

**RESOLUTION NO. 2022-07**

**A RESOLUTION OF THE CITY OF KEY COLONY BEACH, FLORIDA, COMMISSION, FINDING THAT EMERGENCY CIRCUMSTANCES WARRANT EXPEDITED ADOPTION OF ORDINANCE NO. 2022-477 CONCERNING CONDEMNATION AND DEMOLITION OF UNSAFE STRUCTURES, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of Key Colony Beach Commission (the “Commission”) finds that dangerous buildings and unsafe structures present an undue risk to the health, safety, and welfare of City residents, particularly during hurricane season; and

**WHEREAS**, on or about June 9, 2022, the Commission will consider the adoption of Ordinance No. 2022-477 in order to create a procedure by which the City may seek the condemnation and demolition of dangerous structures and unsafe dwellings within the City when all other methods for ensuring the safety of residents have failed; and

**WHEREAS**, the Commission is aware of at least one property in the City containing a structure declared unsafe, dangerous, and uninhabitable by the City Building Official, and that has remained in this state despite multiple attempts by the City to compel the owner to rectify the dangerous conditions; and

**WHEREAS**, the Commission acknowledges widely published expert predictions that the 2022 hurricane season will be unusually active, including but not limited to the predictions of the National Oceanic and Atmospheric Administration (NOAA), and finds that an unusually active hurricane season will unduly enhance the risk to residents created by dangerous buildings and unsafe structures in the City; and

**WHEREAS**, Florida Statute § 166.041(3)(b) authorizes the Commission to enact ordinances via expedited procedure when emergency circumstances warrant such adoption; and

**WHEREAS**, the Commission finds that immediate action is needed to ensure that dangerous buildings and unsafe structures within the City are secured in a manner that minimizes risk to residents during the 2022 hurricane season;


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

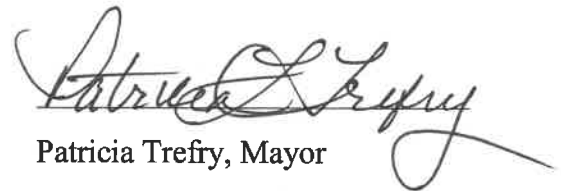
1. The City of Key Colony Beach Commission hereby finds that the presence of dangerous buildings in the City are a serious condition affecting the health, safety, and welfare of residents.
2. The City of Key Colony Beach Commission finds that certain dangerous structures currently exist in the City, and that due to the threat these structures present to the physical safety of certain City residents during the 2022 hurricane season, adoption of Ordinance No. 2022-477 on an emergency basis is warranted.

3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Of Key Colony Beach Commission, at a regular meeting of the Commission held on June 9, 2022.

Mayor Patricia Trefry	NO _____	YES <u>✓</u>
Vice-Mayor Tom Harding	NO _____	YES <u>✓</u>
Commissioner John DeNeale	NO _____	YES <u>✓</u>
Commissioner Ron Sutton	NO _____	YES <u>✓</u>
Commissioner Beth Ramsay-Vickrey	NO _____	YES <u>✓</u>

  
Silvia Gransee, City Clerk

  
Patricia Trefry, Mayor

(City Seal)

Approved as to form and legal sufficiency:

By the Office of the City Attorney  
c/o Dirk M. Smits, Esq.  
Vernis & Bowling, of the Florida Keys, P.A.  
81990 Overseas Highway, 3<sup>rd</sup> Floor  
Islamorada, Florida 33036  
Tel: (305) 664-4675  
Fax: (305) 664-5414  
Email: [dsmits@florida-law.com](mailto:dsmits@florida-law.com)  
[keysfiling@florida-law.com](mailto:keysfiling@florida-law.com)