

MINUTES

KEY COLONY BEACH CITY COMMISSION TOWNHALL MEETING

Monday, April 15th 2024 – 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 Townhall meeting was called to order by Mayor Joey Raspe followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Joey Raspe, Vice-Mayor Freddie Foster, Commissioner Tom Harding, Commissioner Doug Colonell. **Absent:** Commissioner Tom DiFransico. Also present: Administrative Assistant Tammie Anderson, City Clerk Silvia Gransee.

Public Attendance: 11

- 2. Monroe County Vulnerability Assessment Project for Key Colony Beach (1st Public Hearing)**
- a. Presentation by Erin Deady, PA
 - b. Questions/Comments by the Commission & Public

Erin Deady, Attorney and Urban Planner for Monroe County introduced herself to the Commission and gave her presentation on the Vulnerability Assessment Study. Erin Deady informed on the CRS Community Rating System through FEMA and the effort to maintain or to increase the CRS score. Erin Deady further informed for the city to have worked with the County over the last several years to obtain and understand elevation data and how flooding impacts roads. Erin Deady reported to be the project manager for the Vulnerability Assessment and also to help with the City's Comprehensive Plan in the Coastal Element. Erin Deady informed for the project to be fully funded by the State of Florida and continued explaining the grant planning process, required tasks, and work products. Erin Deady spoke on the general elements of the Vulnerability Assessment, including the meaning of exposure analysis, sensitivity, and adaptive capacity.

Erin Deady gave statutory framework requirements and spoke about the mandatory components of the assessments for Florida and the required assets that need to be looked at. Erin Deady informed of the requirement of the Vulnerability Assessment to apply to future grants, and to help establish priorities and implement future policies. Erin Deady reported on initial mapping feedback, showed mapping examples, and informed on historic recordings and the requirements to include projections.

Erin Deady continued informing how the project aligns with other resiliency efforts and initiatives, and its association with grant funding. Erin Deady spoke on the need to identify projects and for applicants not to be eligible to apply for projects if not identified in a Vulnerability Assessment. Erin Deady gave a timeline on the conclusion of the assessment and asked for questions from the audience and Commission.

A resident asked about the need to elevate every building in the city with a sea level rise of 30 inches. Erin Deady explained for the city to have many low lying buildings and for the answer to possibly be yes. Erin Deady explained for this not to happen tomorrow and the reason for the assessment is to understand what the impacts might be and when.

Erin Deady confirmed the ability to receive questions from residents and Commissioners and further stated for maps to be published once available.

Commissioner Harding talked about his efforts to establish a database on rainfall events with the South Florida Water Management District with the intent to help with grant funding and understanding true data. Erin Deady stated to be aware of the project and happy to provide the city's data to the State.

Vice-Mayor Foster asked what other cities are included in the assessment. Erin Deady explained for the City of Key West to have started and for the City of Marathon to be about six month behind. Erin Deady further informed for the Village of Islamorada to be expected to finish in June and the County having completed the study three years ago.

Vice-Mayor Foster asked for the next allocation of funds. Erin Deady explained that funding requests are submitted July 1st to September 1st each year and the Department of Environmental Protection to evaluate grant applications and send to the State Legislators by December 1st of each year. Erin Deady gave estimations on funding expectations and for the demand to exceed the allocations that are made each year.

Commissioner Harding explained that the new modeling now incorporates storm surge and rainfall to assess if roads will still be accessible.

Florence Schmidt, KCB resident, asked about disclosure requirements for real estate transactions. Erin Deady explained for the program not to place requirements on homeowners and the purpose to be to understand the impact on roads.

Erin Deady informed on the upcoming Bill HB1049 which requires more specific disclosures for real estate actions, including discloser of insurance claims having been filed on flooding, and whether federal assistance has been received for a property. Erin Deady stated to believe for the bill to be signed.

There were no additional questions and Mayor Raspe informed for Erin Deady to be at the next Townhall meeting on May13th for Part 2 of her presentation.

3. The City Commission seeks input from residents on a recommendation from the Utility Board to change the methodology in billing from a flat rate to a water-in/water out assessment via FKAA.

Mayor Raspe introduced the agenda item and recommended to the Utility Board to present an actual number for homeowners to understand proposed changes. Mayor Raspe asked to create a model to bring back to the Utility Board for a recommendation to the City Commission. Mayor Raspe asked for input from the residents on how they feel about the proposed change. Mayor Raspe explained that the proposed change would include a flat fixed costs in addition to a flowrate compared to the current flat fee.

Larry Mills, 351 4th Street, gave concerns with the proposed change and the impact of cost on his irrigation system and the cost of the installation of an irrigation meter.

Commissioner Harding also cautioned on the possible impact on properties with pools.

A resident asked for clarification on what bill would be effected by the changes, the monthly FKAA or quarterly bill from the city.

Commissioner Harding explained that the monthly charges from the FKAA are based on water meter usage for potable water and the city's quarterly bill for wastewater charges. Commissioner Harding further explained the idea to be for all charges to come from the FKAA and no longer from the city. Vice-Mayor Foster explained the current billing and for the proposed changes not to negatively impact residents that are only here for a few months out of the year. Mayor Raspe spoke on available abatements for seniors, pools, and leaks, with a voluntary participation. Vice-Mayor Foster stated the city to be unique not to charge based on consumption and the change to make it more fair for people that are not here all year and are using less water. Commissioner Harding gave details on the available abatement for pool water use and the benefits of an irrigation meter.

Barbara Cisna, 690 11th Street stated to be in favor of the change for not having a pool and not being in the city all year.

4. The City Commission seeks input from residents on a suggested Solar Field at the Retention Pond by 7th Street and Shelter Bay

Mayor Raspe introduced the agenda item and asked for comments and questions. Vice-Mayor Foster confirmed with the City Clerk on citizen correspondence on the topic and his intentions to make the public aware of the proposed project. Vice-Mayor Foster informed that most of the correspondence received was not favorable and for the residents to have an opportunity to speak on this in order for the Commission to make a decision.

Steve Dingel, 721 8th Street, spoke on behalf of Scott Dingel, 731 Shelter Bay Drive, as well as his neighbor Luis Alonso, on 940 Shelter Bay Drive, and gave disagreement with the installation of a solar field directly across their houses. Steve Dingle stated for his family to have owned property and having been residents for over 45 years and having owned their property at 721 8th Street for 24 years and stated for the proposed project not to be in the best interest of the city. Steve Dingel cautioned on the loss of the tropical look and way of life, possible financial risks, and draining field concerns. Steve Dingel further spoke about the loss of green space for wildlife and the danger of a massive structure in a hurricane. Steve Dingel stated for the Key Largo plant to be very different with no residential homes in proximity and asked the Commission to consider not to move forward with the project.

Janie Byland, 72 7th Street, agreed with Steve Dingel comments and the opposition to solar panels in the retention pond. Janie Byland asked the Commission to revisit the idea of wetlands and the need for more green space in the city. Janie Byland offered to share information from a previous proposal in 2020.

Mayor Raspe informed that the idea for wetlands in the retention pond is being considered.

Commissioner Harding gave background on the Utility budget, electricity charges, and increase in power costs. Commissioner Harding informed of a power cost increase of 26% to about \$150,000.00 in the prior year and expectations of \$122,000.00 for this year. Commissioner Harding explained that rates have changed on a monthly basis and this to be an opportunity to supplement electric use with solar power. Commissioner Harding informed for funding to be readily available, job creations, and lower costs for the city. Commissioner Harding reported on communicating with the Key Largo Plant Manager Peter Rosasco and gave details on how much power the plant generates, maintenance, and warranties. Commissioner Harding further informed for the solar panels to be hurricane rated and suggested the idea of a demonstration program to do a pilot program. Commissioner Harding spoke on the opportunities of grant funding and having the support and resource of Peter Rosasco.

A resident informed on solar covered parking on all government buildings in his hometown in New York with no negative impacts.

Steve Dingel stated there to be many options to consider and there to be still a lot of questions for residents and the city to be answered. Steve Dingel cautioned on financial obligations and suggested a different awareness approach for the city.

Commissioner Harding agreed that misinformation was received on produced energy from Burke Energy and Infrastructure grants to be available through Federal funding as well as the State of Florida.

Mayor Raspe informed for the next Townhall meeting to be on May 13th, 2024.

Steve Dingel asked for clarification on the background of the discussion.

Commissioner Harding informed on an increase in electric cost of \$50,000 in the last year which was due to the increase in the supply in natural gas to Ukraine. Commissioner Harding stated for natural gas for Florida to come mainly from Texas and talked about variables for cost increases, purpose for cost savings, and agreed on a limited amount of space in the city for solar panels. Commissioner Harding recalled cost savings in 2017 with

the new plant and gave further thoughts on future costs increases and the ability to pay for them.

5. Next Townhall Meeting: Monday, May 13th, 2024 at 9:30 am

6. Adjournment: The meeting adjourned at 10:42 am.

Respectfully submitted,

Silvia Gransee

City Clerk

ADOPTED: June 20, 2024

Silvia Gransee

City Clerk



CITY OF KEY COLONY BEACH VULNERABILITY ASSESSMENT

VULNERABILITY ASSESSMENT

APRIL 15, 2024

OTHER RESILIENCY EFFORTS



**CRS Watershed
Management Plan
to maintain or
increase CRS score**



Other efforts:

**Regional collaboration and
outreach (elevation data
and roads planning)**

**Cross-jurisdictional
partnerships**

TEAM CONDUCTING VULNERABILITY ASSESSMENT

Erin L. Deady, P.A. (policy and planning) and Clearview Geographic (GIS and flooding modeling) are known experts on conducting Vulnerability Assessment statewide:

- To date completed: 5
- Ongoing or launching by 1st Quarter 2024: 14

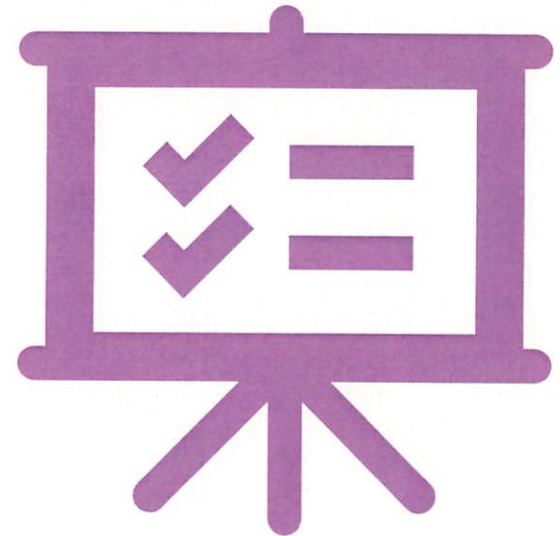
Resilient Florida Grant Support:

- 60 total planning and capital grants totaling \$143,555,663 awarded (\$48,890,647 pending 2024 Legislative appropriations)

Resiliency Comprehensive Plan and Code projects statewide: 8


OUTLINE

- What is a Vulnerability Assessment?
- Section 380.093, Florida Statutes Requirements for Vulnerability Assessment for the Resilient Florida Grant program
- Example Analysis to Date
- Schedule/Tasks/Budget
- How this Aligns with Other Resiliency Efforts/Initiatives
- Questions?



RESILIENCY PLANNING GRANT 22PLN97

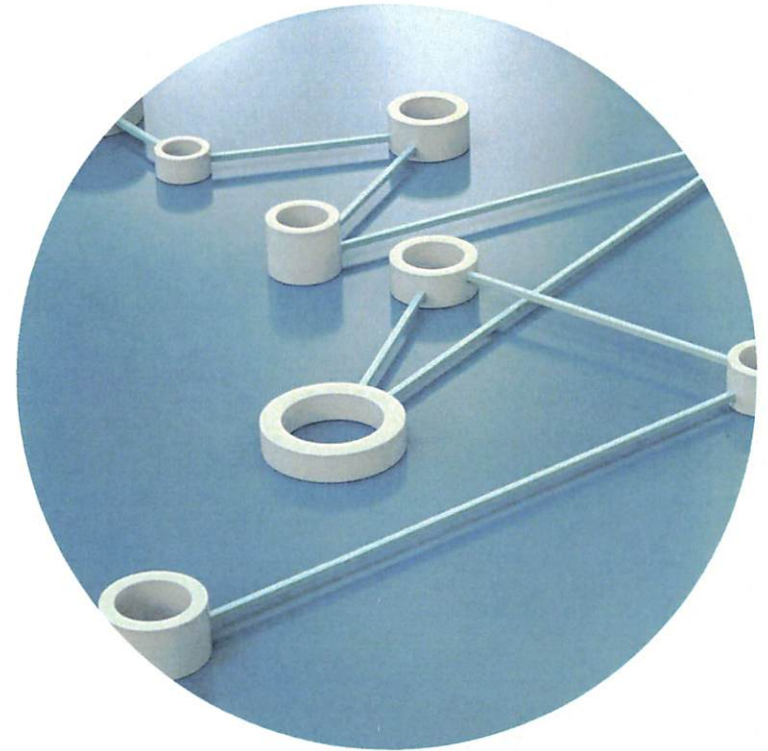
Task	Work Products:
1- Outreach and Stakeholder input	<ul style="list-style-type: none"> • (2) Public Workshops to present results of Preliminary Vulnerability Assessment • (2) City Council Briefings to present project status and outcomes • Agenda and presentation materials. Minutes, agenda and presentation materials will be included. • Story map update to incorporate new modeling output
2- Acquire Background Data	<ul style="list-style-type: none"> • Report of data compiled • Report of recommendations to bridge data “gaps” • GIS files of data
3- Exposure & Sensitivity Analysis	<ul style="list-style-type: none"> • Draft Vulnerability Assessment regarding modeling and resulting tables/maps • Critical Asset / Regionally Significant Asset List identifying flood scenario of impact • GIS files
4- Vulnerability Assessment Report/Tables and Maps	<ul style="list-style-type: none"> • Final VA Report that provides details on the results and conclusions, including illustrations via maps and tables, based on the statutorily-required scenarios and standards in s. 380.093, F.S. The Final VA Report should also include the following: outline the data compiled and the findings of the gap analysis with recommendations to address the identified data gaps and any actions taken to rectify them, if applicable; and provide details on the modeling process, type of models utilized, and resulting tables and maps illustrating flood depths for each flood scenario • A final list of critical and regionally significant assets that are impacted by flooding, which must be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset • Flooding inundation maps, GIS data
5- Peril of Flood Comp Plan Amendments	<ul style="list-style-type: none"> • Coastal Element – 2015 Statutory updates



**WHAT IS A
VULNERABILITY
ASSESSMENT?**

GENERAL ELEMENTS OF VULNERABILITY ASSESSMENTS

- Vulnerability assessments are used to ascertain the susceptibility of a natural or human system to sustaining damage from climate change. Vulnerability is a function of exposure, sensitivity, and adaptive capacity.
 - Exposure- The presence of people, livelihoods, species or ecosystems, environmental services and resources, infrastructure, or economic, social, or cultural assets in places that could be adversely affected by a hazard.
 - Sensitivity- The degree to which a system, asset, or species may be affected, either adversely or beneficially, when exposed to climate variability or change or geophysical hazards.
 - Adaptive capacity- The ability of systems, institutions, humans, and other organisms to adjust to potential damage, to take advantage of opportunities, or to respond to consequences of hazards.



**SECTION
380.093, F.S.
OVERVIEW**



STATUTORY FRAMEWORK

Section of the Law	Significance
Intent and definitions	<ul style="list-style-type: none"> Coastal and inland communities can participate Critical assets defined
Resilient Florida Grant Program	<ul style="list-style-type: none"> Items that can be funded (planning and projects) Standards for vulnerability assessments
Comprehensive Statewide Flood Vulnerability and Sea Level Rise Dataset and Assessment	Dataset to support a comprehensive statewide flood vulnerability and sea level rise assessment (inland and coastal infrastructure, geographic areas and vulnerable communities and their risk).
Statewide Flooding and Sea Level Rise Resilience Plan (local governments, flood control districts, regional resilience entities or WMDs).	Due to Legislature 12/1, 3-year planning horizon & ranked projects that address risks of flooding and sea level rise to coastal and inland communities. First one submitted for this year, December 1, 2021, will be a "preliminary plan" to address risks already identified in existing local government vulnerability assessment. 50% cost share unless disadvantaged community. Includes ranking criteria.
Regional Resilience Entities	(a) providing technical assistance to counties and municipalities, (b) coordinating multi-jurisdictional vulnerability assessments and (c) developing project proposals to be submitted for inclusion in the Statewide Flooding and Sea Level Rise Resilience Plan.
Florida Flood Hub for Applied Research and Innovation (USF)	Lead institution and engage other academic and research institutions, private partners, and financial sponsors to coordinate efforts to support applied research and innovation to address the flooding and sea level rise challenges of the state
Annual assessment of Florida's water resources and conservation lands	Expand the requirements of the existing annual assessment of Florida's water resources and conservation lands (conducted by the Office of Economic and Demographic Research) to now include flooding information

REQUIRED COMPONENTS OF VULNERABILITY ASSESSMENTS FOR FLORIDA

- Required assets:
 1. Transportation assets and evacuation routes, including airports, bridges, bus terminals, ports, major roadways, marinas, rail facilities, and railroad bridges.
 2. Critical infrastructure, including wastewater treatment facilities and lift stations, stormwater treatment facilities and pump stations, drinking water facilities, water utility conveyance systems, electric production and supply facilities, solid and hazardous waste facilities, military installations, communications facilities, and disaster debris management sites.
 3. Critical community and emergency facilities, including schools, colleges, universities, community centers, correctional facilities, disaster recovery centers, emergency medical service facilities, emergency operation centers, fire stations, health care facilities, hospitals, law enforcement facilities, local government facilities, logistical staging areas, affordable public housing, risk shelter inventory, and state government facilities.
 4. Natural, cultural, and historical resources, including conservation lands, parks, shorelines, surface waters, wetlands, and historical and cultural assets.
- 2040/2070 NOAA Intermediate Low and High Sea Level Rise
- Tidal flooding (+ future high tide), current/future storm surge > or = to 100-year flood event, rainfall for 100-year and 500-year + future conditions (to extent practicable) and combination flooding (to extent practicable)
- Compliance with FDEP Checklist is a requirements for VAs and Grant Agreements

Appendix E: Vulnerability Assessment Compliance Checklist

VULNERABILITY ASSESSMENT COMPLIANCE CHECKLIST

In accordance with subsection 380.093(3), F.S., the following components, scenarios, data, and information are required for a comprehensive Vulnerability Assessment (VA). The checklist must be completed and submitted with the final VA Report deliverable, pursuant to Attachment 3, Grant Work Plan. The Grantee must abide by the Department's GIS Data Standards found on the Resilient Florida Program webpage at the link below:

<https://floridadep.gov/rfp/resilient-florida-program/documents/resilient-florida-program-gis-data-standards>

Part 1 – Subparagraph 380.093(3)(c)2., F.S.

Item ID	Check if Included	Item Description	Page Reference in VA Report (if applicable)
a	<input type="checkbox"/>	Final Vulnerability Assessment Report that provides details on the results and conclusions, including illustrations via maps and tables.	
All electronic mapping data used to illustrate flooding and sea level rise impacts that are identified in the VA must be provided in the format consistent with the Department's GIS Data Standards and include the following three (3) items:			
b	<input type="checkbox"/>	Geospatial data in an electronic file format.	
c	<input type="checkbox"/>	GIS metadata.	
d	<input type="checkbox"/>	List of critical assets for each jurisdiction, including regionally significant assets, that are impacted by flooding and sea level rise. The list must be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset	

Part 2 – Subparagraphs 380.093(3)(d)1. and 380.093(3)(d)2., F.S.

Item ID	Check if Included	Item Description	Page Reference in VA Report (if applicable)
e		Peril of Flood Compliance Plan amendments developed that address paragraph 163.3178(2)(f), F.S., if applicable. <input type="checkbox"/> Not applicable <input type="checkbox"/> Already in compliance	
f		Depth of tidal flooding, including future high tide flooding, using thresholds published and provided by the Department.	
g		To the extent practicable, analysis geographically displays the number of tidal flood days expected for each scenario and planning horizon. <i>(optional)</i>	
h		Depth of current and future storm surge flooding using publicly available NOAA or FEMA storm surge data. <i>(check one)</i> <input type="checkbox"/> NOAA data <input type="checkbox"/> FEMA data	
i		Initial storm surge event equals or exceeds current 100-year flood event.	
j		Higher frequency storm analyzed for exposure of a critical asset. <i>(optional, but must provide additional detail if included)</i>	

Exhibit I
2 of 4

Rev. 6/1/2022

WHY CONDUCT A VULNERABILITY ASSESSMENT?

1. Position the City for future grant opportunities by having a plan of action (and its required in Section 380.093(5), F.S. to qualify for capital project funding after 2024)

2. Establish adaptation project priorities, examples:

- Road elevation, drainage and infrastructure
- Protection of shorelines and policies (natural and hardening)

3. Establish other implementing policies, examples:

- Linking recovery and rebuilding more resiliently
 - Addressing vulnerable neighborhoods
 - Framing infrastructure commitments (deficiencies, maintenance and enhancements/upgrades)

4. Priorities for land acquisition

5. Maintaining access for recreation and open space

6. Integration of adaptation response fully into Comprehensive Plan / Code (example infrastructure design criteria)



EXAMPLE ANALYSIS TO DATE

EXAMPLE MAPPING OF ASSETS AND INUNDATION



Projection:	NOAA Intermediate High
Year:	2070
Water Rise (Inches):	54.36
Scenario:	Sea Lvl Rise+High Tide Flood
Page:	1 of 1



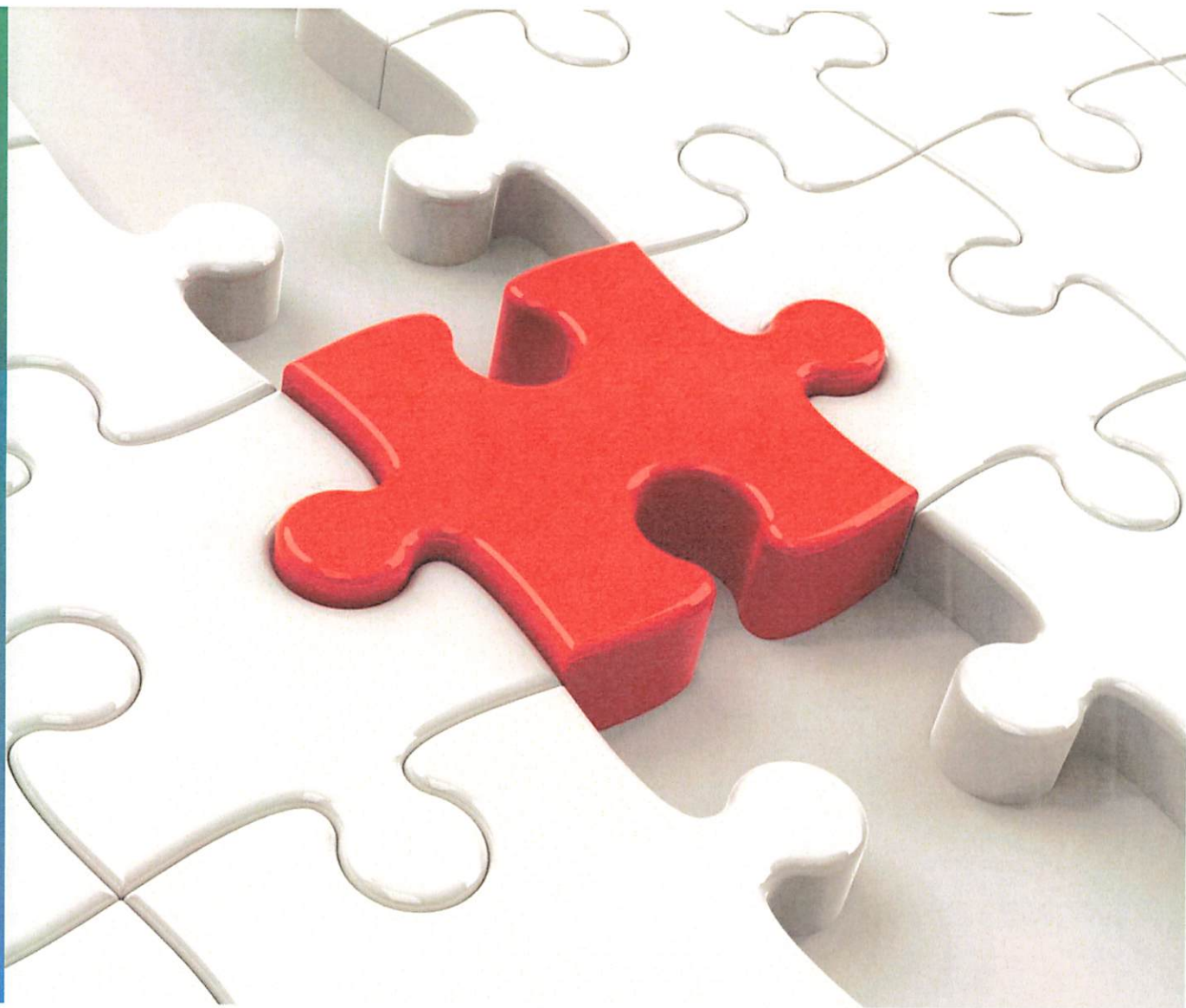
EXAMPLE MAPPING OF ASSETS AND INUNDATION



Projection:	NOAA Intermediate High
Year:	2070
Precipitation (Inches):	16.3
Scenario:	Sea Level Rise+Rainfall
Page:	1 of 1



**HOW THIS
ALIGNS
WITH
OTHER
RESILIENCY
EFFORTS/
INITIATIVES**



\$\$\$ FOR PROJECTS

- Projects must be identified in Vulnerability Assessments
- After 2024, applicants will not be eligible to apply for projects if they are not identified in a Vulnerability Assessment



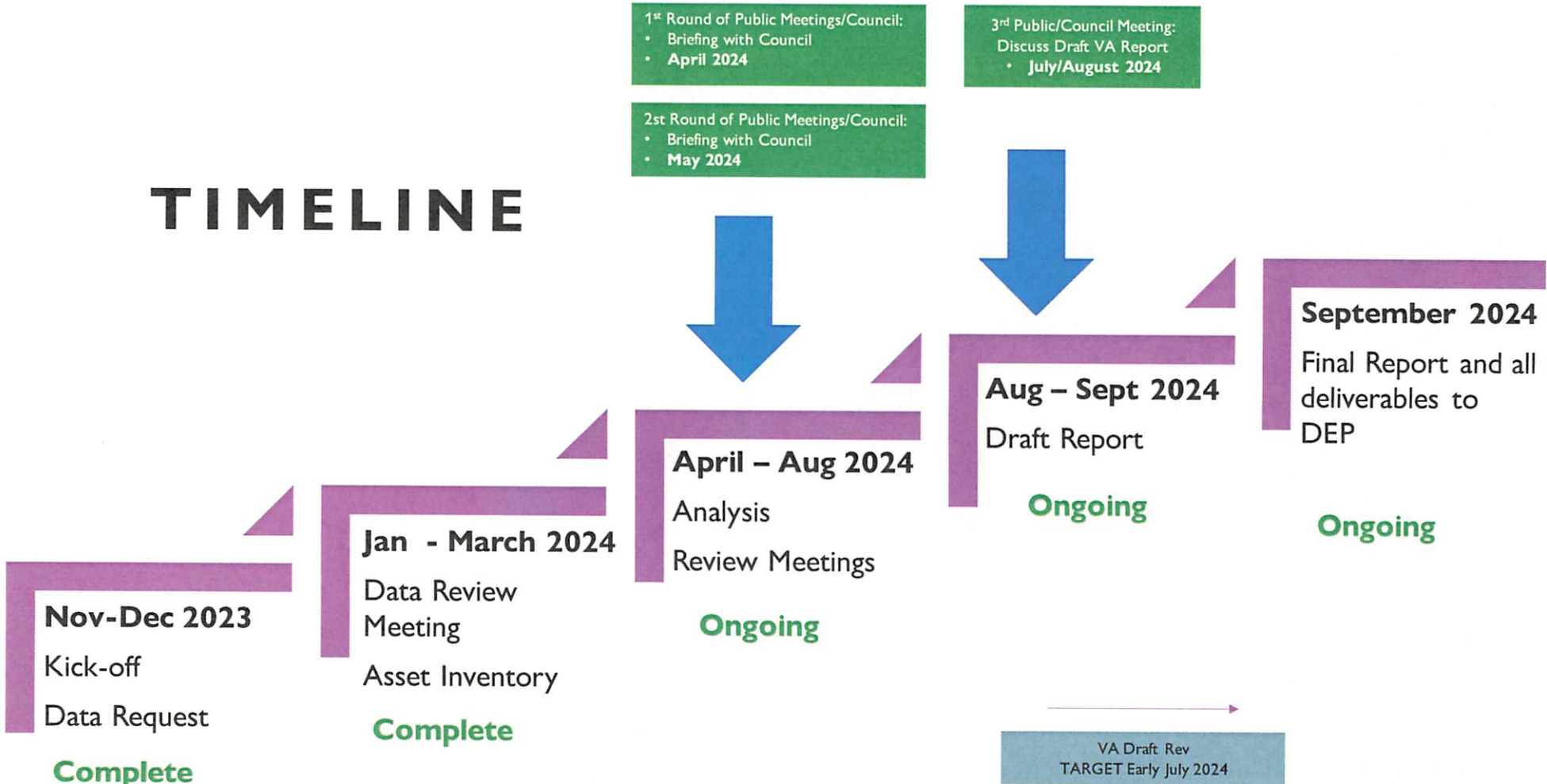
Statewide Resilience Plan
Fiscal Year 2024-25

Office of Resilience and Coastal Protection
Florida Department of Environmental Protection
December 2023

**SCHEDULE/
TASKS/
BUDGET**



TIMELINE



QUESTIONS?

