers and the communities they serve safe.

IN-SERVICE TRAINING TO DECREASE BLUE-ON-BLUE ENCOUNTERS

The Kansas City, Missouri, Police Department used realistic scenario-based training during a study¹⁸ conducted to reduce blue-on-blue encounters. Based on the study's results, the agency discontinued the wearing of badges along the beltline and switched to a policy of wearing badges around the neck.

OFFICER SAFETY AND WELLNESS RESOURCES

To support agencies in implementing the aforementioned recommendations, below are several resources (e.g., programs, grants, and organizations) geared toward improving policies, training, and practices to save lives and decrease risks to officer safety.

- The National Officer Safety and Wellness Working Group¹⁶
- Preventing Violence Against Law Enforcement Officers and Ensuring Officer Resilience and Survivability (VALOR) Initiative¹⁷
- National Law Enforcement Roadway Safety Program¹⁸
- Patrick Leahy Bulletproof Vest Partnership¹⁹
- Body-Worn Camera Policy and Implementation Program²⁰
- Law Enforcement Safety and Wellness Research and Evaluation²¹



ABOUT CNA

CNA is a nonprofit research and analysis organization dedicated to the safety and security of the nation. It operates the Institute for Public Research — which serves civilian government agencies — and the Center for Naval Analyses, the Department of the Navy's federally funded research and development center (FFRDC). CNA is dedicated to developing actionable solutions to complex problems of national importance. With nearly 700 scientists, analysts and professional staff, CNA takes a real-world approach to gathering data, working side-by-side with operators and decision-makers around the world. CNA's research portfolio includes global security and great power competition, homeland security, emergency management, criminal justice, public health, data management, systems analysis, naval operations and fleet and operational readiness.

For more information please contact:
 Jessica Dockstader, Research Specialist | DOCKSTADERJ@cna.org
 Dr. Brittany Cunningham, Research Scientist | CUNNINGHAMB@cna.org

IIM-2021-U-029520

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I am requesting approval for the following:

The attached invoice is for 2 license plate readers (inbound and outbound) that would be installed in the Sadowski Causeway Bridge area.

A license plate reader captures the information from the license plate and runs the information through the state for warrants or unlicensed persons. It will also capture the time and date that the license plate entered and/or exited the city.

The vendor and the model of LPR listed in the quote are the same that the Sheriff's Office has installed in the county. By using the same LPRs, the information will be available to each agency without additional programming or software installation.

A LPR will assist the police department for lost/missing persons (elderly), criminal suspects, stolen vehicles, or any stolen trailers leaving or entering the City.

The recurring cost each year for storage for two cameras is \$1200.00 (\$600, each camera)

The setup, 2 cameras, and the first year of storage: \$ 19,700.00

QUOTE



Insight LPR, LLC

1014 Highway 471

Brandon, Mississippi 39042

(817) 637 - 0791

kristi.kelly@insightlpr.com

www.insightlpr.com

ESTIMATE DETAILS:

Estimate Date

12/17/2024

PREPARED FOR:

Key Colony Beach Police Department

600 W. Ocean Drive

Key Colony Beach, FL 33051

ITEM CODE	DESCRIPTION	QTY/HRS	PRICE	AMOUNT
Matrix Edge		2	\$7,500.00	\$15,000.00
Comms Box		1	\$2,500.00	\$2,500.00
Yearly Data Storage Fee		2	\$600.00	\$1,200.00
Installation		2	\$500.00	\$1,000.00
Poles		0	\$500.00	\$0.00

TERMS

Estimate does not include taxes if applicable

This estimate is not final, details need to be confirmed prior to final quote.

Year One Total

\$19,700.00

Recurring Total

\$1,200.00

TOTAL

\$19,700.00

CONDITIONS/INSTRUCTIONS

City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax# 305-289-1767



July 10, 2025

To the Mayor, Vice Mayor, and Commissioners:

City Administrator Report

1. The 90% Conceptual Drawings for the City Hall Storm Hardening/Addition project have just been issued. After timely comments and consideration by the Commission, the project is still currently running on schedule to go out to bid this summer. CPH has indicated that they will have the 100% bid-ready documents for us by the end of August.
2. Attended Beautification and Utility Board meetings as well as the Legal meeting discussing issues being considered today. Researched and presented commercial utility rates for application for our marina for Utility Board – the Commission will ultimately set this policy.
3. The City of Key Colony Beach was awarded two TDC Bricks & Mortar Grants for improvements at Sunset Park and 7th Street Park at the recent DAC III meeting. Grants will be finalized and approved at the September meeting of the Board of County Commissioners. We will begin work on these in October.
4. Working with Marathon Planning Director Brian Shea (and others) to help address the ORC (Objections, Recommendations, Comments) report from Florida Commerce on our recent Comprehensive Plan amendment.
5. Attended the City's first budget workshop; working with the Mayor and Commissioners on grant funding to help with our capital projects.
6. The Florida Legislature finally adjourned, and the Governor signed the budget. Most notably, the budget includes \$20 million under the Stewardship Act for water quality improvements for the Keys, as well as additional millions available under additional Water Quality and Resilient Florida grants from DEP. The Mayor and I worked with other stakeholders throughout the county to draft an Interlocal Agreement that you will consider at the July meeting.
7. Prepared and posted bids for the 7th Street Drainage Project Phase 2.1 and 2.2 with great assistance from CPH's Jason Shepler and City Clerk Silvia Roussin..
8. I have been keeping up with changes at the State and Federal level, especially where it comes to Emergency Management. SB 180 and its ramifications are something being discussed today; staff will work to comply with the new regulations. We are keeping up with the new criteria for FEMA/federal disaster declarations and monitoring just how they could affect our response to storms that impact the City and the Keys. FEMA's new Per Capita Impact (PCI) calculates storm damage vs. population, and these new numbers could result in not getting a disaster declaration for a storm that devastates our islands but has little impact elsewhere in Florida. Also, FEMA's new cap on the federal share of recovery funding drops to 75%, and could drop as low as 25% for smaller disasters. Reimbursement will also be limited to critical infrastructure. I'm including a memo from Lisa Tennyson, the County's Director of Legislative Affairs, to illustrate the upcoming changes to FEMA policy and how they will affect us.
9. I have distributed new edits for our draft Comprehensive Emergency Management Plan to members of our Disaster Preparedness Committee, and wish to convene a meeting of the Committee to discuss and bring forward the plan for consideration and approval by the Commission.

John Bartus
City Administrator, Key Colony Beach

County of Monroe

The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor James K. Scholl, District 3
Mayor *Pro Tem* Michelle Lincoln, District 2
Craig Cates, District 1
David Rice, District 4
Holly Merrill Raschein, District 5

To: Christine Hurley, County Administrator

From: Lisa Tennyson, Director of Legislative Affairs

Date: July 18, 2025

Re: Potential Changes to the Federal Emergency Management Agency (FEMA)

This memo outlines what we know so far about potential changes to FEMA, including its disaster response protocols, Public Assistance Program, and Hazard Mitigation programs, to better understand and prepare for fiscal implications to Monroe County.

The Federal Emergency Management Agency (FEMA) is facing major proposed changes under the Trump administration. These changes appear to focus on decentralizing disaster response and shifting more responsibility to states and local governments.

While FEMA has not issued any formal guidance, both the President and the Secretary of Homeland Security have made public statements about a major organizational overhaul, though details remain vague. We've also seen big changes in practices. So far this year, the Trump Administration has denied and delayed 17 disaster declarations and extensions including from states like Arkansas, Washington, Mississippi, Missouri, West Virginia, and North Carolina (only three were from blue states.) Finally, a leaked internal FEMA memo outlines specific and significant changes.

Whether FEMA is ultimately dismantled or simply scaled back, the impacts on state and local governments, especially high-risk states like Florida and hurricane-prone communities like Monroe County, could be substantial. The Florida legislature has certainly taken notice. As it finalized the state budget this week it made specific adjustments to the budget to account for the potential loss of FEMA and other federal aid.

PROPOSED POLICY CHANGES

According to internal documents and national reporting, the following FEMA policy changes are under consideration:

1. Higher Thresholds for Federal Disaster Declarations and Public Assistance Funding

Public Assistance (PA) is FEMA's largest grant program providing funds to assist communities responding to and recovering from major disasters or emergencies declared by the President ("federally declared.") The program provides funding for emergency assistance to save lives and protect property and assists with funding for permanently restoring community infrastructure affected by a federally declared incident.

A state or locality must meet a minimum level of monetary damage or impact ("damage threshold") before it can qualify for a federal disaster declaration, that then opens up FEMA federal funding and assistance, which helps pay for infrastructure repairs, emergency response costs, and debris removal.

The current damage threshold to qualify for federal disaster declarations is \$1.89 per capita in statewide damages. For Florida (population ~23 million), this equates to a damage threshold of about \$43 million, meaning a disaster or storm event with estimated damages of \$43M or more is eligible for a disaster declaration and funding assistance.

Proposed changes however will increase the damage threshold fourfold, to \$7.56 per capita—or approximately **\$174 million** in damages. Future disaster/storm events will have to meet this threshold of damage in order to be eligible for a federal declaration.

Disasters that fall below the new threshold would no longer qualify for federal assistance. Stated explicitly: the recovery costs for storms that do not reach \$174M in damages would fall entirely on the state and local governments.

For Monroe County, a concerning scenario would be a hurricane that strikes only the Florida Keys, a limited overall damage impact to the State, but locally devastating. We could face monetary damages of \$50M or \$75M or even \$100M and would not qualify for FEMA funding assistance.

2. Revised Cost Sharing

Under FEMA's Public Assistance Program, the federal share typically covers **75%** of eligible costs; the remaining 25% is the applicant's responsibility to cost share or "match." The State of Florida is the applicant, and its current policy is to split that 25% share with localities. Federal share is 75%, state share is 12.5%, and local share is 12.5%.

In severe events, such as major hurricanes, when there is widespread damage and the cost of recovery is expected to be exceptionally high, FEMA may (and often does) increase its share to 90% (or even 100% for some categories such as debris), leaving the state and local governments responsible for just 10% (or 0%). Proposed changes would **cap the federal share at 75%** for all events despite the extent of damage.

Proposed changes could **reduce the federal cost share to 25% for smaller disasters**.

These changes would increase the financial burden on the state and local governments.

3. Reimbursement Limited to Critical Infrastructure

Under the Public Assistance program, eligible reimbursable work is defined by "categories." For example, debris removal is Category A and emergency preparation is Category B. Permanent types of projects are represented in Categories C-G. Category C is Roads and Bridges, D is water control facilities, D is public buildings, F is public utilities and G is parks, recreational and public use facilities.

Proposed changes would limit FEMA reimbursements only to damages to critical infrastructure like hospitals, water systems, and public safety buildings, and removing Category G damages as reimbursable.

This means no FEMA reimbursement for damages to:

- a. Parks and playgrounds
- b. Recreational centers
- c. Public restrooms or pavilions in parks
- d. Ballfields or courts
- e. Boat ramps, fishing piers, trails, and beach access infrastructure

Monroe has many such facilities that are typically damaged in hurricane. We should be concerned that Monroe will have to bear the full cost of rebuilding these community assets.

4. **Elimination or Reduction of Hazard Mitigation Programs: Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities Grant Program (BRIC) and Flood Mitigation Assistance (FMA)**

These FEMA cost share grant programs are intended to *reduce risk* from disasters. BRIC and FMA are the federal government's largest and second-largest programs focused on hazard mitigation actions *before* disasters to reduce the loss of life and property when disasters do occur. HMGP funds projects *after* a disaster to incentivize local governments to rebuild in ways that reduce or mitigate future disaster losses.

FEMA's mitigation programs typically enjoy bi-partisan support due to their strong ROI which is between \$6 to \$13 per dollar spent (per the US Chambers of Commerce and the National Institutes for Building Science.) BRIC was signed into law by President Trump in 2020 and FMA established in 1994 with bipartisan congressional support.

Yet, FEMA has already begun phasing these out. It cancelled its Building Resilient Infrastructure and Communities (BRIC) program, deobligating billions in grant funding, and withdrew Flood Mitigation Assistance (FMA) funding for 2025 (\$600M.)

Monroe has significantly benefited from HMGP grant funds for structural retrofitting. Additionally, the County is utilizing HMGP funds to match state funding to flood proof County roads.

FEMA'S ORGANIZATIONAL CAPABILITY

Trouble within the agency related to leadership and staffing has been widely reported, citing memos and internal documents that highlight organizational breakdown, lack of agency readiness, derailed hurricane season planning, and disrupted coordination.

In May of this year Trump appointed David Richardson as Acting FEMA Administrator; he no prior experience in emergency management. Shortly after Richardson's appointment, he stated that he would "run right over" any staff who resisted proposed changes; 16 senior FEMA senior directors resigned. Richardson hired replacements for a number of these key roles, and most of them have little or no disaster experience. Staffing has been reduced (according to reports 10% of the staff has left since January and 30% of its workforce is expected to be cut by the end of the year), trainings and critical exercises have been cancelled, and specialized disaster survivor assistance teams have been scrapped.

Richardson rescinded FEMA's 2022-2026 strategic plan and announced that FEMA was rolling out new plan for disaster response plan for the current hurricane season, then reversed himself, stating that the agency will continue operating under current policies, to wait for the recommendations of the new FEMA Review Council. DHS Secretary Noem acknowledged that "there is no formalized, final plan" for disaster response this summer, but insisted the administration will be prepared.

There have been examples reported of communication breakdowns between the White House and FEMA that resulted in significant delays in FEMA response and funding to localities experiencing disasters. Normal processes we count on have also been disrupted. For example, when a Governor requests a disaster declaration, FEMA typically makes a recommendation to the President on whether to approve based on damage metrics. In the past, the President almost always follows FEMA's recommendation. However, in a recent disaster in Washington state for example, the President did not follow FEMA's recommendation (even though the extent of damage was two times higher than the qualifying threshold.)

Such reports signal unpredictable processes, lack of organizational stability, loss of institutional knowledge, and staff capacity. Monroe County should be concerned that these issues may impact the quality of FEMA's post-disaster response, disrupt coordinated response processes, and slow post-disaster financial assistance and reimbursements to local governments.

NEW FEMA REVIEW COUNCIL

Trump's Executive Order 14180 (Jan 24, 2025) established a 20-member FEMA Review Council, chaired by DHS Secretary Noem and Defense Secretary Hegseth. Three members of the Review Council are from Florida: Kevin Guthrie, State EM Exec Director, Rosie Cordero-Stutz, Miami Dade Sheriff, and Jane Castor, Tampa Mayor.

Here is a link to Council Charter: [FEMA Agency Review Council Charter Feb 2025](#). Here is a link to DHS Council page and video of the Council's first meeting: [DHS FEMA Council and First Meeting](#) At this first meeting, Noem reiterated that Trump's goal is to "eliminate FEMA as it exists."

The Council aims to issue its findings by **November 16, 2025**.

FEMA DISASTER RELIEF FUNDING IS RUNNING LOW

The Disaster Relief Fund (DRF) which finances most of FEMA's programs is projected to run out of money by September 2025, according to agency briefings and recent press reports. When the DRF is depleted, FEMA shifts into "Immediate Needs Funding" mode, which prioritizes only life-saving operations. That means no funding for infrastructure repairs, housing recovery, or long-term mitigation efforts unless Congress approves an emergency supplemental appropriation.

This is not an uncommon scenario and has happened several times over the past decade. In 2023, FEMA funds ran low after Hurricane Idalia in Florida, and the wildfires in Hawaii. Congress approved a \$16B supplemental appropriation. Last year, a \$4B supplemental was approved. Each time Congress bristles at appropriating additional funding, even when necessitated by specific disasters.

Disaster-impacted communities should be concerned that the complexities of an increasingly politicized congressional budget process will delay or even obstruct approvals for future supplemental appropriations.

IMPLICATIONS FOR MONROE COUNTY

If these changes are implemented, Monroe County could face significant new challenges:

- **Fewer storms are eligible** for federal disaster assistance.
- **Increased Local Share of Disaster Costs:** A 25–75% local share would dramatically alter our post-disaster recovery planning.
- **Fewer Reimbursable Projects:** Recreation and community facilities may no longer be eligible for federal support, requiring full local funding.
- **Uncertainty in Disaster Response Timing:** Slow reimbursement timelines will complicate recovery cash flow.
- **Loss of Mitigation Funding:** Without HMGP, we'll need to identify alternative funding sources for resilience projects we have relied on.

NEXT STEPS

Absent official communication, there is a lot of uncertainty about the extent and reality of these changes. However, we can and should assume that FEMA's footprint is shrinking and local and state governments will likely shoulder more responsibility for disaster management.

We will continue to monitor FEMA's policy shifts, potential local impacts, and the outcomes of the FEMA Review Council. We are also engaging with state and federal partners to advocate for continued local funding and flexibility. We will provide updates as more information becomes available.

FEMA's massive bureaucracy has earned much of the criticism it receives. Still, for better or worse, it remains the lead federal agency responsible for disaster response, at a time when disasters are becoming more frequent and more costly. The main issue facing at-risk areas going forward is not the presence or demise of FEMA, but rather the waning political will and sustained investment in federal disaster response and recovery efforts.

,

**Building Department Staff Report
Report for July 2025 – City Commission Meeting**

Building Official – Tony Loreno

- ❖ Completed Inspections: 62
- ❖ Plan Reviews Completed: 51
- ❖ Working closely under the mayor's directive to complete the remodel of City Hall Kitchen. Currently we are addressing the asbestos issue and are scheduled for minor abatement work starting July 28th.
- ❖ Initially the estimated abatement work was to address the entire upper walls of marble hall. I worked closely with the asbestos testing company and abatement company to change the initial estimate from approx. 1800 square feet to the only actual affected areas of approximately 800 square feet. This will provide a much faster turnaround and pricing for abating these areas. The initial estimate was \$32,000 with a new estimate projected to be around \$7,000- \$8,500.
- ❖ Under Commissioner Colonell and Mayor Foster's initiative. The building department and public works department completed a 2-day training class for OSHA certification and safety.
- ❖ Close monitoring of AT&T fiber optic utility work and directional boring. In the last week I had to shut down all operations 2 times due to poorly executed work and lack of supervision of crew, non-conforming traffic control, lack of coordination with FKA on boring locations, AT&T is now more than half way complete on Sadowski and will be working for the next week on the marina subdivision portion that will involve precise boring to provide service breakouts for the tightly spaced duplex's in these areas. Once this utility work is complete, we will oversee and make sure all easements and affected driveways will be restored completely to original or better condition with a combined effort from AT&T, Comcast and Hotwire.
- ❖ Samantha and Willy have been dedicated and instrumental in all the efforts we have made to get the Building Department more streamlined and responsive to all residents and contractors in our community.
 - We have about 60 days left until finishing up the 700 rental safety inspections and renewals.
 - Willy has been working closely on the mayor's directive to expand the cities trailer parking and provide more space for long-term residents and temporary parking.
 - Samantha has been filling in for our rental business tax license and renewals for the city and developed and procedural manual and training for our new administrative assistant.
- ❖ Current code violations are on the uptick due to seasonal vacation rentals. The building department assisted the police department in preparation for 4th of July code complaints and violations. I am happy to report I was filling in for code on July 4th holiday with no complaints. One incident we had was a Sunday morning barge vessel fire and contacting the contractor/owner of vessel for the police dept.
- ❖ We have begun addressing our massive, archived records and options to digitize and streamline building records with in-house scanning and working with outside vendors to

digitize. Our goal is to have this archived and readily accessible and digitally organized for easy access along with long term storage of important physical records.

- ❖ Working closely with our city attorneys with numerous homeowner issues involving the building dept.

Building Assistant - Samantha Rodamer

- ❖ Permits Issued: 48
- ❖ Permits Closed: 20
- ❖ Processed safety inspection results that have been completed thus far.
- ❖ Received, coordinated, and completed sewer locates with US Water.
- ❖ Assembled and submitted Consulting Invoice from Ed Borysiewicz for June 2025.
- ❖ Organized & processed variance requests.
- ❖ Continued working on a potential process for scanning City archives and began the organizational aspects. Met with a potential company on site.
- ❖ Shadowed the Building Official on multiple building inspections
- ❖ Scheduled all vacation rental safety inspections for the month of July.
- ❖ Completed multiple Contractor Registrations and updated prior registered Contractor's records.
- ❖ Aided contractors with permit-related questions.
- ❖ Scheduled a multitude of inspections & organized Building Official's daily inspection schedule.
- ❖ Completed records requested as necessary.
- ❖ Completed permit payments report for June.
- ❖ Arranged and completed OSHA 10-hour Construction based training.
- ❖ Created SOP's for all aspects of the STR/LTR licensing process as well as COC's for property managers and 24/7 Local Contacts.
- ❖ Virtually attended the June Utility Board, Planning & Zoning Board and City Commission meetings.
- ❖ Completed the 2024/2025 CRS Recertification.
- ❖ Met with representatives and began the BCEGS Questionnaire.
- ❖ Participated in multiple training sessions for the new Admin at City Hall and took on the duties of all vacation rental activities until one was hired.
- ❖ Met with legal regarding code issues and unresolved building matters.
- ❖ Assisted with asbestos quotes/scheduling.
- ❖ Began working on updating the verbiage in our ordinances for cradle style boat lifts.

Code Enforcement Officer & Fire Safety Inspector - William Dominick

- ❖ Assisted Tony with building inspections
- ❖ Completed approximately 160 yearly rental inspections
- ❖ Reviewed list of outstanding code violations that need payment
- ❖ Issued several citations for,
 - Garbage can violations.
 - Trailer parking violations

- ❖ Communicated with property owners to get code violations into compliance including,
- ❖ 400 Sadowski for dangerous work conditions
- ❖ 1000 W ocean for yard maintenance
- ❖ Patrolled the City daily to ensure code compliance.
- ❖ Monitored both temporary & permanent trailer parking lots.
- ❖ Completed OSHA 10-hour training
- ❖ Assisted in planning for long term trailer parking to be able to fit more trailers

Public Works Staff Report

Report for July 17th, 2025 – City Commission Meeting

Since the last City Commissioner's Meeting Public Works has:

- Repaired potholes
- Repaired irrigation leak in East Park
- Installed/ replace stop bumpers citywide
- Assisted golf course with debris removal
- Hedged pickleball courts
- Lubricated storm shutters
- Made turtle friendly light for Sunset Park flag
- Watered Beatification's new plantings
- Hedged treatment plant
- Hedged entire causeway
- Repaired desk at City Hall
- Replaced driver sides seat cushion on F250
- Replaced faucet at Sunset Park
- Attended OSHA 10 training
- Herbicide entire city
- Removed patriotic banners from causeway

Thank you,

Mike Guarino

Public Works Department Head

City of Key Colony Beach
Public Works Safety Training Documentation Form

Date:	6/27/25-6/28/25	Location:	Marble Hall
Time:	0800	Meeting Lead:	Gilbert Orcasitas

Attendees: Esteban Cabrera Fernandez, Jesse Petersen, Darrin Smith, Justin Luisi & Mike Guarino

Absentees: N/A

Topic: OSHA 10

1. Introduction and Presentation of Topic:

Topics were covered in individual lessons

2. Discussion, Questions and Concerns:

Discussion was held throughout the entire 10-hour class

3. Conclusion

There is a lot of related material covered that is relevant to Public Works operations. Public Works face similar safety hazards as depicted in construction site scenarios.

City Hall Staff Report

Report for July 17th, 2025 – City Commission Meeting

City Clerk Silvia Roussin

- Linda Jones has joined the City Hall Staff as the new Administrative Assistant. Linda has extensive experience in property management, real estate, and QuickBooks, and we are delighted to have her on board. In addition to Business Tax Licenses, Linda will be taking over all our insurance management. Linda will serve as the backup for the Building Department, AP & WW, and, of course, the Front Desk as needed.
- The State has approved the WRF Grant Agreement, and a first reimbursement request for \$ \$418,680.87 is being drafted.
- Provided all required documentation for the close-out for the Tennis Court Project and reimbursement request of \$50,000.
- Outstanding reimbursement requests include \$ 78,605 for the Shelter Bay Project and \$78,605 for 1st Street Park.
- Completed the annual reporting requirements for Sunset Park.
- All filers have completed the annual Form 1 Financial Filing Requirements.
- Attended budget meetings with Commissioner Harding and Jen Johnson.
- Completed unenrollment for Tammie Anderson and onboarding for Linda Jones.
- FMIT will be the new agent for our Flood Insurance Policies, which provide a more organized overview with one insurance carrier as well as \$6,000.00 in yearly savings.
- Danielle completed a review of phone expenses and confirmed the lowest available pricing.
- I finished reviewing city vehicles and am waiting for the insurance company to provide options for potential savings.
- Provided notice of the vacant Commission seat, and currently have one application which was shared with the City Commission.
- Attended the OSHA Training alongside Public Works and Building Department staff.
- Reached out to US Water on staffing clarification
- Provided public notices for the Variance for the July 23rd Planning & Zoning meeting.
- Prepared for and attended meetings of the Beautification Committee, Utility Board, and Planning & Zoning Board.
- All meeting minutes have been completed with no outstanding tasks.
- Participated in the legal meeting alongside the Mayor and City Administrator.
- Completed check deposits for general & utility accounts.
- Answered citizen correspondence and public records requests.
- Completed payroll reports, ACH transactions, FRS and IRS reporting requirements, and wire transfers.
- In addition to daily general correspondence and HR tasks.

Administrative Assistant Linda Jones

- Trained with Samantha on Citizen Serve and issued seven short-term rental licenses.
- Transferred either property managers or 24-hour contacts for five properties.
- Learned how to answer phones and operate the phone system.

City Hall Staff Report

Report for July 17th, 2025 – City Commission Meeting

- Watched Zoom meetings and learned how to issue certificates of completion for new property managers and 24-hour contacts.
- With Samantha's guidance, I issued two certificates of completion for the property management class.
- Learned the city's business tax amounts and how to issue both long-term and short-term rental licenses, as well as business licenses.
- Learned about hosting the property management class each month.

Administrative Assistant Cheryl Baker

- \$12.00 in KCBCA merchandise sold.
- 9 New long-term boat trailer spots were offered and accepted.
- A total of 15 people were notified of the long-term spots available.
- 3rd quarter wastewater invoices were mailed.
- 2 Sunset Park reservations were issued.
- Posted mailings for Public Hearing Notices.
- 10 Property Inquiries were completed.
- 9 Transfer of Ownership forms were completed.
- Issued STR licenses during the interim period between Tammie's departure and Linda's start.

Upcoming

07-14-2025 Budget Workshop #2
07-23-2025 Planning & Zoning Hearing
07-24-2025 Shelter Bay Project Phase 2.1 Bid Opening 2 PM
07-25-2025 Special Meeting – Commissioner Appointment (tentative)
07-31-2025 Shelter Bay Project Phase 2.2 Bid Opening 2 PM
08-12-2025 Beautification Committee Meeting
08-19-2005 Utility Board Meeting
08-20-2025 Planning & Zoning Hearing (tentative)
08-21-2025 City Commission Public Hearing
08-21-2025 City Commission Regular Meeting

MINUTES

KEY COLONY BEACH CITY COMMISSION PUBLIC HEARING

Wednesday, June 11th, 2025, 9:30 am
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance, Prayer & Roll Call:** The Key Colony Beach City Commission meeting was called to order by Mayor Freddie Foster at 9:30 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Doug Colonell (via Zoom). **Absent:** Vice-Mayor Joey Raspe, City Administrator John Bartus. **Also present:** City Attorney Dirk Smits, Building Official Tony Loreno, Public Works Department Head Mike Guarino, Chief of Police Kris DiGiovanni, Marathon Fire Chief James Muro, Planning & Zoning Board Chair George Lancaster.

Public Attendance: 3

2. **Approval of Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)

There were no changes to the agenda, and Mayor Foster asked for a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve. Mayor Foster asked for a second. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments & Correspondence:** None.
4. **Administration of Oath of Witnesses:** City Clerk Roussin administered the Oath of Witness to Building Official Loreno.
5. **Disclosure of Ex-Parte Communication:** None.
6. **Discussion/Recommendation of Approval for the Installation of a 12,000 lb. 4-Post Boat lift for the Property located at 14 Sadowski Causeway.**
 - a. Presentation by the Building Department
 - b. Statement by the Applicant
 - c. Letter of Consent from Neighbor(s)
 - d. Planning & Zoning Board Recommendation
 - e. Planning & Zoning Board Meeting Minutes
 - f. Motion to approve, deny, or approve with conditions

Mayor Foster introduced the agenda item and asked Planning & Zoning Board Chair Lancaster to elaborate. Chair Lancaster reported that the Board recommended approval. Building Official Loreno had no objections. Mayor Foster requested a reconsideration of whether Commission Approval is necessary for the installation of 4-post boat lifts. Discussion ensued regarding current code requirements and potential amendments, and the Commission agreed to review the Ordinance for Sadowski Causeway and 7th Street. Mayor Foster requested a motion.

MOTION: Motion made by Commissioner Harding to approve. Mayor Foster asked for a second. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. Other Business: None.

8. Adjourn: The meeting adjourned at 9:36 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

MINUTES

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Wednesday, June 11th, 2025 – 9:37 AM

Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

- 1. Call to Order, Pledge of Allegiance, Prayer, Roll Call:** The Key Colony Beach City Commission meeting was called to order by Mayor Freddie Foster at 9:30 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Doug Colonell (via Zoom). **Absent:** Vice-Mayor Joey Raspe, City Administrator John Bartus **Also present:** City Attorney Dirk Smits, Building Official Tony Loreno, Public Works Department Head Mike Guarino, Chief of Police Kris DiGiovanni, Marathon Fire Chief James Muro, Planning & Zoning Board Chair George Lancaster.

Public Attendance: 3

- 2. Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote*)

City Clerk Roussin asked for the following agenda changes:

Under Item 6 for Consent Action Items

- Move Item 6g. Approval of the Budget Calendar' to Discussion Action Items as new Item 7c.

Under Item 7 d for Discussion Action Items

- Discussion/Approval of the Mutual Aid Agreement between the Monroe County Sheriff's Office and the City of Key Colony Beach.

Under Item 9 for the Treasurer's Report

- Addendum of the May 2025 Financial Summary at item 9b.

Under Item 10 to the City Attorney's Report

- Update on a Notice of Claim for Damages from Cay Condominium

Under Item 11 for Commissioner Reports & Comments

- 11a (1) Addendum to the Wastewater report
- 11a (2) Addendum to the South Florida Water Management District
- 11a (3) Addendum to the Monroe County Local Mitigation Strategy Update
- 11e (1) Update on the Golf Course Lease

There were no objections and Mayor Foster asked for a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve. Mayor Foster asked for a second. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

- 3. Special Requests:** Mayor Foster and the Commission recognized Administrative Assistant Tammie Anderson for her dedicated service to the city and extended their best wishes for her new endeavor.

4. Citizen Comments and Correspondence

City Clerk Roussin informed of the following citizen correspondence:

On Monday, June 9th, 2025, Laurie Swanson wrote to the City Commission with questions on the publication of agenda packets, City Hall Renovations, and the boat ramp on 7th Street.

There was no citizen comment.

5. Committee and Department Reports *(written reports provided; Staff and Board Chairs available for questions)*

- a. **Marathon Fire/EMS** – Marathon Fire Chief James Muro provided his monthly report to the City Commission, detailing the monthly calls, countywide updates on trauma star delivery, the countywide EOC Hurricane exercise, vacancies, and the next CPR class planned for July.
- b. **Police Department** – Chief DiGiovanni commented on his report to the Commission and confirmed to give an update on the upcoming EOC Hurricane Exercise.
- ~~c. City Administrator's Report – John Bartus~~
- d. **Building/Code Department** – Building Official Loreno
- e. **Public Works** – Public Works Department Head Guarino
- f. **City Hall** – City Clerk Roussin
- g. **Beautification Committee** – Sandra Bachman
- h. **Planning & Zoning Board** – George Lancaster
- i. **Recreation Committee** – Cindy Catto
- j. **Utility Board** – Fred Swanson

There were no additional questions on the staff report. Mayor Foster informed that City Administrator Bartus will give an update on the Comprehensive Plan Amendments when available.

6. Consent Action Items *(Under the consent agenda, all action items will be voted on after one motion, and a second will be required to approve them without discussion. If a Commission member wants any action item discussed or voted on separately, the Commission member, at the beginning of the open session, must ask that the action be moved to the discussion action item section.)*

- a. City Commission Special Hearing Minutes 04-01-2025
- b. City Commission Special Meeting Minutes 04-14-2025
- c. City Commission Townhall Meeting Minutes 04-14-2025
- d. City Commission Special Meeting Minutes 05-05-2025
- e. City Commission Public Hearing Minutes 05-15-2025
- f. City Commission Regular Meeting Minutes 05-15-2025
- ~~g. Approval of the FY25/26 Budget Calendar **moved to 7c.**~~
- h. Approval of the Annual Service Agreement with Iguana Control
- i. Approval of a Building Permit Extension for the property located at 130 8th Street
- j. Approval of Warrant No. 0525 for \$774,487.33

Mayor Foster introduced the Consent Action Items, with the exception of Item 7g, and asked for a motion to approve.

MOTION: Motion made by Commissioner Harding to approve. Mayor Foster asked for a second. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. Discussion Action Items

a. Discussion and approval of a recommendation to award the bid and contract for the 7th Street and Shelter Bay Drive Drainage Improvements, Phase 1.

Mayor Foster introduced the agenda item and asked for a motion to approve.

MOTION: Motion made by Commissioner Harding to approve. Mayor Foster asked for a second. Commissioner DiFransico seconded the motion.

DISCUSSION: The Commission discussed the differences in the submitted bids and the contractors' understanding of the scope of work, the proposed basketball court, and the marking of the area for the contractor. A discussion followed regarding the construction's potential impact on the future basketball court project and outstanding questions about the scope and possible change orders.

ON THE MOTION: Rollcall vote. Unanimous approval.

b. Discussion/Approval for the paving of the 7th Street Park parking lot.

1. Quote A: Affordable Asphalt \$24,440.00
2. Quote B: Big D Paving Co Inc. \$59,680.00

Mayor Foster introduced the agenda item and informed the Commission about the proposals received and the availability of impact funds for the project, which includes creating a level area for parking and ensuring ADA compliance. Mayor Foster requested a motion to award the project to Affordable Asphalt.

MOTION: Motion made by Commissioner DiFransico to approve. Mayor Foster asked for a second. Commissioner Colonell seconded the motion.

DISCUSSION: The Commission discussed storage of materials and improvements to the City. City Attorney Smits clarified that the project had not gone out to bid.

ON THE MOTION: Rollcall vote. Unanimous approval.

c. Approval of the FY25/26 Budget Calendar

Mayor Foster introduced the agenda item and asked Commissioner Harding to elaborate. Commissioner Harding provided details on timelines and procedures, and Mayor Foster asked for a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve. Mayor Foster asked for a second. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

d. Discussion/Approval of the Mutual Aid Agreement between the Monroe County Sheriff's Office and the City of Key Colony Beach **addendum**

Mayor Foster introduced the agenda item. City Attorney Smits commented on the agreement, noting that there were no changes from the previous agreement and that both the Union and Chief DiGiovanni agreed on it. Mayor Foster requested a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve. Mayor Foster asked for a second. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

8. Ordinances & Resolutions

- a. **FIRST READING OF ORDINANCE NO. 2025-499:** An Ordinance Of The City Of Key Colony Beach, Florida; Amending Chapter Fifteen Of The Code Of Ordinances, Entitled Stormwater Utility System; And Providing For Codification; Repealing Any Inconsistent Provisions; Providing For Severability; And Providing An Effective Date.

Mayor Foster provided the first reading of Ordinance No. 2025-499 and asked for a motion to approve.

MOTION: Motion made by Commissioner Harding to approve. Mayor Foster asked for a second. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin stated that the second reading and adoption of the ordinance will take place on July 17th, 2025.

- b. **FIRST READING OF ORDINANCE NO. 2025-500:** An Ordinance Of The City Of Key Colony Beach, Florida; Amending Chapter Fourteen Of The Code Of Ordinances, Entitled Sewers And Sewage Disposal, Section 14-6 Monthly Rates And Charges, And Providing For Codification; Repealing Any Inconsistent Provisions; Providing For Severability; And Providing An Effective Date.

Mayor Foster provided the first reading of Ordinance No. 2025-500 and asked for a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve. Mayor Foster asked for a second. Commissioner Harding seconded the motion.

DISCUSSION: A brief discussion followed on the need for a list of commercial properties and commercial billing procedures, which was considered unnecessary.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin stated that the second reading and adoption of the ordinance will take place on July 17th, 2025.

- c. **FIRST READING OF ORDINANCE NO. 2025-501:** An Ordinance Of The City Of Key Colony Beach, Florida, Amending Code Of Ordinance Article Vi – Finance, Section 2-75 To Increase The Competitive Bidding Threshold To Align With Florida Statute; Repealing Conflicting Ordinances; Providing For Severability; And Providing For An Effective Date.

Mayor Foster provided the first reading of Ordinance No. 2025-501 and asked for a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve. Mayor Foster asked for a second. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin stated that the second reading and adoption of the ordinance will take place on July 17th, 2025.

9. Secretary-Treasurer's Report

- a. April 2025 Financial Summary

Commissioner Harding presented his financial report, highlighting key points regarding revenue, expenses, and ad valorem taxes. Commissioner Harding reported a 6.6% increase in taxable value, which may raise average taxes by the same percentage if the millage remains unchanged. Additionally, Commissioner Harding noted that the Wastewater budget shows no significant income, resulting in a negative balance, although a grant reimbursement for a larger project is expected in the future. Commissioner Harding suggested reviewing phone expenses, expressed concern about rising electric costs, and stated that the General Fund shows good revenue, and building funds remain low. Commissioner Harding gave details on impact fees and explained the grant reimbursement process for projects and timelines for reimbursements. Mayor Foster provided information on expected Stewardship funding in July, and further discussion ensued regarding the possible use of solar energy, available federal funding, and grant opportunities.

10. City Attorney's Report

City Attorney Smits reported receiving a Notice of Intent to initiate litigation against the city concerning beach erosion caused by the removal of the jetty at 721 W. Ocean Drive and informed that the matter had been turned over to the Insurance Company. City Clerk Roussin confirmed the assignment of an adjuster and stated to be awaiting confirmation on insurance coverage. City Attorney Smits elaborated on how to proceed once the insurance adjuster has reviewed the issue, which Mayor Foster agreed with. City Attorney Smits explained Florida Statutes regarding litigation against municipalities, followed by a discussion regarding the potential sale of the property and possible liabilities for new owners.

City Attorney Smits discussed the award of the Stewardship funds and a meeting with the municipalities to address the distribution of these funds. A discussion ensued about the upcoming meeting, the allocation of shares, the previous Memorandum of Understanding, and the need for a list of shovel-ready projects. Mayor Foster asked for a follow-up with City Administrator Bartus and offered further comments on the funding requirements for the remaining stormwater projects.

11. Commissioner's Reports & Comments

a. Commissioner Tom Harding

1. Wastewater Sampling Summary Report of June 9th, 2025

Commissioner Harding reported no viruses, except for a slight increase in COVID cases, while the City of Marathon and the State of Florida are also experiencing a gradual, small rise.

2. South Florida Water Management Resiliency Update

Commissioner Harding provided the quarterly update on resiliency, highlighting the need to prepare projects for possible upcoming grant funding. Commissioner Harding provided updates to the flood models for Florida to track excessive rain and storm event modeling, and to expect additional increases in water temperatures and sea level rise in the upcoming decades.

3. Monroe County Local Mitigation Workgroup Update

Commissioner Harding provided an update on the Mitigation Workgroup and the submission of the final mitigation plan to the state of Florida in July. Commissioner Harding explained the purpose and benefits of comparisons to show gaps and possible improvements for storm planning mitigation.

b. Commissioner Doug Colonell

Commissioner Colonell commented on the release of the 90% design drawings expected in July, with City Clerk Roussin confirming the expected release for July 7th and the Special Meeting on July 17th.

c. Commissioner Tom DiFransico

Commissioner DiFransico commented on the previous discussion about the boat ramp and provided an update on the matter. He detailed technical and operational problems, including a drop-off causing difficulties in launching boats, as well as the lack of a substantial staging area. Commissioner DiFransico noted the need for serious modifications to the ramp and recommended not to pursue the matter further at this time. Mayor Foster agreed about the difficulties in using the ramp at low tide and expressed no concerns regarding staging, with possible assistance from the Code Officer. He also spoke about potential grant funding and the requirements for public use. Mayor Foster stated that repairs would eventually be necessary and that addressing the issue further would be considered if a grant becomes available.

d. ~~Vice Mayor Joey Raspe~~

e. Mayor Freddie Foster

Mayor Foster provided an update on the executed golf course lease and remarked that the courts look very good. Mayor Foster suggested cutting down trees by the course and asked for comments. Commissioner Colonell commented on the trees causing debris, being non-native, and maintenance issues with recurring costs. Public Works Department Head Guarino confirmed substantial costs and stated a preference to have the trees removed. After discussion, the Commission gave consensus for the trees to be removed.

Mayor Foster addressed Laurie Swanson's citizen correspondence. Mayor Foster inquired about the current procedures for uploading agenda packets. City Clerk Roussin explained the current procedure and saw no issue with changing the upload to Fridays. After discussion, the Commission directed that future agenda packets be uploaded on Fridays.

Mayor Foster clarified that the building would be two stories and emphasized the necessity of the elevator and stairwell, noting no issue with costs. Discussion followed, with the Commission agreeing on the aesthetics of the building.

Mayor Foster commented on the purpose of the EOC in City Hall and explained the procedures during a potential storm event. He also detailed the grant's use for hardening the building and outlined the planned improvements that will be made.

12. Citizen Comments

Donald Steamer, 311 11th Street, Treasurer of the Utility Board, spoke about the prior evaluation by the Utility Board and their recommendations on the matter. Donald Steamer elaborated on possible cost savings and expressed his dissatisfaction with how the recommendation was handled.

Cindy Catto, 601 W. Ocean Drive, Recreation Committee Chair and Golf Course President, inquired about the timeline for the golf course going out to bid and the formation of a review committee. Mayor Foster informed that Daryl Rice had expressed uncertainty about staying on and that the city needed to determine the best way to transition. Cindy Catto raised further concerns about the termination of memberships and potential price increases. Mayor Foster stated to expect only slight increases eventually, but expressed uncertainty about whether prices could be controlled if the course is bid out. Mayor Foster provided further details regarding different options for moving forward and considering various scenarios for transitioning from Daryl Rice to a new entity. Cindy Catto believes it would be beneficial for Daryl Rice to work for a few more years and mentioned previous membership options from the past year, expressing concerns about a quick turnaround.

Joe Schmidt, 430 4th Street, suggested changing the style of microphones to improve audio quality for Zoom participants and thanked the Commission for their service.

13. Adjournment: The meeting adjourned at 11:01 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

CITY OF KEY COLONY BEACH

Warrant Number 0625

Items paid from June 1, 2025
to June 30, 2025

First Horizon Checking Account - 6871 \$198,617.39

(includes all vendor payments for general,
road, building and infrastructure)

Escrow Account - 5537 -

Payroll Account - 2942 \$129,991.70

Infrastructure Reserve Account - 8644 -

Road Reserve Account - 8677 -

Impact Fees Reserve Account - 8669 -

First State Bank Reserve Account - 3703 -

Sewer Money Mkt - 0301 -

Stormwater Checking Account - 0128 \$250.00

Sewer Account - 6006 \$115,297.88

TOTAL DISBURSEMENTS \$444,156.97

SECOND AMENDMENT TO THE AMENDMENT TO THE STATE WASTEWATER FUNDING AGREEMENT FOR “YEAR TWO OF FOUR”

The parties below entered into an *Interlocal Agreement* on February 20, 2013, which was subsequently amended by an Agreement entitled, *Amendment to the State Wastewater Funding Agreement for “Year Two of Four”* dated September 17, 2013 (collectively, the “ILA”). The purpose of the ILA was to equitably allocate the Mayfield Grant Funds given by the State of Florida to the parties listed below. This *Second Amendment* will be referred to as the “Extension Agreement.”

The parties desire to enter into this *Extension Agreement* to provide clarity to the State of Florida as to the distribution of funds received under the *Florida Keys Stewardship Act* for the next five years.

This *Extension Agreement* amends the ILA as follows:

1. The terms within the two previous Agreements remain in full force and effect except as amended herein.
2. The **Whereas** clauses are reiterated as though set forth fully and at length herein.
3. The parties remain as stated in the ILA:
 - A. The City of Key West
 - B. The City of Marathon
 - C. The City of Key Colony Beach
 - D. The City of Layton
 - E. Islamorada, Village of Islands
 - F. Monroe County, Florida
 - G. Florida Keys Aqueduct Authority
 - H. Key Largo Wastewater Treatment District
4. Since 2012, the Florida Legislature has allocated \$214,333,333.00 to fund wastewater treatment infrastructure projects in the Florida Keys. An initial fifty million (\$50,000,000.00) was allocated to the Cudjoe Regional Wastewater Project and to Islamorada, Village of Islands. Thereafter, the funds were allocated pursuant to the terms of paragraph 5 in the ILA entitled, *Distribution of Funds*.
5. The parties agree that future funds received, pursuant to the *Florida Keys Stewardship Act*, shall be distributed according to the following schedule:

<u>Entity</u>	<u>Allocation</u>
The City of Key West	<u>12.5 %</u>
The City of Marathon	<u>12.5%</u>
The City of Key Colony Beach	<u>12.5%</u>
<u>The City of Layton (as provided below)</u>	<u>12.5% (see below)</u>
Islamorada, Village of Islands	<u>12.5%</u>
Monroe County, Florida	<u>12.5%</u>
Florida Keys Aqueduct Authority	<u>12.5%</u>
Key Largo Wastewater Treatment District	<u>12.5%</u>

6. As the parties have done in previous years, each party to the ILA and this *Extension Agreement* is authorized to reallocate their respective shares of funds upon mutual agreement of the specifically impacted parties. Such reallocation shall be evidenced in writing and executed by the impacted parties.
7. The parties agree to work cooperatively to advocate to the Legislature each year to distribute the *Florida Keys Stewardship Act* funding in accordance with the proviso that has been utilized for a majority of the budgets adopted. The language provides:

Funds in Specific Appropriation 1550 are provided to the Department of Environmental Protection for the purpose of entering into financial assistance agreements with local governments located in the Florida Keys Area of Critical State Concern and City of Key West Area of Critical State Concern, to be distributed in accordance with the existing interlocal agreement amongst the City of Key West, City of Marathon, City of Key Colony Beach, City of Layton (as provided below), Islamorada, Village of Islands, Key Largo Wastewater Treatment District, Florida Keys Aqueduct Authority, and Monroe County, to finance or refinance the cost of constructing sewage collection, treatment, and disposal facilities, building projects that protect, restore, or enhance nearshore water quality and fisheries, such as stormwater or canal restoration projects and projects to protect water resources available to the Florida Keys, or for the purpose of land acquisition within the Florida Keys Area of Critical Concern as authorized pursuant to section 259.045, Florida Statutes, with increased priority given these acquisitions that achieve a combination of conservation goals, including protecting Florida's water resources and natural groundwater recharge.

8. The City of Layton is a signatory to the ILA and a participating government for the sake of future year state appropriations. They were not included in the 2025-2026 legislative appropriations by error and omission (Specific Appropriation 1550). To the extent that there are future appropriations, the participating governments agree to ensure the City of Layton is including in proviso language.
9. Appropriated funds shall be distributed equally among the eight (8) parties to this ILA. The amount to be divided each year will be based upon annual appropriations by the state. Each participating government, including participating utilities, during any year that funds are appropriated under the Stewardship Act or successive legislation must meet grant requirements set out by the state for the receipt of such funds.
10. If any of the governmental entities listed herein is not willing or able to execute this cooperative agreement among all entities in the Keys by July 30, 2025, their designated portion shall not be directly allocated to said party; instead, their percentage of funds shall be allocated by the Florida Department of Environmental Protection according to the grant agreement process similarly utilized in fiscal year 2024-2025.
11. This Extension Agreement shall take effect when fully executed by all parties' authorized representatives and shall continue in effect for five (5) years or until all Mayfield Grant Funds approved by the Florida Legislature have been distributed to the parties in accordance with this *Extension Agreement*.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their Authorized Officers and have affixed their Corporate Seals hereon.

SIGNATURES ON THE FOLLOWING PAGES:

PASSED AND APPROVED by the City Commission of the City of Key Colony Beach, this 17th day of July 2025.

THE CITY OF KEY COLONY BEACH

Freddie Foster, Mayor

Yes:
No:
Absent:

ATTEST:

Silvia Roussin, City Clerk
(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF
KEY COLONY BEACH, FLORIDA, ONLY:**

Dirk Smits, City Attorney

RESOLUTION NO. 2025-05

A RESOLUTION OF THE CITY OF KEY COLONY BEACH, FLORIDA, IMPOSING THE ANNUAL STORMWATER UTILITY SPECIAL ASSESSMENTS FOR FISCAL YEAR COMMENCING OCTOBER 1, 2025; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Key Colony Beach, Florida (the “City”) enacted Article 1 of Chapter 15 of the Code of Ordinances, City of Key Colony Beach, Florida (the “Code”), which establishes a Stormwater Utility and authorizes the imposition of annual Stormwater Assessments for Stormwater Utility services, facilities, or programs against certain Assessable Property with the City; and

WHEREAS, the imposition of a Stormwater Utility Service Assessment for Stormwater collection and treatment services, facilities and programs are an equitable and efficient method of allocating and apportioning Stormwater Costs among parcels of Assessable Property located in the City; and

WHEREAS, a Stormwater Utility Service Assessment was initially imposed upon all property within the City commencing October 1, 2011, which rate was established in Chapter 15, Section 15-4 of the Code, and

WHEREAS, this Resolution shall serve as the Annual Assessment Resolution for Fiscal Year 2025-2026, and the Assessable Property in the City will be subject to the previously established amount for the Stormwater Utility; and

WHEREAS, as required by Code the Assessment Roll has been filed with office of the City Administrator, and a notice of public hearing has been published; the proof of publication being attached hereto as Exhibit “A”.

NOW THEREFORE, BE IT RESOLED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH FLORIDA, AS FOLLOWS:

Section 1. This Resolution is adopted pursuant to the Code, Sections 166-021 and 166.041, Florida Statutes, and other applicable provisions of law.

Section 2. This Resolution is the Initial Assessment Resolution as defined in the Code. All capitalized terms in this Resolution shall have the meanings defined in the Code.

Section 3. (A) It is hereby ascertained and declared that each parcel of the Assessed Property within the City will be specially benefited by the City’s provision of stormwater utility services in an amount not less than the Stormwater Utility Service Assessment for such parcel, computed in the same manner set forth in Code.

(B) The method of computing and apportioning the Stormwater Utility Assessment described in the Code is hereby approved.

(C) For Fiscal Year 2025-2026, the Stormwater Cost shall be allocated among all parcels of Assessed Property, based upon each parcel’s classification as Residential or Commercial. The

service assessment imposed shall be the rate of \$80.00 per residential unit or residential vacant lot or ~~\$165.00~~ \$80.00 per commercial parcel.

Section 4. The Stormwater Assessment Roll currently on file in the office of the City Administrator and incorporated herein by reference is hereby approved.

Section 5. (A) The Stormwater Utility Service Assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, counties, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the City Commission of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(B) As to any Property that is acquired by a public entity through condemnation, negotiated sale or otherwise prior to adoption of the next Annual Assessment Resolution, the Adjusted Prepayment Amount shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the City Commission of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll upon adoption of the Annual Assessment.

Section 6. If any clause, section, or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

Section 7. This resolution shall take effective immediately upon its adoption.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED by the Commission of the City of Key Colony Beach, Florida, at its regular meeting of the City held on July 17th, 2025.

FINAL VOTE AT ADOPTION
CITY COMMISSION OF KEY COLONY BEACH

Mayor Foster	NO	YES
Vice-Mayor _____	NO	YES
Commissioner _____	NO	YES
Commissioner _____	NO	YES
Commissioner _____	NO	YES

Freddie Foster, Mayor

Silvia Roussin, City Clerk

(City Seal)

Approved as to form and legal sufficiency:

Dirk Smits, City Attorney

Key Colony Beach Commercial Property

Item	Description	Address	Units	2025-2026 Tax
1	Cabana Club	425 E. Ocean Dr.	3	\$ 240.00
2	KCB Realty	220 Sadowski Cswy	1	\$ 80.00
3	Circle K Gas Station	13100 Overseas Hwy	1	\$ 80.00
4	Mobile Gas Station	13155 Overseas Hwy	1	\$ 80.00
5	Key Colony Inn Restaurant	700 W. Ocean Dr.	2	\$ 160.00
6	Marina	400 Sadowski Cswy	2	\$ 160.00
7	Causeway Shopping Center	300 Sadowski Cswy	6	\$ 480.00
8	Glunz Ocean Beach Club	351 E. Ocean Dr.	38	\$ 3,040.00
9	Dry Tortugas	301 E Ocean Dr.	8	\$ 640.00
10	Key Colony Beach Motel	441 E. Ocean Dr.	40	\$ 3,200.00
11	Havanah Jacks	401 E. Ocean Dr.	5	\$ 400.00
	Total			\$ 8,560.00

Key Colony Beach Residential Property

Item	Description	Address	Residential Units	2025-2026 Tax
1	Continental Inn	1121 W. Ocean Dr.	43	\$ 3,440.00
2	Sea Isle Condominium	1101 W. Ocean Dr.	36	\$ 2,880.00
3	Sunset Beach Club	581 E. Ocean Dr.	36	\$ 2,880.00
4	Seapointe Condominium	101 E. Ocean Dr.	30	\$ 2,400.00
5	Cay Condominium	601 W. Ocean Dr.	51	\$ 4,080.00
6	Castillo Del Sol	799 W. Ocean Dr.	30	\$ 2,400.00
7	Key Colony Point	1133 W. Ocean Dr.	37	\$ 2,960.00
8	Standard single family home		1	\$ 80.00



Published Weekly
Marathon, Monroe County, Florida

PROOF OF PUBLICATION

STATE OF FLORIDA COUNTY OF MONROE

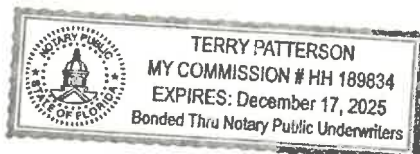
Before the undersigned authority personally appeared **JASON KOLER** who on oath, says that he is **PUBLISHER of the WEEKLY NEWSPAPERS**, a weekly newspaper published in Marathon, in Monroe County, Florida: that the attached copy of advertisement was published in said newspaper in the issues of: (date(s) of publication)

June 26, 2025

Affiant further says that the said **WEEKLY NEWSPAPERS** is a newspaper published at Marathon, in said Monroe County, Florida, and that the said newspaper has heretofore been continuously published in said Monroe County, Florida, once each week (on Thursday) and has been qualified as a second class mail matter at the post office in Marathon, in Monroe County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement. The affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s) and that The Weekly Newspapers is in full compliance with Chapter 50 of the Florida State Statutes on Legal and Official Advertisements.

Sworn to and subscribed before me
this 26 day of JUNE 2025.
(SEAL)

Notary



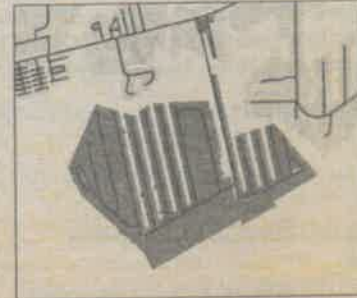
City of Key Colony Beach

201 Sea View Key Colony Beach, Florida • Phone 305-289-1212 • Fax 305-289-1217



NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF STORMWATER SERVICE SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of Key Colony Beach, Florida, will conduct a public hearing to consider imposing stormwater service assessments for the Fiscal Year beginning October 1, 2025, against properties located within the incorporated area of the City, to fund the cost of stormwater management services, facilities and programs provided to such properties and to authorize collection of such assessments on the tax bill.



The public hearing will be held at 9:30 a.m. on July 17, 2025, at the City of Key Colony Beach - Marble Hall, 600 W. Ocean Drive, Key Colony Beach, FL 33051 for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 calendar days of the date of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. It is the policy of the City of Key Colony Beach to comply with all requirements of the Americans with Disabilities Act (ADA). Persons who need accommodations in order to attend or participate in this meeting should contact the City Clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance.

The Stormwater Service Assessments are proposed to fund the City's cost to provide Stormwater Management Services in the area shown above. The Stormwater Service Assessments are imposed upon each lot and parcel within the City for services and facilities provided by the stormwater management utility. For purposes of imposing the Stormwater Service Assessment, all lots and parcels within the City are classified into the following two customer classes: (1) Residential, which includes vacant properties zoned residential and (2) Commercial, which includes governmental, hotels and other.

The Stormwater Service Assessment imposed shall be the rate of eighty dollars (\$80.00) per residential unit or residential vacant lot and eighty dollars (\$80.00) per commercial parcel. The total annual stormwater assessment revenue to be collected within the City of Key Colony Beach for the upcoming fiscal year is estimated to be \$125,000.

Copies of the ordinance and other legal documentation for the assessment program are available for inspection at the City Clerk's office, located at City Hall - 600 West Ocean Drive, Key Colony Beach, FL 33051.

If you have any questions, please contact the City at 305-289-1212, Monday through Friday between 9:00 a.m. and 4:00 p.m.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

CITY COMMISSION OF KEY COLONY BEACH, FLORIDA

Publish: June 26, 2025. The Weekly Newspapers

**CITY OF KEY COLONY BEACH, FLORIDA
RESOLUTION 2025-06**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA; DETERMINING THE PROPOSED MILLAGE RATE, AND THE CURRENT YEAR ROLLED-BACK RATE, AND THE DATE, TIME AND PLACE FOR THE FIRST AND SECOND BUDGET PUBLIC HEARINGS AS REQUIRED BY LAW; DIRECTING THE FINANCE DIRECTOR TO FILE SAID RESOLUTION WITH THE PROPERTY APPRAISER OF MONROE COUNTY PURSUANT TO THE REQUIREMENTS OF FLORIDA STATUTES AND THE RULES AND REGULATIONS OF THE DEPARTMENT OF REVENUE OF THE STATE OF FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on July 1, 2025, the Honorable Scott P. Russell, Property Appraiser of Monroe County, Florida (the "Property Appraiser"), served upon the City of Key Colony Beach (the "City"), a "Certification of Taxable Value" certifying to the City its 2025 taxable value; and

WHEREAS, the City Commission has reviewed the taxable value supplied by the Property Appraiser in accordance with Section 200.065, *Florida Statutes*, et seq.; and

WHEREAS, the provisions of Section 200.065, *Florida Statutes*, requires that within thirty-five (35) days of service of the Certification of Taxable Value upon a municipality, said municipality shall be required to furnish to the Property Appraiser the proposed millage rate, the current year rolled-back rate, and the date, time and place at which a public hearing will be held to consider the proposed millage and the tentative budget; and

WHEREAS, the City Commission desires to announce the dates of the first and second public hearings to the Property Appraiser.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, THAT:

Section 1. The proposed millage is declared to be 2.82 mills, which is \$ 2.82 per \$1,000.00 of assessed property within the City of Key Colony Beach, Florida. The proposed millage is 8.92 % greater than the rolled back rate.

Section 2. The current year rolled-back millage rate, computed pursuant to Section 200.065, *Florida Statutes*, is 2.5890 mills, which is \$2.5890 per \$1,000.00 of assessed value.

Section 3. The maximum millage rate which may be adopted by a *majority vote* of the governing body, pursuant to Section 200.185, *Florida Statutes*, is 2.7058 mills, which is \$2.7058 per \$ 1,000.00 of assessed value.

Section 4. That the date, time, and place of the first and second public hearings are set by the City Commission as follows:

<u>Date</u>	<u>Time</u>	<u>Place</u>
Thursday, September 11, 2025	5:05 p.m.	City of Key Colony Beach, Marble Hall, 600 W. Ocean Drive Key Colony Beach, Florida
Thursday, September 18, 2025	5:05 p.m.	City of Key Colony Beach, Marble Hall 600 W. Ocean Drive Key Colony Beach, Florida

Section 5. The Finance Director is directed to electronically submit a certified copy of this resolution to the Monroe County Property Appraisers Office.

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF KEY COLONY BEACH, FLORIDA, THIS 17th day of July 2025.

THE CITY OF KEY COLONY BEACH, FLORIDA

Freddie Foster, Mayor

Silvia Roussin, City Clerk

(City Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA ONLY:

Dirk Smits, City Attorney

ORDINANCE NO. 2025-499

**AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA;
AMENDING CHAPTER FIFTEEN OF THE CODE OF ORDINANCES,
ENTITLED STORMWATER UTILITY SYSTEM; AND PROVIDING FOR
CODIFICATION; REPEALING ANY INCONSISTENT PROVISIONS;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, the City of Key Colony Beach supports protection of our environment by controlling stormwater run-off and containment of any contaminants therein and,

WHEREAS, the City of Key Colony Beach has provided for water quality improvements in a stormwater master plan, project site, construction bids, and design for stormwater improvements and,

WHEREAS, the City of Key Colony Beach is required to establish a system of user fees, charges or assessments to provide for the maintenance, operation and recovery of capital costs associated with stormwater management, a current copy of the City's unit assessment is attached hereto as Exhibit "A" and,

WHEREAS, the City of Key Colony Beach would like to increase the annual assessment to improve the Stormwater financial position in order to continue with proposed projects to mitigate localized flooding from excessive rain events,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1: Recitals

The above recitals are true and correct.

Section 2: Effective Date

This Ordinance shall become effective upon approval by the City Commission.

Section 3: Amendment

Section 15-4 of Article I, "Stormwater Utility System" of the City of Key Colony Beach, Florida Code of Ordinances shall be amended to read as follows:

Sec. 15-4. Schedule of rates.

- (a) The city administrator is directed to prepare a list of lots and parcels within the city and assign a classification of residential or commercial to each lot or parcel.
- (b) The service assessment imposed shall be the rate of eighty dollars (\$80.00) per residential unit or residential lot or ~~one hundred sixty dollars (\$160.00)~~ eighty dollars (\$80.00) per commercial ~~parcel~~ unit, plus any delinquency or past due amounts attributable to each residential unit, or residential or commercial ~~parcel~~ unit for stormwater services and facilities provided during the delinquency period.

FIRST READING by the City of Key Colony Beach City Commission this 11th day of June 2025.

Mayor Freddie Foster	NO _____	YES ____x____
Vice-Mayor Joey Raspe	**absent	
Commissioner Tom Harding	NO _____	YES ____x____
Commissioner Tom DiFransico	NO _____	YES ____x____
Commissioner Doug Colonell	NO _____	YES ____x____

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach City Commission on this 17th day of July, 2025.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____

DULY PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, this 17th day of July 2025.

Freddie Foster, Mayor

Silvia Roussin, City Clerk

Approved as to form and legal sufficiency:

Dirk M. Smits, Esq. B.C.S., City Attorney

Key Colony Beach Commercial Property

Item	Description	Address	Units	2025-2026 Tax
1	Cabana Club	425 E. Ocean Dr.	3	\$ 240.00
2	KCB Realty	220 Sadowski Cswy	1	\$ 80.00
3	Circle K Gas Station	13100 Overseas Hwy	1	\$ 80.00
4	Mobile Gas Station	13155 Overseas Hwy	1	\$ 80.00
5	Key Colony Inn Restaurant	700 W. Ocean Dr.	2	\$ 160.00
6	Marina	400 Sadowski Cswy	2	\$ 160.00
7	Causeway Shopping Center	300 Sadowski Cswy	6	\$ 480.00
8	Glunz Ocean Beach Club	351 E. Ocean Dr.	38	\$ 3,040.00
9	Dry Tortugas	301 E Ocean Dr.	8	\$ 640.00
10	Key Colony Beach Motel	441 E. Ocean Dr.	40	\$ 3,200.00
11	Havanah Jacks	401 E. Ocean Dr.	5	\$ 400.00
	Total			\$ 8,560.00

Key Colony Beach Residential Property

Item	Description	Address	Residential Units	2025-2026 Tax
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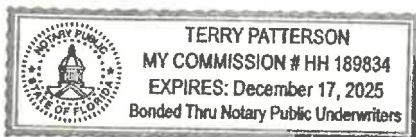
Before the undersigned authority personally appeared **JASON KOLER** who on oath, says that he is **PUBLISHER of the WEEKLY NEWSPAPERS**, a weekly newspaper published in Marathon, in Monroe County, Florida: that the attached copy of advertisement was published in said newspaper in the issues of: (date(s) of publication)

July 3, 2025

Affiant further says that the said **WEEKLY NEWSPAPERS** is a newspaper published at Marathon, in said Monroe County, Florida, and that the said newspaper has heretofore been continuously published in said Monroe County, Florida, once each week (on Thursday) and has been qualified as a second class mail matter at the post office in Marathon, in Monroe County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement. The affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s) and that The Weekly Newspapers is in full compliance with Chapter 50 of the Florida State Statutes on Legal and Official Advertisements.

Sworn to and subscribed before me
this 3 day of July, 2025.
(SEAL)

Notary



CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
"SECOND/FINAL READING OF
ORDINANCE NO. 2025-499"
NOTICE IS HEREBY GIVEN that
the City Commission of the
City of Key Colony Beach,
Florida, will hold the following
Public Hearing to hear
amendments to the City's
Code of Ordinances.
DATE/TIME: Thursday, July
17th, 2025, 9:40 am OR at
the conclusion of the Public
Hearing
LOCATION: City of Key Colony
Beach, Marble Hall, 600 W.
Ocean Dr., Key Colony Beach.
The proposed Ordinance to be
heard by the City Commission
is (ORDINANCE NO. 2025-499),
entitled: "AN ORDINANCE
OF THE CITY OF KEY
COLONY BEACH, FLORIDA:
AMENDING CHAPTER
FIFTEEN OF THE CODE OF
ORDINANCES, ENTITLED
STORMWATER UTILITY
SYSTEM; AND PROVIDING FOR
CODIFICATION; REPEALING
ANY INCONSISTENT
PROVISIONS; PROVIDING
FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE
DATE."
The Business Impact
Statement is available for
review on the City of Key
Colony Beach's website at
www.keycolonybeach.net and
at City Hall at 600 W. Ocean
Drive, Key Colony Beach.
Interested parties may appear
at the meeting and be heard
with respect to the proposed
ordinance. Copies of the
proposed Ordinance are
available for inspection at the
City Hall of Key Colony Beach.
If any person decides to
appeal any decision made
by the Key Colony Beach City
Commission with respect to
any matter considered at the
Code Amendment Hearing,
that person will need a record
of the proceeding and for
such purpose may need to
ensure that a verbatim record
of the proceedings is made,
which record includes the
testimony and evidence upon
which the appeal is to be
based.
If you are unable to attend the
Public Hearing on Thursday,
July 17th, 2025, but wish
to comment, please direct
correspondence to the City
Clerk, P.O. Box 510141, Key
Colony Beach, FL 33051,
and your comments will be
entered into the record.
To be published: On or before
July 7th, 2025
City Clerk
City of Key Colony Beach,
Florida
Publish:
July 3, 2025
The Weekly Newspapers



Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Key Colony Beach, Florida's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **[ORDINANCE NO. 2025-499], entitled: "AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA; AMENDING CHAPTER FIFTEEN OF THE CODE OF ORDINANCES, ENTITLED STORMWATER UTILITY SYSTEM; AND PROVIDING FOR CODIFICATION; REPEALING ANY INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE."**

The City of Key Colony Beach, Florida (hereinafter "City") is of the view that the following exception(s) to the Business Impact Estimate requirement apply that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;

c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.
In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

[ORDINANCE NO. 2025-499], entitled: “AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA; AMENDING CHAPTER FIFTEEN OF THE CODE OF ORDINANCES, ENTITLED STORMWATER UTILITY SYSTEM; AND PROVIDING FOR CODIFICATION; REPEALING ANY INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.”

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

None.

3. Estimate of direct compliance costs that businesses may reasonably incur:

None.

4. Any new charge or fee imposed by the proposed ordinance:

The service assessment imposed shall be the rate of eighty dollars (\$80.00) per residential unit or residential lot or one hundred sixty dollars (\$160.00) eighty dollars (\$80.00) per commercial parcel, plus any delinquency or past due amounts attributable to each residential unit, or residential or commercial parcel for stormwater services and facilities provided during the delinquency period.

5. Estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

A total of \$125,000.00 in revenue from residential and commercial units.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

9.

7. Additional information (if any but may wish to include the methodology used to derive information for #1 and #2, above. For example: the City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on the City's website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

None.

ORDINANCE NO. 2025-500

AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA; AMENDING CHAPTER FOURTEEN OF THE CODE OF ORDINANCES, ENTITLED SEWERS AND SEWAGE DISPOSAL, SECTION 14-6 MONTHLY RATES AND CHARGES, AND PROVIDING FOR CODIFICATION; REPEALING ANY INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Key Colony Beach provides sewer facilities and bills residential property owners for those services quarterly and commercial customers monthly; and

WHEREAS, the quarterly and monthly rates were increased in October 2024; and

WHEREAS, the City Commission deems it necessary to increase commercial wastewater billing rates to promote fairness and ensure the financial responsibility of the City's wastewater utility; and

WHEREAS, the City Commission desires that the sewer treatment plant and system operate in a financially responsible manner and not deplete current reserves; and

WHEREAS, the City Commission desires to protect the health and safety of the citizens through routine maintenance of the sewer treatment plant and infrastructure.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, as follows: (Additions to the ordinance are underlined; deletions are ~~crossed-out~~.)

Section 1: Recitals

The above recitals are true and correct.

Section 2: Amending Section 14-6 of the Code of Ordinances

Section 14-6 of the Code of Ordinances for the City of Key Colony Beach, Florida, are hereby amended as follows:

CHAPTER 14. SEWERS AND SEWAGE DISPOSAL

Section 14-6. Monthly rates and charges.

The monthly rates and charges for the services and uses of the city sewer facilities will be as follows:

Residential living unit . .	\$71.00 (\$213.00/quarter) \$74.00 (\$222/quarter)
Apartment and condominium living unit .	\$71.00 (\$213.00/quarter) \$74.00 (\$222/quarter)
Laundry machines, commercial, standard load (that are	

a part of apartments and condominiums) . . .	\$32.00	\$33.34
Laundry machines, commercial, large load (that are a part of apartments and condominiums) . . .	\$97.50	\$101.60
Recreational buildings (that are a part of apartments or condominiums) . . .	\$80.00	\$83.36
All commercial accounts, per 100 gallons of water consumed	\$2.47	\$2.57

Or a minimum of ~~64.00~~ ~~\$71.00~~ **\$74.00** per unit monthly, whichever is greater.
User of sewer system facilities not otherwise listed above to be determined by use factors.

Monthly rates and charges listed above shall be effective October 1, 2024 **2025**.

Section 3: Severability and Conflict

If any portion of this Ordinance is declared by a Court of competent jurisdiction to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining portions of this ordinance. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4: Inclusion in the Code of Ordinances and Land Development Regulations

The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the City of Key Colony Beach, Florida, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the code.

Section 5: Effective Date

This Ordinance shall become effective upon its final adoption by the City of Key Colony Beach, Florida Commission.

FIRST READING by the City of Key Colony Beach City Commission this 17th day of July, 2025.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____

[THIS SPACE INTENTIONALLY LEFT BLANK]

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach City Commission on this 21st day of August, 2025.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____

DULY PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, this 21st day of August, 2025.

Freddie Foster, Mayor

Silvia Roussin, City Clerk

Approved as to form and legal sufficiency:

Dirk M. Smits, Esq. B.C.S., City Attorney

ORDINANCE NO. 2025-501

AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING CODE OF ORDINANCE ARTICLE VI – FINANCE, SECTION 2-75 TO INCREASE THE COMPETITIVE BIDDING THRESHOLD TO ALIGN WITH FLORIDA STATUTE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes § 287.057(3) provides that purchases exceeding the threshold in Category Two must generally follow competitive sealed bid or proposal procedures, except under limited statutory exemptions such as single-source procurement; and

WHEREAS, Category Two, as defined in Florida Statutes § 287.017, currently establishes a threshold of \$35,000.00, which is widely recognized by state agencies and municipalities as the point at which formal competitive procurement requirements apply; and

WHEREAS, aligning the City’s formal bid threshold with the Category Two threshold established in Florida law ensures consistency with state procurement standards and facilitates streamlined compliance; and

WHEREAS, modernizing the City’s procurement threshold to match the \$35,000 limit improves efficiency without compromising transparency or fiscal oversight, particularly for purchases that qualify as single-source acquisitions under Florida law; and

WHEREAS, increasing the formal bid threshold to \$35,000.00 will allow the City to respond more quickly to operational needs, reduce procedural delays, and better manage taxpayer resources.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1: Recitals

The above recitals are true and correct.

Section 2: Effective Date

This Ordinance shall become effective upon approval by the City Commission.

Section 3: Amendment

Section 2-75 of Article VI, “Finance” of the Administration of the City of Key Colony Beach, Florida Code of Ordinances shall be amended to read as follows:

Sec. 2-75. - Purchases or contracts.

(a) No purchase or contract for purchase of equipment, material, supplies or services, other than professional services exempt under Florida Statute, may be made by the city commission

when the purchase price thereof is in excess of ~~twenty-five thousand dollars (\$25,000.00)~~ thirty-five thousand dollars (\$35,000.00) unless made after open competitive bidding. The city commission shall have the right to accept or refuse any or all bids. This requirement applies to a single and not a cumulative project. This requirement shall not apply to purchases of commodities and contractual services from purchasing agreements established by and maintained by the State of Florida. It further does not apply to purchases of commodities, equipment, or material exempted from bidding by Florida Statutes where available only from a single source. This section shall not be construed to limit or prevent any exemptions from bidding requirements provided by Florida Statutes.

Section 4: Severability and Conflict

If any portion of this ordinance is declared by a Court of competent jurisdiction to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining portions of this ordinance. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: Inclusion in the Code of Ordinances

The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the City of Key Colony Beach, Florida, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the code:

Section 6: Effective Date

This ordinance shall become effective upon its adoption by the City of Key Colony Beach Commission.

FIRST READING by the City of Key Colony Beach City Commission this 11th day of June 2025.

Mayor Freddie Foster	NO _____	YES <u> x </u>
Vice-Mayor Joey Raspe	**absent	
Commissioner Tom Harding	NO _____	YES <u> x </u>
Commissioner Tom DiFransico	NO _____	YES <u> x </u>
Commissioner Doug Colonell	NO _____	YES <u> x </u>

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach City Commission on this 17th day of July 2025.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____
Commissioner _____	NO _____	YES _____

DULY PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, this 17th day of July, 2025.

Freddie Foster, Mayor

Silvia Roussin, City Clerk

Approved as to form and legal sufficiency:

Dirk M. Smits, Esq. B.C.S., City Attorney



Published Weekly
Marathon, Monroe County, Florida

PROOF OF PUBLICATION

STATE OF FLORIDA COUNTY OF MONROE

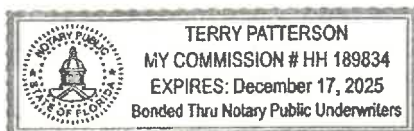
Before the undersigned authority personally appeared **JASON KOLER** who on oath, says that he is **PUBLISHER** of the **WEEKLY NEWSPAPERS**, a weekly newspaper published in Marathon, in Monroe County, Florida: that the attached copy of advertisement was published in said newspaper in the issues of: (date(s) of publication)

July 3, 2025

Affiant further says that the said **WEEKLY NEWSPAPERS** is a newspaper published at Marathon, in said Monroe County, Florida, and that the said newspaper has heretofore been continuously published in said Monroe County, Florida, once each week (on Thursday) and has been qualified as a second class mail matter at the post office in Marathon, in Monroe County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement. The affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s) and that The Weekly Newspapers is in full compliance with Chapter 50 of the Florida State Statutes on Legal and Official Advertisements.

Sworn to and subscribed before me
this 3 day of July, 2025.
(SEAL)

Notary



CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
"SECOND/FINAL READING OF
ORDINANCE NO. 2025-501"
NOTICE IS HEREBY GIVEN that
the City Commission of the
City of Key Colony Beach,
Florida, will hold the following
Public Hearing to hear
amendments to the City's
Code of Ordinances.
DATE/TIME: Thursday, July
17th, 2025, 9:40 am OR at
the conclusion of the Public
Hearing
LOCATION: City of Key Colony
Beach, Marble Hall, 600 W.
Ocean Dr., Key Colony Beach,
Florida.
The proposed Ordinance to be
heard by the City Commission
is (ORDINANCE NO. 2025-501),
entitled: "AN ORDINANCE OF
THE CITY OF KEY COLONY
BEACH, FLORIDA, AMENDING
CODE OF ORDINANCE
ARTICLE VI - FINANCE,
SECTION 2-75 TO INCREASE
THE COMPETITIVE BIDDING
THRESHOLD TO ALIGN
WITH FLORIDA STATUTE;
REPEALING CONFLICTING
ORDINANCES; PROVIDING
FOR SEVERABILITY, AND
PROVIDING FOR AN
EFFECTIVE DATE."
The Business Impact
Statement is available for
review on the City of Key
Colony Beach's website at
www.keycolonybeach.net and
at City Hall at 600 W. Ocean
Drive, Key Colony Beach.
Interested parties may appear
at the meeting and be heard
with respect to the proposed
ordinance. Copies of the
proposed Ordinance are
available for inspection at the
City Hall of Key Colony Beach.
If any person decides to
appeal any decision made
by the Key Colony Beach City
Commission with respect to
any matter considered at the
Code Amendment Hearing,
that person will need a record
of the proceeding and for
such purpose may need to
ensure that a verbatim record
of the proceedings is made,
which record includes the
testimony and evidence upon
which the appeal is to be
based.
If you are unable to attend the
Public Hearing on Thursday,
July 17th, 2025, but wish
to comment, please direct
correspondence to the City
Clerk, P.O. Box 510141, Key
Colony Beach, FL 33051,
and your comments will be
entered into the record.
To be published: On or before
July 7th, 2025
City Clerk
City of Key Colony Beach,
Florida
Publish:
July 3, 2025
The Weekly Newspapers



Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Key Colony Beach, Florida's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **[ORDINANCE NO. 2025-501]: "AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING CODE OF ORDINANCE ARTICLE VI – FINANCE, SECTION 2-75 TO INCREASE THE COMPETITIVE BIDDING THRESHOLD TO ALIGN WITH FLORIDA STATUTE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE."**

The City of Key Colony Beach, Florida (hereinafter "City") is of the view that the following exception(s) to the Business Impact Estimate requirement apply that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☒ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

- b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
- c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
- d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

[ORDINANCE NO. 2025-501], entitled: “**AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING CODE OF ORDINANCE ARTICLE VI – FINANCE, SECTION 2-75 TO INCREASE THE COMPETITIVE BIDDING THRESHOLD TO ALIGN WITH FLORIDA STATUTE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**”

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

None.

3. Estimate of direct compliance costs that businesses may reasonably incur:

None.

4. Any new charge or fee imposed by the proposed ordinance:

None.

5. Estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

None.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None.

7. Additional information (if any but may wish to include the methodology used to derive information for #1 and #2, above. For example: the City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on the City's website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

None.

City of Key Colony Beach Treasurer's Report – July 17, 2025

June 30, 2025, financial summary – General Fund

- ✓ 9th Month of the 2025 fiscal year budget- Monthly plot below:
 - Will update once June Financials are released

Key Colony Beach City Commission Meeting July 17, 2025

Monroe County Local Mitigation Work Group Meeting – 5 Year plan

- 2nd Public meeting was completed July 01, 2025
- Final Workgroup Meeting completed July 01, 2025
- Next steps:
 - State Review
 - Monroe County Commission Review
 - Key Colony Beach will need to provide a Resolution at a later date of the final approval

FDOT Long Key Bridge and Seven Mile Bridge Project Update

- Public meeting on June 26, 2025
- Long Key Bridge (44 years old), replacement has been paused due to funding
 - Planned for “Rehabilitation” project with work to start 2030
- Seven Mile Bridge (43 years old) replacement has been paused due to funding
 - Planned for “Rehabilitation” project 1 to start December 2025 through October 2026
 - Planned for “Rehabilitation” project 2 to start 2032

Committee on Community Affairs

CS/CS/SB 180 — Emergencies

by Appropriations Committee; Community Affairs Committee; and Senator DiCeglie

The bill makes various changes relating to the preparation and response activities of state and local government when emergencies impact the state. Regarding the responsibilities of the Florida Division of Emergency Management (FDEM), the bill:

- Requires the FDEM, for the purpose of the Hurricane Loss Mitigation Program, to prioritize use of funds for shelters located in counties, rather than regional planning councils, that have a shelter deficit, and for projects that are publicly owned, other than schools.
- Combines the FDEM shelter reports and requires it to be submitted to the Governor and Legislature annually, rather than biennially, and requires prioritization of non-school public facilities to be recommended for retrofit.
- Directs the FDEM to conduct annual regional hurricane readiness sessions and provide biennial emergency management training for specified county and municipal personnel.
- Renames the Natural Hazards Interagency Workgroup as the “Natural Hazards Risks and Mitigation Interagency Coordinating Group,” of which the executive director of the FDEM is the administrator and substantially revises the membership and duties of the group.
- Requires the FDEM to report annually to the Legislature on the expenditures related to emergencies incurred over the past year, including a summary of the event, detailed expenditures, and an accounting of all inventory and assets purchased (effective January 1, 2026).
- Requires contracts executed to support the response to a declared state of emergency to be posted on the state’s secure contract tracking system (effective January 1, 2026).
- Provides additional requirements for the FDEM handling of federal funds, including legislative notification for innovative uses and standardizing and streamlining processes related to the distribution of federal financial assistance to state and local agencies.
- Requires state agencies, counties, and municipalities to notify the FDEM by May 1 annually of the person designated as the emergency contact for the state agency, county, or municipality, and his or her alternate.
- Requires the Department of Environmental Protection (DEP) to submit and biannually update a Flood Inventory and Restoration Report to the FDEM, working with water management districts, local governments, and operators of public and private stormwater systems to identify flooding risks, provide inspection schedules, and list funding priorities.
- Requires the FDEM to consult with local governments and the appropriate state agencies to recommend statutory changes to streamline the permitting process for repairing and rebuilding structures damaged by natural emergencies and submit a report to the Legislature by July 1, 2026.

Regarding the emergency preparedness and response duties and directives of local governments, the bill:

- Requires each county and municipality to post certain information related to emergency response and preparation on its website, including frequently asked questions related to natural emergency response and preparedness, a disaster supply and emergency shelter list, links to information about flood zone, a checklist for post-storm recovery, and information specific to persons with disabilities.
- Requires each county and municipality to develop a post-storm permitting plan to expedite recovery and rebuilding and ensure sufficient staffing for increased permitting and inspection demands. Each local government must also publish on its website a post-storm permitting guide to advise residents of post-storm permitting procedures and rebuilding requirements.
- Directs each county and municipality to apply to the DEP for authorization of at least one debris management site and encourages local governments to add an addendum to existing solid waste contracts for the collection of storm-generated debris.
- Prohibits each county and municipality located within an area for which a state of emergency is declared for a hurricane or tropical storm from increasing building permit or inspection fees for 180 days after the declaration.
- Prohibits a local government participating in the National Flood Insurance Program from adopting cumulative substantial improvement periods, also known as “lookback ordinances.”
- Prohibits the imposition of impact fees for replacement structures if the land use is the same as the original, unless a replacement structure increases demand on public facilities.
- Increases the threshold above which a property appraiser must assess repairs at just value after damage due to calamity to 130 percent of the square footage before destruction or 2,000 total square feet.

Additionally, for one year after a hurricane makes landfall, the bill prohibits certain counties and municipalities from proposing or adopting a moratorium on the construction or redevelopment of property or more restrictive or burdensome regulations or procedures pertaining to land development. If these provisions are not followed, the bill provides a procedure for a person to file a suit against a local government for declaratory and injunctive relief and entitles a prevailing plaintiff reasonable attorney fees and costs. A county listed in a federal disaster declaration, or a municipality located within such a county, located entirely or partially within 100 miles of a hurricane’s track is subject to the prohibition.

For Hurricane Debby, Hurricane Helene, and Hurricane Milton, the bill provides similar prohibitions on construction moratoriums and burdensome or restrictive regulations. The provisions apply until October 1, 2027, and are applied retroactively to August 1, 2024.

The Office of Program Policy Analysis and Government Accountability (OPPAGA) must study the actions of local government after hurricanes which are related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders. The OPPAGA must submit a report to the Legislature by December 1, 2025, which includes recommendations for options to remove impediments to construction,

reconstruction, or redevelopment and prevent local governments from implementing burdensome or restrictive procedures or processes.

The bill also introduces the following policy changes aimed at enhancing the state's emergency preparedness and response efforts:

- Allows Florida National Guard servicemembers to provide medical care within their scope of licensure to military personnel and civilians during emergencies.
- Provides for the tolling and extension of a formal determination of the delineation of the extent of wetlands in the event a state of emergency is declared, which applies retroactively to January 1, 2023.
- Requires a tenant to be given an opportunity to collect his or her belongings or given notice of a date by which the tenant will be able to do so when a rented premise is damaged or destroyed.
- Extends the evacuation clearance time for the Florida Keys Area of Critical State Concern from 24 hours to 24.5 hours and directs the Department of Commerce to conduct a study to determine the number of building permit allocations that may be distributed based on this change. Such building permit allocations may not exceed 900 total allocations and must be distributed over 10 years. The bill also establishes requirements for distribution and issuance of the permits.
- Provides for the regulation of hoisting equipment during hurricanes, requiring equipment to be secured in a specified manner no later than 24 hours before the impacts of a hurricane are anticipated to begin. The Florida Building Commission must establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report to the Legislature by December 31, 2026.
- Provides that the estimated costs of a renovation of property damaged by a natural disaster must exceed 75 percent of the fair market value of the building prior to the disaster before the property must be rebuilt to current thermal efficiency standards.
- Requires the Department of Veterans Affairs to provide special needs shelter registration information to its clients and caregivers.
- Requires the Florida Housing Finance Corporation to enter into a memorandum of understanding with the Department of Elder Affairs and with the Agency for Persons with Disabilities to ensure special needs shelter registry information is provided to residents of low-income senior independent living facilities and independent living properties for persons with disabilities that received funding through the corporation.
- Provides that a caregiver of a person with special needs who is eligible for admission to a special needs shelter, and all persons for whom he or she is the caregiver, must be allowed to shelter together in the special needs shelter.

Finally, effective January 1, 2026, the bill requires all state and local government contracts for goods or services related to emergency response entered into, renewed, or amended on or after July 1, 2025, to include a provision that, upon breach during an emergency recovery period, the contractor is required to pay actual, consequential, and liquidated damages and a \$5,000 penalty. The bill defines "emergency recovery period" as the 1-year period that begins on the date the Governor initially declared a state of emergency for a natural emergency.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming a law, except as otherwise provided.

Vote: Senate 34-1; House 106-0