

MINUTES

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Thursday, October 16th, 2025 – 9:54 AM

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

- 1. Call to Order and Roll Call:** The Key Colony Beach City Commission Regular Meeting and Public Hearing was called to order by Mayor Freddie Foster at 9:54 AM, followed Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell (via Zoom), Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** City Attorney Dirk Smits, City Administrator John Bartus, Building Official Tony Loreno, Building Assistant Samantha Rodamer, Administrative Assistant Par Darnall, City Clerk Silvia Roussin, Chief of Police James Muro, Chief of Police Kris Digiovanni, Planning & Zoning Board Chair George Lancaster.

Mayor Foster found good cause for Vice-Mayor Colonell to attend the meeting via Zoom.

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

Mayor Foster asked for agenda changes. City Clerk Roussin informed of the following proposed changes:

Under Item 5 for Committee and Department Reports

- 5c. Under the City Administrators' Report: A PowerPoint Presentation by SWIG on Nutrient Removal in Marine Waters
- 5g. The Beautification Committee Chair Report

Under Item 6 for Consent Action Items

- 6d. Approval of the Beautification Committee's Hot-Dogs-in-the-Hut' Event on February 21st, 2025
- 6e. Approval of the Re-Instatement of Jo Corso to the Beautification Committee as an Alternate Member, per the Recommendation of the Beautification Committee
- 6f. Approval for the installation of a 32,000-pound cradle-style boatlift at the property located at 195 15th Circle, based on the recommendation from the Planning & Zoning Board.

Under Item 7 for Discussion Action Items

- 7e. Addition of an updated Equipment Quote No. 3289770 from October 15, 2025, for \$113,008.82 (Deletion of Original Quote, Pages 63-69)
- 7g. Discussion/Approval of a recommendation by the Planning & Zoning Board for amendments to the side setback requirements for residential swimming pools, as recommended by the Building Official, and to allow the Board a final review of a draft ordinance before a first reading by the City Commission.
- 7h. Discussion/Consideration of Potential Settlement with Jody Cox, Kari-Ann Tremblay, and Christopher Corso relating to the Code Enforcement Order of January 22, 2024.

Under Item 9. Treasurer's Report

- The Addendum to the Treasurer's Report

Under Item 11 for Commissioner Reports & Comments

- 11a (1) Addendum of the Wastewater Sampling Report from October 13th, 2025
- 11a (3) Addendum of supporting materials for the FDOT Update

Mayor Foster asked for a motion to approve the agenda with changes.

MOTION: Motion made by Commissioner DiFransico to approve. Vice-Mayor Colonell seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. Special Requests: None.

4. Citizen Comments and Correspondence

City Clerk Roussin informed of the following citizen correspondence:

- On 10-11-2025, Cindy Catto expressed opposition to the consolidation of the Recreation and Beautification Committee.
- On 10-12-2025, Sandy Bachman wrote to the City Commission opposing the consolidation of the Recreation and Beautification Committee.

In addition, the City Commission received written public input on the unsolicited proposal by Daryl Rice Management from

- Jackie Low
- Richard Pflueger
- Steve Wenger and
- Cindy Catto.

There were no citizen comments.

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

- a. Marathon Fire/EMS** – Marathon Fire Chief Muro provided his monthly summary to the Commission and informed that the helicopters for the County have been delivered, as well as a new Critical Transport Vehicle, and that he will be attending the upcoming BBQ with Law Enforcement.
- b. Police Department** – Chief DiGiovanni announced that the new Code Officer has begun her employment with the city, that Officer Bethard served as the Honor Guard at the graduation ceremony at Stock Island, and invited the public to attend the upcoming BBQ with the Cops on Sunday, October 26th. Mayor Foster commended the Police Department for organizing the monthly event, and gave expectations of higher attendance during the winter months.
- c. City Administrator**
 - a. A PowerPoint Presentation by SWIG on Nutrient Removal in Marine Waters** – City Administrator Bartus introduced the presenters for the SWIG presentation: Vincent Seibold and Sandy Walters, who discussed a system to improve water quality in one of the city's canals. Vincent Seibold presented the PowerPoint and explained the proposed project, its location in the city, the technology used, and the deadline for the grant application. A discussion followed about the size of the containers, the study duration, location, benefits, and maintenance needs. Vincent Seibold provided additional details on the type of container, maintenance, vegetation harvesting, and water sampling schedule. Mayor Foster asked to see a video and the footprint of the proposed project. Mayor Foster noted that the project could be a positive idea but requested more information from City Administrator Bartus. Vincent Seibold confirmed he could provide annual reports and asked for confirmation that the project

met the non-competitive bid process. City Attorney Smits commented on the legal requirements for sole-source contracts. Mayor Foster suggested adding the matter to next month's City Commission agenda to review the legal process, while supporting the project. Vincent Seibold agreed and suggested a site visit to the city. Further discussion covered the size and location of the tanks, with the project proposed as a pilot demonstration and smaller than what would be needed for full canal cleaning. Sandy Walters expressed confidence in the project's effectiveness and emphasized the importance of the pilot to determine scaling for actual canal cleanup. Mayor Foster inquired about the benefits to the city and emphasized the need to confirm whether the project will meet the city's needs. City Administrator Bartus confirmed to follow up.

City Administrator Bartus announced the bid opening for the City Hall Project the day before and noted that three bids were received within similar ranges. City Clerk Roussin confirmed that the tabulation and meeting minutes are available online.

Commissioner Harding inquired about a grant application for the restrooms at 1st Street Park. City Administrator Bartus stated that there was not enough information to submit a grant application for a restroom at 1st Street Park but mentioned that an application had been submitted for a restroom on 7th Street, and confirmed that the grant process is now closed. Mayor Foster highlighted the need for additional studies in various city areas, with City Administrator Bartus commenting on requirements for public meetings for FRDAP funds. City Administrator Bartus confirmed he will provide timing plans for the TDC and FRDAP grants the following month.

d. Building/Code Department – Building Official Loreno

e. Public Works – Public Works Department Head Guarino: Mayor Foster thanked Public Works Department Head Mike Guarino for his work in the city.

f. City Hall – City Clerk Roussin

g. Beautification Committee – Chair Bachman

h. Planning & Zoning Board – Chair Lancaster

i. Recreation Committee – Chair Catto

j. Utility Board – Chair Swanson

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. Approval of the following City Commission Meeting Minutes:

1. 1st Public Budget Hearing 09-11-2025

2. 2nd Public Budget Hearing 09-18-2025

3. Regular Meeting & Public Hearing 08-21-2025

4. Regular Meeting & Public Hearing 09-18-2025

b. Approval of Warrant No. 0925 for \$1,411,924.32

c. Approval of Paradise Estimate 18 for Equipment of the new Police Truck for \$15,596.00

d. Approval of the Beautification Committee's Hot-Dogs-in-the-Hut' Event on February 21st, 2025

e. Approval of the Re-Instatement of Jo Corso to the Beautification Committee as an Alternate Member, per the Recommendation of the Beautification Committee

f. Approval for the installation of a 32,000-pound cradle-style boatlift at the property located at 195 15th Circle, based on the recommendation from the Planning & Zoning Board.

City Clerk Roussin presented the proposed agenda additions and confirmed to verify that there will be no conflicts with the Hot Dogs in the Park event and the annual Clam Bake.

Mayor Foster asked for a motion to approve the Consent Action items.

MOTION: Motion made by Commissioner Diehl to approve. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. Discussion Action Items

- a. Discussion, Review, and Invitation for Public Input on an Unsolicited Lease Proposal for a Public-Private Partnership by Daryl Rice Management Regarding the Golf Course**
 - 1. Unsolicited Proposal by Daryl Rice Management LLC
 - 2. Public Input

Mayor Foster introduced the agenda item and asked for public input.

Doug Lipke spoke to the Commission about his family's use of the golf course over the years and Daryl's consistent improvements to the course during his management over the past 17 years. Doug Lipke commented on the course's use by different golf leagues and the upcoming process of considering the proposal. He recommended offering a two-year contract so that Daryl Rice could retire afterward, suggested making the lease a joint venture, and proposed that the city provide funds for additional improvements. Doug Lipke stated that the proposal is in the best interest of the public of KCB and emphasized the importance of moving forward at the next meeting to ensure decisions serve the public interest.

Cindy Catto gave public comment and requested to move forward with accepting the proposal, citing correspondence from the Ladies' Golf League in support, and asked to expedite the process.

There was no further public input.

Mayor Foster called for a 5-minute recess.

The meeting was reconvened at 10:59 AM.

b. Discussion/Approval of a Proposal by Commissioner Diehl to consolidate the Recreation and Beautification Committee

Commissioner Diehl proposed consolidating the Recreation and Beautification Committee and discussed the benefits such as saving time for staff, increasing the committee's focus, and meeting quorum requirements. Mayor Foster appreciated Commissioner Diehl's comments and suggested tabling the decision for now, noting it can be revisited if issues arise. Commissioner DiFrancesco added comments about the differences between the two committees and their responsibilities, supporting maintaining them separately. Commissioner Harding raised concerns about displacing members and noted the possibility of reducing monthly meetings and holding virtual meetings via Zoom. Mayor Foster warned that city reports on city conditions should be submitted by members present in person.

Mayor Foster asked for a motion to table.

MOTION: Motion made by Commissioner Harding to table the matter. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

c. Discussion/Review of a Priority List for City Improvements by the Recreation Committee

Mayor Foster introduced the agenda item and asked Commissioner DiFransico for comments. Commissioner DiFransico explained the purpose of the improvement list for budgeting purposes, with Mayor Foster expressing no disagreement with the list except for a possible consideration of a different order. Mayor Foster added comments on the potential use of the TDC grant and funds for the recommended improvements.

d. Discussion/Approval to proceed with soliciting a bid for the construction of the Basketball Court, per the Recommendation from the Recreation Committee

1. Recreation Committee Meeting Minutes from 09-24-2025

Mayor Foster introduced the agenda item.

MOTION: Motion made by Commissioner Harding to proceed with request of a formal bid. Mayor Foster seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

e. Discussion/Approval of Quote No. 32897700 by John Deere for the Purchase of Landscaping Equipment in the amount of \$160,709.55. Addition of an updated Equipment Quote No. 3289770 from October 15, 2025, for \$113,008.82 (Deletion of Original Quote, Pages 63-69)

Mayor Foster introduced the agenda item and confirmed the quote to piggyback on the State contract.

MOTION: Motion made by Commissioner Harding to approve the revised quote for \$113,008.82 for the John Deere Equipment. Commissioner Diehl seconded the motion.

DISCUSSION: Commissioner Harding confirmed that the expenditure is included in the budget. Public Works Department Head Guarino confirmed that the equipment is adequate and state-of-the-art.

ON THE MOTION: Rollcall vote. Unanimous approval.

f. Discussion/Review of Proposals for Landscape Improvements by the Pickleball Courts and Golf Course

- 1. Christian's Landscaping & Lawn Services**
- 2. Blue Native of the Florida Keys**
- 3. Brightview Landscape Services**

Mayor Foster introduced the agenda item and asked Public Works Department Head Guarino to elaborate. Public Works Department Head explained the proposed landscaping improvements and confirmed the low bid by Christians Landscaping and Lawn Services.

MOTION: Motion made by Commissioner Harding to approve the quote by Christian's Landscaping & Lawn Services for \$28,250.00. Vice-Mayor Colonell seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

- g. Discussion/Approval of a recommendation by the Planning & Zoning Board for amendments to the side setback requirements for residential swimming pools, as recommended by the Building Official, and to allow the Board a final review of a draft ordinance before a first reading by the City Commission **Addendum****

Mayor Foster presented the agenda item. Planning & Zoning Chair Lancaster discussed the request from the City Commission to review the side setback requirements and emphasized the importance of preventing misuse of an ordinance amendment. The Commission agreed for the City Attorney's office to work on an amendment.

- h. Discussion/Consideration of Potential Settlement with Jody Cox, Kari-Ann Tremblay, and Christopher Corso relating to the Code Enforcement Order of January 22, 2024 **Agenda Addition****

Mayor Foster introduced the agenda item and spoke about the Commission's responsibility to correct past actions. Mayor Foster informed that the settlement would relate to a potential agreement with Jody Cox, Kari-Ann Tremblay, and Christopher Corso regarding a code enforcement order. Mayor Foster requested a motion to authorize the City Attorney to negotiate a settlement with one or more property owners at no cost to the city, with each party responsible for their own costs and expenses; all fines and repair obligations to be waived and released; and the City Administrator authorized to execute the agreement on behalf of KCB.

MOTION: Motion made by Commissioner Harding to move. Commissioner DiFransico seconded.

DISCUSSION: Mayor Foster apologized to all parties involved.

ON THE MOTION: Rollcall vote. Unanimous approval.

8. Ordinances & Resolutions

FIRST READING OF ORDINANCE 2025-502: An Ordinance of the City of Key Colony beach, Florida, amending Chapter 5 of the Code of Ordinances related to 'Boats, Boat Trailers, Marine Facilities and Waterways', Article III, "Marine Construction and Improvements, Docking of Boats", Division 3 "Docks, Piers, and Mooring Equipment", Section 5-44 related to City Commission Approval Criteria, providing for codification, repealing any inconsistent provisions, providing for severability, and providing an effective date.

Mayor Foster provided the first reading of Ordinance No. 2025-502 and asked for a motion to approve.

MOTION: Motion made by Commissioner Harding to approve. Commissioner DiFransico seconded the motion.

DISCUSSION: Building Official Loreno clarified that Marina Subdivision No. 2 is the Sadowski Causeway.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin announced that the second and final reading will be held on November 20th, 2025.

9. Secretary-Treasurer's Report

a. September 2025 Financial Summary

Commissioner Harding presented the September 2025 financial review, covering revenue, current grants, received IRMA funds, boat trailer parking revenue, contributions, and interest income. He also reported on lower expenses and praised Chief DiGiovanni for budget-conscious decisions. Commissioner Harding

discussed budget variances and noted that year-end finances remain negative, though less so than expected. Commissioner Harding highlighted slightly positive findings in building finances, and detailed infrastructure, impact, and reserve funds, along with an update on grant funding and a comparison of revenue versus expenses. Commissioner Harding provided the wastewater update, detailing revenue, expenses, and grant reimbursements, and expressed confidence that the fund will remain in good standing for the next few years. Commissioner Harding also updated on Stormwater funds and discussed a meeting with the Vice President of First Horizon Bank regarding options for commercial loans or lines of credit. Commissioner Harding explained the process of converting a line of credit into a long-term loan and provided details on rates and calculations for loan needs. The Commission had no questions.

10. City Attorney's Report

City Attorney Smits stated that in recent months, the City Attorney's focus has been on efforts related to the bid release and completing the process. Mayor Foster inquired whether the attorney's office can provide estimates and an understanding of costs before starting projects. City Attorney Smits confirmed that they are able to provide estimates. Commissioner Harding mentioned a monthly review of legal bills with the City Attorney's office and suggested that the Commission should weigh in on expenditures.

11. Commissioner's Reports & Comments

a. Commissioner Tom Harding

1. Wastewater Sampling Summary Report of October 13th, 2025: Commissioner Harding reported for the recurrence of moderate levels of COVID and the beginning of the flu season, with a recurrence of Influenza A.
2. 2027 Health Insurance Cost Discussion – Commissioner Harding discussed reviewing health insurance costs, including high expenses for family plans. Commissioner Harding explained that due to time constraints, the current plan was approved for the upcoming fiscal year. Commissioner Harding recommended that the Commission obtain quotes from other carriers and explore options for family care and employee co-pays. Mayor Foster emphasized the importance of family care and suggested hiring a consultant to assess staff needs. City Attorney Smits explained the RFQ process for brokerage services, which the Commission supported.
3. Feedback from FDOT 5-year plan public meeting – Commissioner Harding updated on the budget process for the 5-year FDOT plan and gave details of areas being affected in Monroe County.

b. Commissioner Kirk Diehl: Nothing further.

c. Commissioner Tom DiFransico: Nothing further.

d. Vice-Mayor Doug Colonell asked City Attorney Smits about the process for contractor procedures and whether the City Attorney's office needed to get involved. City Attorney Smits described options for submitting requests through staff and appointing certain Commissioners as contacts. City Attorney Smits mentioned that staff-level communication is common but can be escalated to the Commission and the City Attorney if necessary. Discussion covered ongoing contracts, completed work, the approval process for city projects, and the use of a project manager.

e. Mayor Freddie Foster asked City Attorney Smits what is needed to absolve Jo Corso and Kerry-Ann Tremblay from city debt. City Attorney Smits explained that a release of lien will be filed and recorded. Building Official Loreno confirmed there are no outstanding items from the Building Department's standpoint. City Attorney Smits confirmed that the release of lien will only pertain to the dock issue.

Mayor Foster discussed the funds available in city accounts for the City Hall project and talked about the possibility of self-funding. City Attorney Smits explained that this could be done using a certificate of participation, a financial instrument that allows leasing from oneself and is part of public finance. Mayor Foster additionally commented on the available funds, the feasibility of self-leasing, and the need for a line of credit to cover construction costs. Commissioner Harding noted that Wastewater funds are not available for the City Hall project. Mayor Foster requested that City Attorney Smits collaborate with Commissioner Harding on this issue.

12. Citizen Comments

Cindy Catto expressed disappointment in Mayor Foster's earlier comments and spoke about her volunteer work in the city and to be informed about all recreation committee activities. Mayor Foster stated he did not understand her remark, and Cindy Catto made no further comments.

13. Adjournment: The meeting adjourned at 11:56 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

ADOPTED: November 20, 2025

Silvia Roussin

City Clerk

10-16-2025 Proposed Changes – Regular Meeting

Under Item 5 for Committee and Department Reports

- 5c. Under the City Administrators' Report: A PowerPoint Presentation by SWIG on Nutrient Removal in Marine Waters
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Beautification committee – October 2025

September – current

- **Hot Dogs in the Hut** event date Saturday February 21.
- Hanging Baskets were taken to Island Home Garden Center in Islamorada for planting. They will be delivered with flowers planted to KCB. 10/16.
- Mexican Heather was planted at the base of the Orchid Garden.
- Monitoring work being done at the wet detention pond. The water level of the pond has been too high to plant the plants around the edge. Blue Agave is holding off for a few weeks. Sixteen Dahoon Holly trees have been planted around the pond.

2025-2026 projects

Giving Tree Monies were allocated to

- Landscape the front of the Golf maintenance building and small area in parking lot. Ixoras from along city hall will be moved and included in design. \$1000 NOT STARTED
- Hanging flower baskets \$1500 **IN PROGRESS.**
- Plant low maintenance ground cover in front of the Orchid garden. \$200 **COMPLETE**

Budget monies have been allocated to

- 2 Holiday wreaths Post Office \$1100
- Holiday items – lights and decorations \$1000

Priorities set

1. Promote birds at the new Shelter Bay pond.
2. Additional Orchids at Sunset park, 7th St park and Coconut path.
3. Mini Libraries at Marble Hall, Sunset Park, 1st Park (rec committee)
4. Landscape bare area near What's Your Hurry sign.
5. Landscape GC – 3 Christmas Palms creating an island
6. Landscape GC – Club House. Need to keep in mind patio/tiki proposal.
7. Landscaping around Tennis and Basketball courts after completion of work in that area.
8. Create a trail from the Bocce courts along the back of 7th St park leading to the new pond. Add benches and exercise equipment along the way. (joint rec committee)
9. Add colored lighting on Sadowski bridge



Owner Address: CENTIKO JILL REVOCABLE TRUST 10/10/19
PO Box 511359
Key Colony Beach, FL 33051



HURRICANE
BOTT LIFTS
SOUTH

1

QTY 8
12" WOOD
PILES

PROPOSED 32,000 LB BOAT LIFT

-7' mhwI

-6' mlwl

PENETRATION DEPTH
TO ENGINEERED MANUFACTURE
SPECIFICATIONS

QUALIFIER: BRIAN KONRATH CRC1331907

DRAWINGS PROVIDED TO HURRICANE BOAT LIFTS SOUTH BY
MERSEAS COMPANY, INC. ALL MEASUREMENTS, DIMENSIONS AND
PLAN SITE SPECIFICS TO BE VERIFIED BY CONTRACTOR AND
COMPLY WITH FBC 2023



305-517-6105

KEYSMODE

195 15TH CIR, KEY COLONY BEACH, FL

SCALE

REV

SHEET

3



PERMIT PROJECT

FILE #: 25-001271

195 15TH CIR KEY COLONY BEACH FL 33051

INSTALL EIGHT 12' WOOD PILES & A 32,000 LBS CRADLE-STYLE
BOAT LIFT. PILES BY AQUA PILINGS.



PERMIT #: B25-000378

Permit Type

Building Permit

Subtype

Boat Lift



Work Description:

Install eight 12' wood piles & a 32,000 lbs cradle-style boat lift. Piles by Aqua Pilings.



Applicant

Hurricane Boat Lifts South / Largo Marine Supply - Karri Hajec



Status

Under Review



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

0.00

Permit Fees

1,968.00

Total Amount

1,968.00

Amount Paid

1,968.00

Balance Due

0.00

☐ Non-Billable



PERMIT DATES

Application Date

09/29/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Are you the property owner?

No



Property Owner Name

Al and Lisa Romanini

Property Owner Address

195 15th Circle, Key Colony Beach

Property Owner Phone Number

40-679-0035

Property Owner Email

albert83190@gmail.com

PROJECT INFORMATION

Type of Structure

Single Family



Intended Use (Specify Residential or Business)

Residential



Type of Construction (Specify concrete block, frame, etc.)

Cost of Construction

\$54,000.00

Will you be using a Private Provider

No



[click here for private provider packet.](#)



SUBMITTAL REQUIREMENTS

Please upload all supporting documents here

Romanini - 195 15th - Crane Consent Letter.pdf
Romanini - 195 15th - DEP w SPGP.pdf
Romanini - 195 15th - Elect Drwg.pdf
Romanini - 195 15th - Engr Drwg.pdf
Romanini - 195 15th - McDonnell Consent Letter.pdf
Romanini - 195 15th - Permit Appl.pdf
Romanini - 195 15th - Property Card.pdf
Romanini - 195 15th - Site Plan.pdf
Romanini - 195 15th - Sub LOI Aqua Pilings.pdf
Romanini - 195 15th - Sub LOI Wire Nuts.pdf
Romanini - 195 15th - Sunbiz Keysmode.pdf



Florida Product Approval or NOA

Florida Product Approval or NOA search [Click this Link](#)

[Upload Installation Instructions](#)

As of 3/1/2024 the new notice of commencement will be required.

[Notice of Commencement
download here](#)

☐ NOC Checked

[Private Provider Notice Form
download here](#)

[Private Provider Form](#)

[Owner Builder Disclosure Statement
download here](#)

[Owner Builder Disclosure Form](#)

[Contractor Registration Form
download here](#)

[Contractor Registration Form](#)

[Substantial Improvement/Substantial Damage Worksheet
download here](#)

[Substantial Improvement/Substantial Damage Worksheet](#)

A Notice of Commencement is required prior to scheduling inspections. Please download and complete the Notice of Commencement document. This form needs to be recorded with the Monroe County Clerk of Court and filed with our office.

CONTACTS

Contractor		
Hurricane Boat Lifts South / Largo Marine Supply - Karri Hajec	▼	...
Bonding Company Name/Address		
	▼	...
Architect/Engineer Name/Address		
	▼	...
LIST ALL SUBCONTRACTORS, COUNTY & STATE LICENSE NUMBER AND COST		
Starting March 1, 2024, the new sub-contractor letter of intent needs to be uploaded for each sub-contractor on the job before any permit will be issued.		
Electrical Subcontractor Form		
Romanini - 195 15th - Sub LOI Wire Nuts.pdf		
Electrical	▼	...
Plumbing Subcontractor Form		
	▼	
Plumbing	▼	...
Mechanical Subcontractor Form		
	▼	
Mechanical	▼	...
Concrete/Masonry Subcontractor Form		
	▼	
Concrete/Masonry	▼	...
Carpentry Subcontractor Form		
	▼	
Carpentry	▼	...
Roofing Subcontractor Form		
	▼	
Roofing	▼	...
Swimming Pool Subcontractor Form		
	▼	
Swimming Pool	▼	...
Other Subcontractor Form		
Romanini - 195 15th - Sub LOI Aqua Pilings.pdf		
Other	▼	...

ACKNOWLEDGEMENT

Once you click submit you will be directed to our secure payment processor. Failure to pay the application fees will result in a delay in permit review.

OFFICIAL USE

☐ After the fact

Charge Fire Safety Fees



Charge Clean Up Bond Fees



☐ Charge Type of Structure Fee

FEES



FEE	DESIGN	QUANTITY	AMOUNT	TOTAL
Permit Fee - Add/Alt/Conv				1,920.00
Building Surcharge Fee				48.00
Plan Check Fees				0.00
Permit Fees				1,968.00
Total Fees				1,968.00

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
09/29/2025	Ame:	trn_c8e266f	B25-(	1190	Hurricane	1,968.00
Amount Paid						1,968.00
Balance Due						0.00



PURSUANT TO THE KEY COLONY BEACH CODE OF ORDINANCES,
CHAPTER 5, DIVISION 3, SECTION 5-43, PARAGRAPH 10

DATE: 4/21/25

TO: Joseph & Julie McDonnell
165 15th Circle
Key Colony Beach, FL 33050

FR: Al & Lisa Romanini (Owners)
195 15th Circle (Address of Project)
Key Colony Beach FL 33050

Dear Abutting Property Owner:

A "Neighbor Consent Letter" has been requested by the City of Key Colony Beach Building Department for my permit application to install a 32,000 lbs. cradle-style boat lift at my address above.

I would appreciate your signature below confirming your consent with my project.

I hereby state that I am the owner of the property adjacent to 195 15th Circle, Key Colony Beach, and do not object to a boat lift being installed on this property as shown in the image below.



Signature

Joe McDonnell, SR

Print Name

5-16-25

Date



DATE: 4/21/25

FR: Al & Lisa Romanini (Owners)
195 15th Circle (Address of Project)
Key Colony Beach FL 33050

A "Neighbor Consent Letter" has been requested by the City of Key Colony Beach Building Department for my permit application to install a 32,000 lbs. cradle-style boat lift at my address above.

I hereby state that I am the owner of the property adjacent to 195 15th Circle, Key Colony Beach, and do not object to a boat lift being installed on this property as shown in the image below.

Date _____

Print Name _____





ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:
Everglades Equipment Group
127 N. Krome Avenue
Florida City, FL 33034
305-247-9886
leads@info.everglades.equipment

Quote Summary

Prepared For:

MICHAEL GUARINO
KEY COLONY BEACH GOLF & TENNIS
MICHAEL GUARINO
PO BOX 510035
KEY COLONY BEACH, FL 33051
Home: 305-680-9415
MICHAEL.GUARINO@KEYCOLONYBEACH.NET

Delivering Dealer:

Everglades Equipment Group
Terence Manweiler
127 N. Krome Avenue
Florida City, FL 33034
Phone: 305-247-9886
Mobile: 561-384-2237
tmanweiler@evergladesfarmequipment.com

Quote Id: 32897700
Created On: 23 May 2025
Last Modified On: 15 October 2025
Expiration Date: 22 June 2025

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 2550 RGM/DSL HYBRIDMOWER Contract: FL Ag & Lawn Equip 25101900-21-STC (PG F2 CG 22) Price Effective Date: January 1, 2021	\$ 71,747.00	\$ 55,245.19 X	1 =	\$ 55,245.19
JOHN DEERE 220SL PrecisionCut Walk Greens Mower Contract: FL Ag & Lawn Equip 25101900-21-STC (PG F2 CG 22) Price Effective Date: January 1, 2021	\$ 16,073.00	\$ 12,376.21 X	1 =	\$ 12,376.21
JOHN DEERE Aercore 800 Aerator Contract: FL Ag & Lawn Equip 25101900-21-STC (PG F2 CG 22) Price Effective Date: January 1, 2021	\$ 40,246.00	\$ 30,989.42 X	1 =	\$ 30,989.42
TURFCO METE-R-MATIC IV Contract: FL Ag & Lawn Equip 25101900-21-STC (PG F2 CG 22) Price Effective Date:	\$ 14,398.00	\$ 14,398.00 X	1 =	\$ 14,398.00
Equipment Total				\$ 113,008.82

Trade In Total

\$ 0.00

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 113,008.82
Trade In	
SubTotal	\$ 113,008.82
Est. Service Agreement Tax	\$ 0.00
Total	\$ 113,008.82

Salesperson: X _____

Accepted By: X _____

Confidential





JOHN DEERE



**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**
Everglades Equipment Group
127 N. Krome Avenue
Florida City, FL 33034
305-247-9886
leads@info.everglades.equipment

Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 113,008.82

Salesperson: X _____

Accepted By: X _____

Confidential



Selling Equipment

Quote Id: 32897700

Customer Name: KEY COLONY BEACH GOLF & TENNIS

ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:

Everglades Equipment Group
127 N. Krome Avenue
Florida City, FL 33034
305-247-9886
leads@info.everglades.equipment

JOHN DEERE 2550 RGM/DSL HYBRIDMOWER

Contract: FL Ag & Lawn Equip
25101900-21-STC (PG F2
CG 22)

Suggested List *

\$ 71,747.00

Selling Price *

\$ 55,245.19

Price Effective Date: January 1, 2021

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
1176TC	2550 E-Cut Hybrid Triplex Mower	1	\$ 53,819.00	23.00	\$ 12,378.37	\$ 41,440.63	\$ 41,440.63
Standard Options - Per Unit							
001A	United States and Canada	1	\$ 0.00	0.00	\$ 0.00	\$ 0.00	\$ 0.00
183E	JDLINK™ Modem	1	\$ 0.00	0.00	\$ 0.00	\$ 0.00	\$ 0.00
0443	All Other Countries (English / Spanish)	1	\$ 0.00	0.00	\$ 0.00	\$ 0.00	\$ 0.00
1022	Smooth Tires and Wheels (20x10.00-10, 2 ply)	1	\$ 775.00	23.00	\$ 178.25	\$ 596.75	\$ 596.75
1190	Two-Wheel Drive (2WD)	1	\$ 0.00	0.00	\$ 0.00	\$ 0.00	\$ 0.00
1203	Quick Adjust 5 (QA5) 11-blade Cutting Units	1	\$ 11,597.00	23.00	\$ 2,667.31	\$ 8,929.69	\$ 8,929.69
1300	50.8 mm (2-in.) Diameter Machined Grooved Solid Rollers with Solid Endcaps	1	\$ 815.00	23.00	\$ 187.45	\$ 627.55	\$ 627.55
1400	Cutting Unit ONLY Counterweights	1	\$ 309.00	23.00	\$ 71.07	\$ 237.93	\$ 237.93
1602	50.8 mm (2-in.) Diameter Wide Tube / Hollow Smooth Rollers	1	\$ 555.00	23.00	\$ 127.65	\$ 427.35	\$ 427.35
2009	Standard Seat	1	\$ 729.00	23.00	\$ 167.67	\$ 561.33	\$ 561.33
3200	Cutting Unit Attaching Yokes and Paddle Clip Style Molded One-Piece Grass Catchers	1	\$ 2,401.00	23.00	\$ 552.23	\$ 1,848.77	\$ 1,848.77
9766	LED Work Light Kit	1	\$ 747.00	23.00	\$ 171.81	\$ 575.19	\$ 575.19
Standard Options Total			\$ 17,928.00		\$ 4,123.44	\$ 13,804.56	\$ 13,804.56
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 71,747.00		\$ 16,501.81	\$ 55,245.19	\$ 55,245.19

JOHN DEERE 220SL PrecisionCut Walk Greens Mower

Confidential



Selling Equipment

Quote Id: 32897700

Customer Name: KEY COLONY BEACH GOLF & TENNIS

ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:
Everglades Equipment Group
127 N. Krome Avenue
Florida City, FL 33034
305-247-9886
leads@info.everglades.equipment

Contract: FL Ag & Lawn Equip
25101900-21-STC (PG F2
CG 22)
Price Effective Date: January 1, 2021

Suggested List *
\$ 16,073.00
Selling Price *
\$ 12,376.21

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
552AM	220SL PrecisionCut Walk Greens Mower	1	\$ 14,346.00	23.00	\$ 3,299.58	\$ 11,046.42	\$ 11,046.42
Standard Options - Per Unit							
001A	US and Canada	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0443	All Other Countries (English / Spanish)	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1223	11-Blade Reel	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1300	55.9 cm (22-in.) x 50.8 mm (2-in.) Diameter Machined Grooved Solid Roller with Solid End Caps	1	\$ 264.00	23.00	\$ 60.72	\$ 203.28	\$ 203.28
9766	LED Light Kit	1	\$ 695.00	23.00	\$ 159.85	\$ 535.15	\$ 535.15
9779	Transport Wheels and Kickstand	1	\$ 768.00	23.00	\$ 176.64	\$ 591.36	\$ 591.36
Standard Options Total			\$ 1,727.00		\$ 397.21	\$ 1,329.79	\$ 1,329.79
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 16,073.00		\$ 3,696.79	\$ 12,376.21	\$ 12,376.21

JOHN DEERE Aercore 800 Aerator

Contract: FL Ag & Lawn Equip
25101900-21-STC (PG F2
CG 22)
Price Effective Date: January 1, 2021

Suggested List *
\$ 40,246.00
Selling Price *
\$ 30,989.42

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
456ATC	Aercore 800 Aerator	1	\$ 32,504.00	23.00	\$ 7,475.92	\$ 25,028.08	\$ 25,028.08
Standard Options - Per Unit							

Selling Equipment

Quote Id: 32897700

Customer Name: KEY COLONY BEACH GOLF & TENNIS

ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):

Deere & Company

2000 John Deere Run

Cary, NC 27513

FED ID: 36-2382580

UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:

Everglades Equipment Group

127 N. Krome Avenue

Florida City, FL 33034

305-247-9886

leads@info.everglades.equipment

001A	United States and Canada	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0443	All Other Countries (English / Spanish)	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
9010	Windrow Attachment	1	\$ 555.00	23.00	\$ 127.65	\$ 427.35	\$ 427.35
9030	Mini Tine Kit	1	\$ 1,158.00	23.00	\$ 266.34	\$ 891.66	\$ 891.66
9716	Verticutter	1	\$ 6,029.00	23.00	\$ 1,386.67	\$ 4,642.33	\$ 4,642.33
Standard Options Total			\$ 7,742.00		\$ 1,780.66	\$ 5,961.34	\$ 5,961.34
Total Selling Price			\$ 40,246.00		\$ 9,256.58	\$ 30,989.42	\$ 30,989.42

TURFCO METE-R-MATIC IV

Hours:

0

Contract:

FL Ag & Lawn Equip

25101900-21-STC (PG F2

CG 22)

Suggested List *

\$ 14,398.00

Selling Price *

\$ 14,398.00

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
85417	Mete-R-Matic IV F12E Top Dresser, Ground Driven, Includes Straight Tow Bar	1	\$ 14,398.00	0.00	\$ 0.00	\$ 14,398.00	\$ 14,398.00
Total Selling Price			\$ 14,398.00		\$ 0.00	\$ 14,398.00	\$ 14,398.00



JOHN DEERE

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

- ☐ Vendor: Deere & Company 2000 John Deere Run Cary, NC 27513
- ☐ Signature on all LOIs and POs with a signature line
- ☐ Contract name or number; or JD Quote ID
- ☐ Sold to street address
- ☐ Ship to street address (no PO box)
- ☐ Bill to contact name and phone number
- ☐ Bill to address
- ☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- ☐ Membership number if required by the contract

For any questions, please contact:

Terence Manweiler

Everglades Equipment Group 127 N. Krome Avenue
Florida City, FL 33034

Tel: 305-247-9886

Mobile Phone: 561-384-2237

Fax: 561-516-7639

Email:

tmanweiler@evergladesfarmequipment.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

Silvia Roussin

From: Tony Loreno <buildingofficial@keycolonybeach.net>
Sent: Tuesday, September 23, 2025 3:00 PM
To: Silvia Roussin
Cc: Samantha Rodamer
Subject: Please add for upcoming P&Z

City of Key Colony Beach

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



Proposal to Amend Swimming Pool, Spa, and Hot Tub Setback Regulations

Background:

Under the current Land Development Regulations (LDRs), swimming pool setbacks must comply with Section 101-26(11)(a). Specifically, pools are required to maintain a 10-foot side setback on both canal and dry lots. This regulation has created challenges for homeowners, particularly those with limited lot space, often necessitating a variance request due to hardship or spatial constraints.

Challenges with the Current Regulation:

- Variance requests typically take an average of three months for Planning & Zoning (P&Z) review, followed by final approval from the Commission.
- This process results in additional costs and delays, often extending construction timelines by 3–4 months.
- The burden on homeowners and city staff is significant, especially when engineered plans demonstrate no adverse impact on neighboring properties.

Recent Update and Its Impact:

In recent years, the city amended the regulation to allow a reduced 5-foot side setback for pools within the R2B zoning district, which includes 7th Street and Sadowski Causeway. Since this change, homeowners in R2B no longer require variances, streamlining approvals and accelerating construction.

Proposal:

I propose that Planning & Zoning extend the 5-foot side setback allowance to all zoning districts within our community.

This change would:

- Eliminate the need for most variance requests related to pool setbacks.
- Reduce delays in plan approvals and construction timelines.
- Lower costs for homeowners.
- Align with precedent already set in the R2B district.

Rationale:

A review of the LDRs reveals no compelling reason for the original 10-foot side setback beyond consistency with accessory structures. In practice, variance requests are routinely approved when plans are professionally engineered and pose no impact to adjacent properties. Adopting a uniform 5-foot side setback would reflect the city's evolving needs and support responsible development.



Tony Loreno

Building Official

City of Key Colony Beach

305-289-1212 ext 3

Buildingofficial@keycolonybeach.net

**CITY OF KEY COLONY BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF KEY COLONY BEACH, FLORIDA,

Petitioner,
v.

Doc # 2448984 Bk# 3259 Pg# 2344
Recorded 1/25/2024 4:11 PM Page 1 of 7

JODY F. COX (908 W Ocean)
PO Box 510133
Key Colony Beach FL 33051

Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

KARI ANN TREMBLAY (918 W Ocean)
PO Box 510106
Key Colony Beach FL 33051

CHRISTOPHER CORSO (928 W Ocean)
PO Box 510778
Key Colony Beach FL 33051

Respondents.

COMPLIANCE ORDER

IN RE: 908/918/928 W Ocean Drive, Key Colony Beach, Florida 33051
PARCEL ID NOS. 00075450-000100, 00075450-000000, 00076160-000100

VIOLETIONS: General Construction and Maintenance, Chapter 5, sections 5-62

The Code Enforcement Special Magistrate for Key Colony Beach, Florida, having before it the above-referenced Code Violations, Sec. 5-62, General Construction and Maintenance, and having conducted an evidentiary hearing in the matter on December 13, 2023, now issues the following **COMPLIANCE ORDER**.

FINDINGS OF FACT

1. The collapsed seawall cap in question sits at the end of the seawall walkway affixed to 928 W Ocean, and at the corner of 908 W Ocean, and at the end of a boat ramp wall for 908 and 918 W Ocean, and serves as an access walkway to boat slips for 908 and 918 W Ocean, with deeded access/easement privileges granted to all three properties.

2. The aforementioned seawall cap collapsed in 2023 when Christopher Corso, owner of 928 W Ocean, was standing on it, and he effectuated the good Samaritan repair.

3. Since August, 2022, the Key Colony Beach Code Enforcement Officer had several conversations with the above three owners of the properties as to the boundary lines for this part of the seawall cap, as well as repair concepts. Tremblay and Corso, owners of 918 and 928 W Ocean Drive, respectively, proposed a plan to have all three owners contribute to the cost of repair as all three owners enjoy deeded rights to this seawall cap.

4. Despite this offer, Cox has failed and refused to discuss the matter with Tremblay and Corso, and he has insisted on Code Enforcement proceedings, even though he is named Respondent given his deeded easement rights to this area.

5. Although the collapsed seawall area in question may lie outside the specific plot lines of these three properties, all three Respondents acknowledge they are “owners” of the deeded dominant easement rights to this same area.

6. Petitioner, the City of Key Colony Beach, has a legal interest in, and expectation of, this seawall cap being repaired to a proper, safe and code conforming condition, to wit:

Sec. 5-62. - General construction and maintenance.

It shall be the responsibility of the owners of seawalls, bulkheads, docks, piers, davits, boat slips and boat lifting devices to construct and maintain them in a safe and sturdy condition, and in compliance with the provisions of this chapter. Upon the failure of an owner to comply herewith, the city shall have the authority to enter the property and make such changes or corrections as are necessary to assure compliance with this section. The cost of work so done shall be assessable to the owner or owners of the property so maintained, and shall constitute a lien against such property collectible in the same manner as special assessments for public improvements.

7. Section 1-2, Rules of Construction, the City of Key Colony Beach defines “owner” as follows:

Owner. The word “owner” applied to a building or land, shall

include any part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety, of the whole or of part of such building or land.

8. The City has proved that Respondents are in violation of Section 5-62, General Construction and Maintenance, for which a penalty of up to \$250.00 per day may be imposed.

CONCLUSION OF LAW

1. The collapsed seawall cap is a life-safety hazard, and the Petitioner, the City of Key Colony Beach, has a legal interest in, and expectation of, this seawall cap being repaired to a proper, safe and code conforming condition pursuant to Sec. 5-62. - General construction and maintenance.

2. In a Motion to Dismiss filed on December 12, 2023, Cox argued that he is not an “owner” as defined in Section 1-2, Rules of Construction, because he is none of the types of owner specifically named therein. Cox is, however, an easement owner, which means that he has a right to use the property in question for a specific purpose. Moreover, “the general rule [is] that, absent an agreement to the contrary, the burden of maintenance and repair falls on the dominant tenement (easement owner) rather than the servient tenement (underlying land owner).” *Zipkin v. Rubin Const. Co.*, 418 So. 2d 1040, 1043 n.5 (Fla. 4th DCA 1982).); *see also, Morrill v. Recreational Dev., Inc.*, 414 So.2d 590, 591 (Fla. 1st DCA 1982). Thus, because Cox is an owner of an easement giving him a right to use the property that includes the subject seawall, Cox has a legal duty to repair the seawall cap.

3. The undersigned rejects Cox’s contention that the term “owner” includes *only* those types of owners specifically mentioned in the relevant definition. If the drafters of the definition had intended to limit its reach to the enumerated list, they would have used the restrictive adverb “only” to cabin the verb “include” or, more likely, simply would have said

“shall mean.” Without a specific restriction, however, as is the case here, the term “include” is nonlimiting and, hence, best understood and applied as illustrative, rather than exhaustive. *See Childers v. State*, 936 So. 2d 585, 597-98 (Fla. 1st DCA 2006).

4. It is concluded, therefore, that all three Respondents are “owners” of deeded dominant easement rights to this same area, and as owners of this “dominant easement” all three Respondents are deemed “owners” of the seawall cap area pursuant to Key Colony Beach Code, section 1-2, Rules of Construction, and 5-62, General construction and maintenance.

5. Accordingly, as equal dominant easement holders of/over this collapsed seawall cap, all three Respondents share equal responsibility to repair and maintain this seawall cap area,

ORDER FOR COMPLIANCE

1. Based on the foregoing Findings of Fact and Conclusions of Law, the Special Magistrate now holds that Respondent Cox’s Motion to Dismiss is hereby denied.

2. Based on the foregoing Findings of Fact and Conclusions of Law, the Special Magistrate now finds that all three Respondents have violated Section 5-62 of the Code of Ordinances of the City of Key Colony Beach, Florida.

3. Accordingly, all three Respondents must immediately:

a. obtain one or more licensed Florida contractors to furnish an estimate of repair for the collapsed seawall cap area in question, and:

b. the chosen Florida licensed must then obtain a Key Colony Beach Building Permit to repair said collapsed seawall cap area, and:

c. All three Respondents must share equally in all costs associated with this repair.

4. If Respondents fail to bring the Property back into compliance with the Code of Ordinances of the City of Key Colony Beach, Florida, within 60 days of the date of this Order the City shall be authorized to undertake efforts to repair, remediate, and/or clean up the Property such that it may become compliant. The City shall be further authorized to seek reimbursement for its cost to repair, remediation and/or clean up from all three Respondents. Such cost of repair, remediation, and/or clean up may result in a lien being placed against the Property of all three Respondents in accordance with Chapter 162, *Florida Statutes*.

5. Respondent's failure to abide by the terms and conditions of this Final Order shall also result in the imposition of a statutory daily fine of \$250.00 from November 28, 2023, the date of this violation, until the Property has been determined to have been brought into compliance with the Code of Ordinances of the City of Key Colony Beach, Florida. The City shall also recover the cost of its compliance prosecution should the Respondents fail to satisfy the terms and conditions of this Final Order.

6. A certified copy of this Order may be recorded in the Public Records of Monroe County, Florida, and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the Respondents and, if the violation concerns real property, any subsequent purchasers, successors in interest or assigns. A certified copy of an Order Imposing Fine may be recorded in the Public Records of Monroe County, Florida, and once recorded shall constitute a lien against the property upon which the violation exists and upon any other real or personal property

owned by the Respondents. Any such recording and subsequent lien will be satisfied by the subsequent filing of a Compliance Order.

PURSUANT TO SECTION 162.011, *FLORIDA STATUTES*, AN APPEAL OF THIS FINAL ORDER MAY BE FILED IN THE CIRCUIT COURT IN MONROE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF ITS EXECUTION.

DONE and ORDERED this 22nd day of January, 2024.


John G. Van Laningham, Special Magistrate

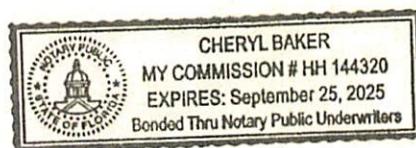
ATTEST:

City Clerk
City of Key Colony Beach

STATE OF FLORIDA)
) ss.
COUNTY OF)

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared Silvia Gransee City Clerk, of the City of Key Colony Beach, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. Witness my hand and official seal in the County and State as aforesaid this date 1/22/2024.


Notary Public, State of Florida



CERTIFICATE OF SERVICE

*Copies furnished via FIRST-CLASS MAIL and EMAIL to:

SERVICE LIST

Matthew O. Hutchinson, Esq.
Hershoff, Lupino & Yagel, LLP
88539 Overseas Highway
Tavernier, Florida 33070
Tel: (305) 852-8440
Email: mhutchinson@hlylaw.com
Counsel for Respondent, Jodi F. Cox

John Campbell, Esq.
Campbell & Malafy
10887 Overseas Highway
Suite 3201
Marathon, FL 33050
Tel: (305) 743-2492
Email:
campbelllaw@mac.com,
jody@cmlawfl.com
Counsel for Respondents,
Kari Ann Tremblay
And Ian Casperson

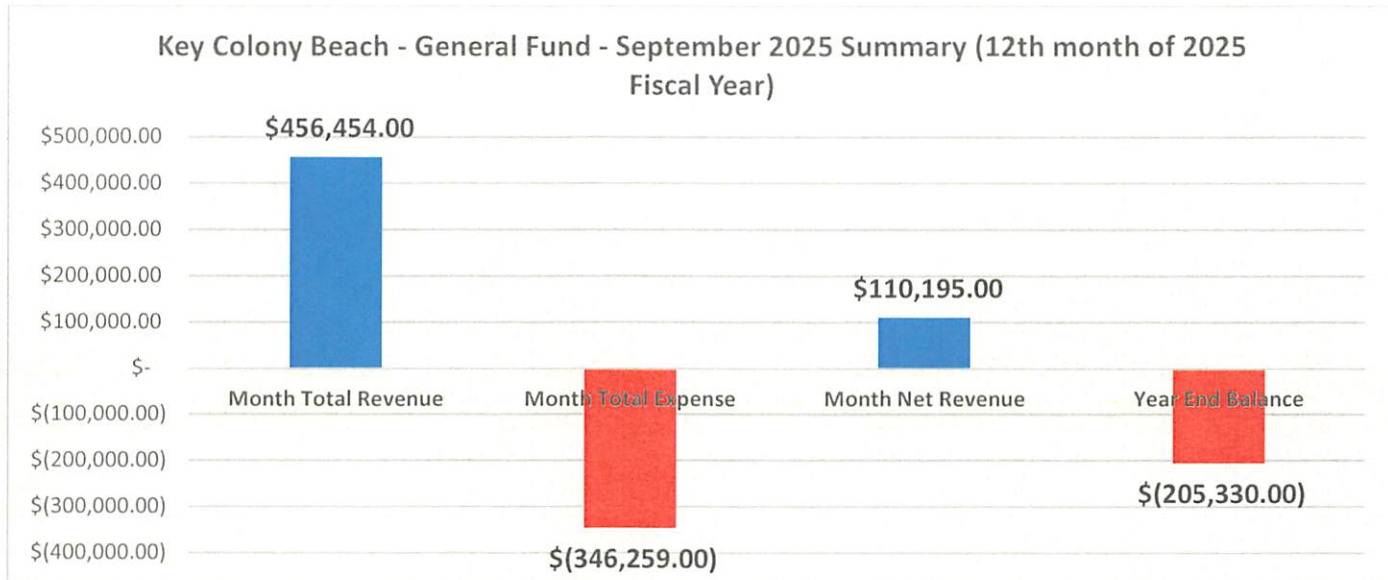
Christopher Corso
PO Box 510778
Key Colony Beach FL 33051
Respondent, Christopher Corso

DATE: 1-23-2024

City of Key Colony Beach Treasurer's Report – October 16, 2025

September 30, 2025, financial summary – General Fund

✓ 12th Month of the 2025 fiscal year budget, Monthly Plot below:



Revenue Comments:

- Overall revenue ended the year with 1.2% above the budget target
 - Ad valorem ended with 99.8% of the planned budget
 - Business revenue ended by exceeding the planned budget
 - Grant reimbursements received throughout the year: 1 State Grant, 1 TDC Grant, and 1 Grant from Irma, for a total of \$171,505.
 - Boat Trailer parking exceeded the budget estimate by 2.7%
 - All contributions received throughout the year totaled \$203,558.
 - Follow-up, I need to review predictions for Interest Earnings

Expenses Comments:

- Overall expenses ended the year with 0.8% below targeted expenses
 - Areas that were below the targeted department expenses
 - Law Enforcement
 - Protective Inspections
 - Comprehensive Planning
 - Areas that exceeded the budget targets
 - Parks and Recreation (funding support with two grants received this year to offset the costs)
 - City Hall (driven mainly by temporary facilities for 12 months vs. planned for 6 months)

City of Key Colony Beach Treasurer's Report – October 16, 2025

September 30, 2025, financial summary – General Fund

Building Department – Enterprise Fund

- Year ended with a slightly positive net income, much improved over last year to meet target of breakeven.
- Note year end revenue down 19% vs. budget prediction

Infrastructure:

- Spent down some funds this year on Infrastructure items for the amount of \$752,612., current balance at \$2,104,118.

Impact Fund:

- Spent down some funds this year that were used on Parks/Misc., total \$75,155., balance at \$182,605.

Reserve Fund:

- Limited reserve funding available for this year, \$1,576.00, due to net negative revenue.

Reimbursement Status (as of 08Oc25, summary organized by City Clerk)

City Hall Hardening:

Total Expenditures: \$364,244.73

Not submitted yet for reimbursement:

Dry Flood Proofing:

Total Expenditures \$59,840.00

Submitted for reimbursement 03Oc25

Pickleball/Tennis Courts:

Balance \$50,000

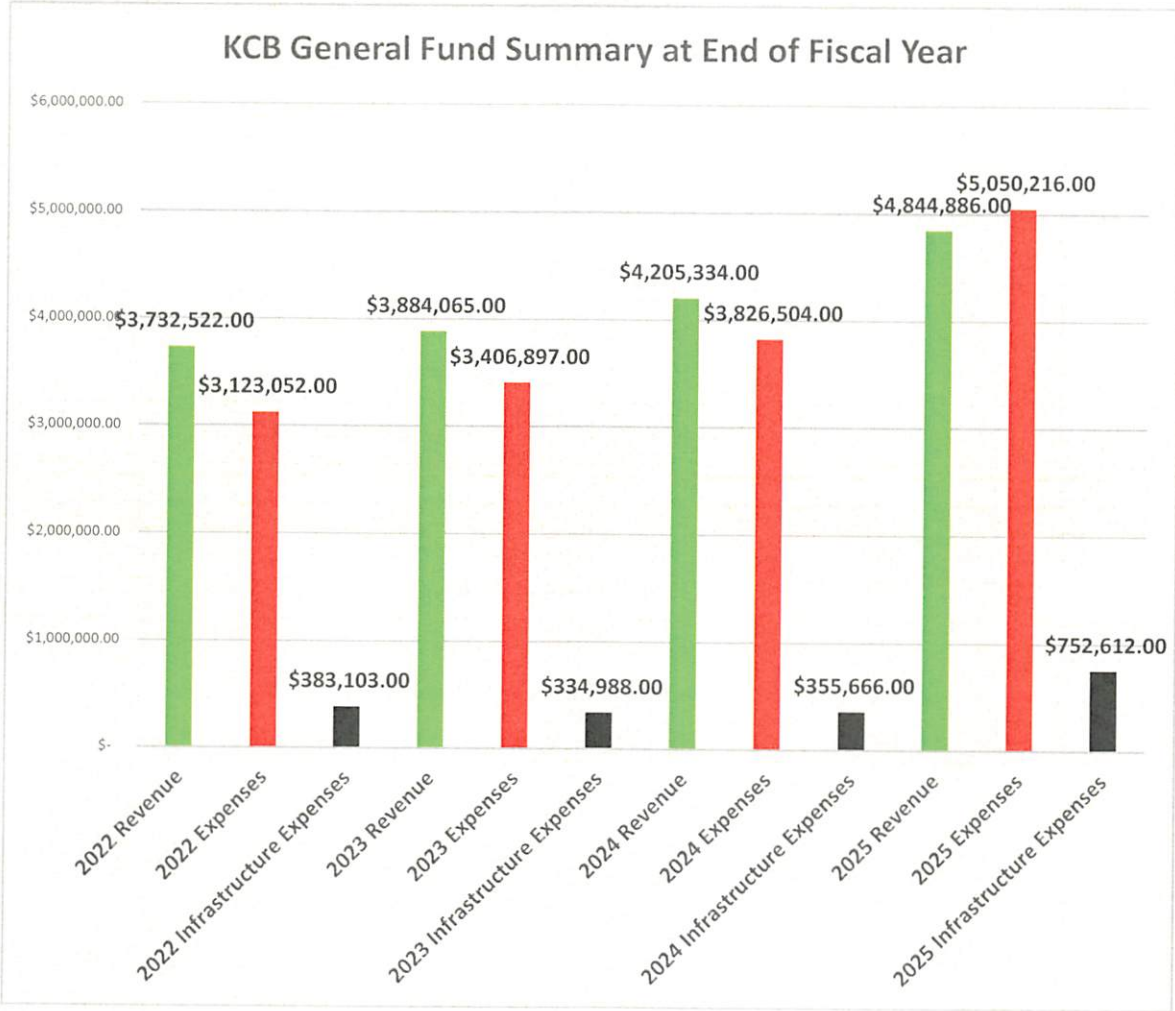
Submitted for reimbursement 01JL25

Sunset Park:

Balance: \$50,000

Submitted for closeout 02Oc25

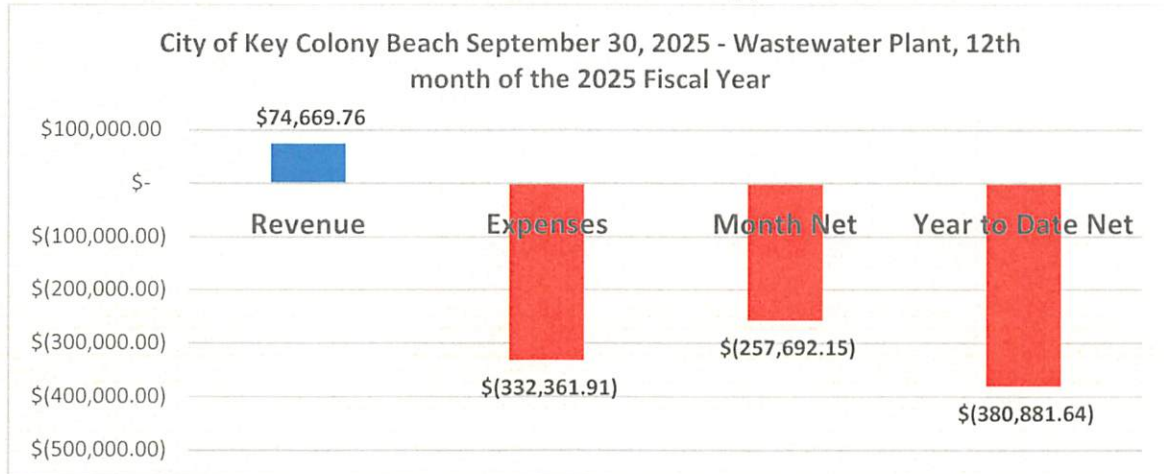
Comparison of some recent years with end-of-year data:



City of Key Colony Beach Treasurer's Report – October 16, 2025

September 30, 2025, financial summary – Wastewater/Stormwater

- ✓ 12th month of the 2025 Fiscal Year, Wastewater Monthly plot below:



Wastewater Year End Comments:

- Revenue
 - Residential sewer fees slightly exceeded the budget estimate
 - Commercial sewer fees were 17% below the budget estimate
 - Interest income came in at budget levels
- Expenses:
 - Operating expenses came in 20% higher than budget, driven by:
 - System Maintenance (sewer return leak inspection and correction)
 - Sludge Hauling
 - System Operator (change over to new rate)
 - Plant Maintenance
 - Capital Expenses came in 36% lower than budget based on the timing of UV tank billing
 - Reynolds payment made in September for \$105,743.71.

Reimbursement Status of Submitted Projects:

- \$415,179.87 Submitted (UV Tank) 07/18/2025, not received yet
- \$188,817.00 additional funds spent, not submitted yet
 - Total: \$603,996.87 outstanding to-date

Stormwater:

Checking/Savings balance \$111,742.92

- Reimbursement received for \$399,263.00
- Capital Expense of \$420,276.00 paid

Reimbursement Status:

- \$78,605.00 Submitted April 09, 2025, not received yet
- \$411,448.38 running balance, not submitted yet.

City of Key Colony Beach Treasurer's Report – October 16, 2025

Investigation for options of requesting a Line of Credit or a Loan to support City Hall Hardening Project if needed:

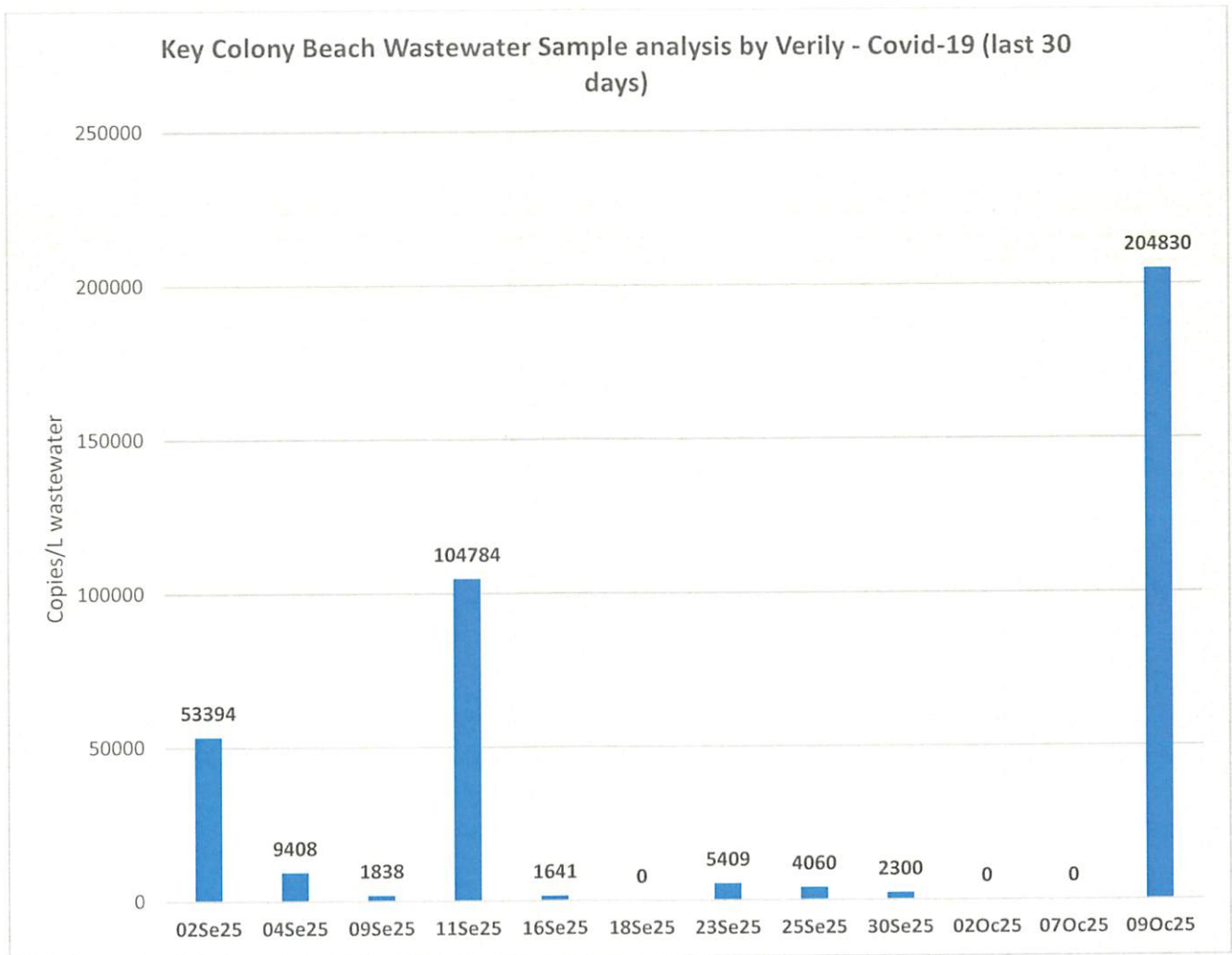
- Meeting held with First Horizon Senior Vice President of Commercial Banking
 - Options for a Commercial Construction Line of Credit for 18-36 months, with at the end of the term, change over to a Loan with options of a time period of 10/15/20 years.
 - Line of Credit rates and Loan Rates discussed competitive rates were provided.
 - Typical time to process is 3 months
 - Payment starts after funds are started to be drawn
 - Suggestion from their experience to plan for 10% contingency
 - Requires line item in an approved budget for revenue stream to support the monthly payment requirements.
- Once construction costs are understood with expected timing, analysis will be completed to determine if a need exists and timing requirements.

City of Key Colony Beach

Wastewater Sampling Update for Concern Virus's – October 13, 2025

Specific data for Key Colony Beach – wastewater sampling:

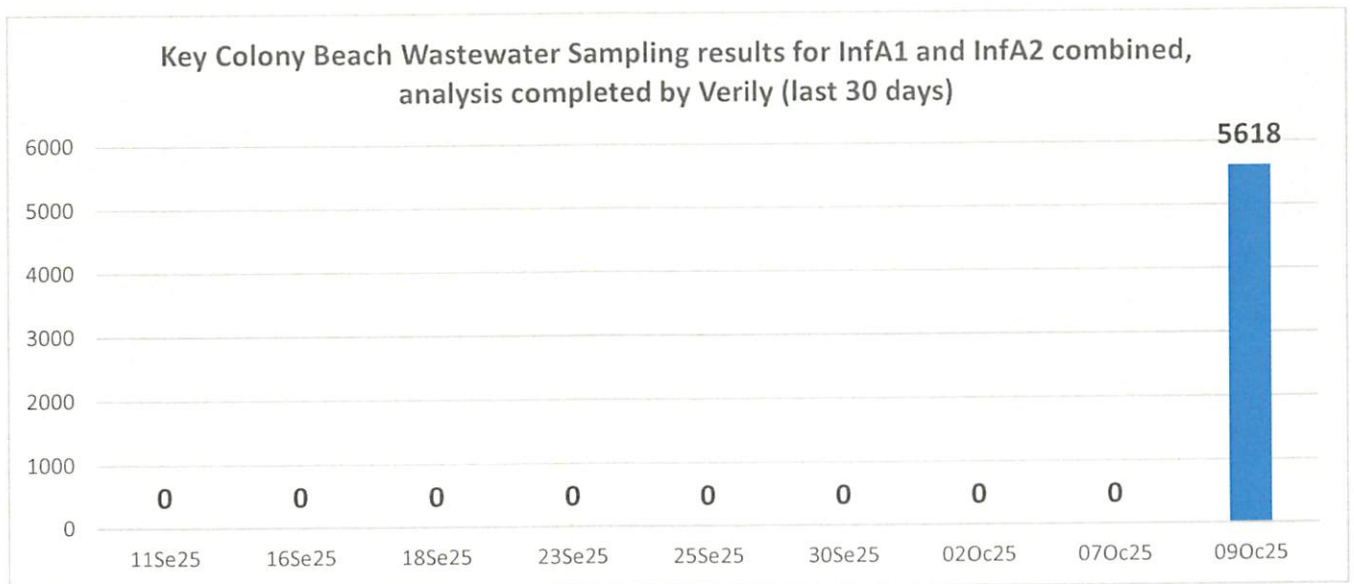
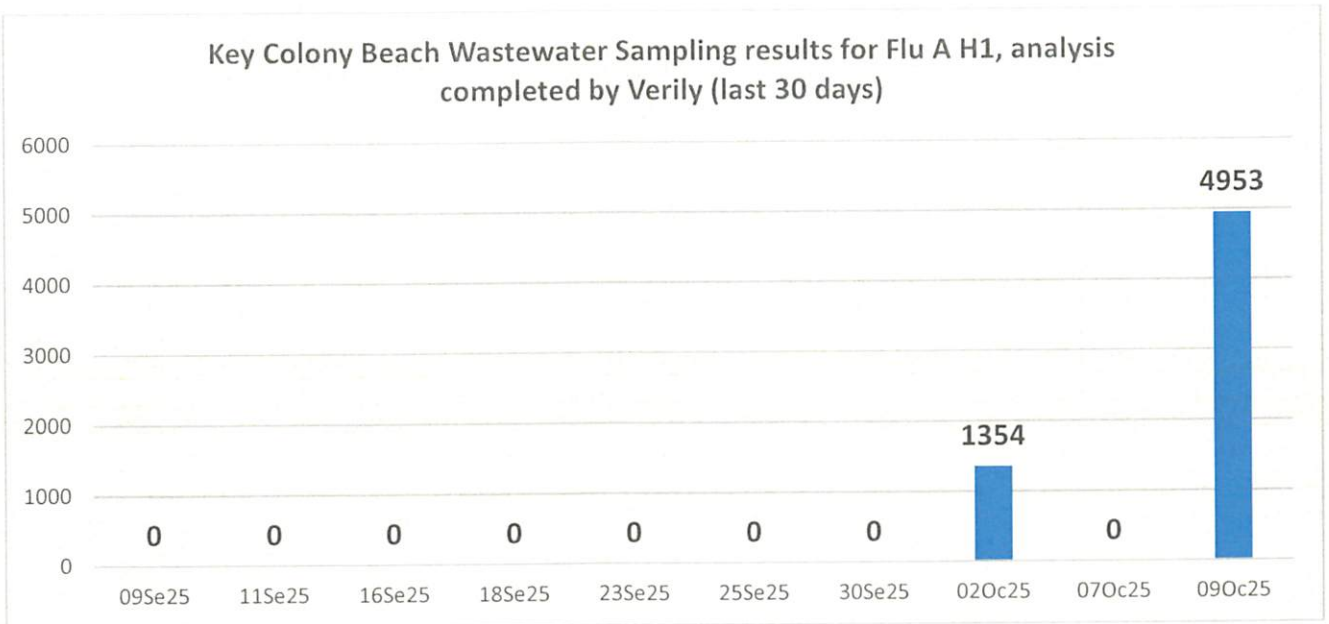
No Detections were found for the following viruses in the last 30 days for KCB: Influenzas' B, RSV, NVO, MPX Clade 1, Measles, therefore plot was not included. Detections for the viruses below in the last 30 days for KCB (raw data):



City of Key Colony Beach

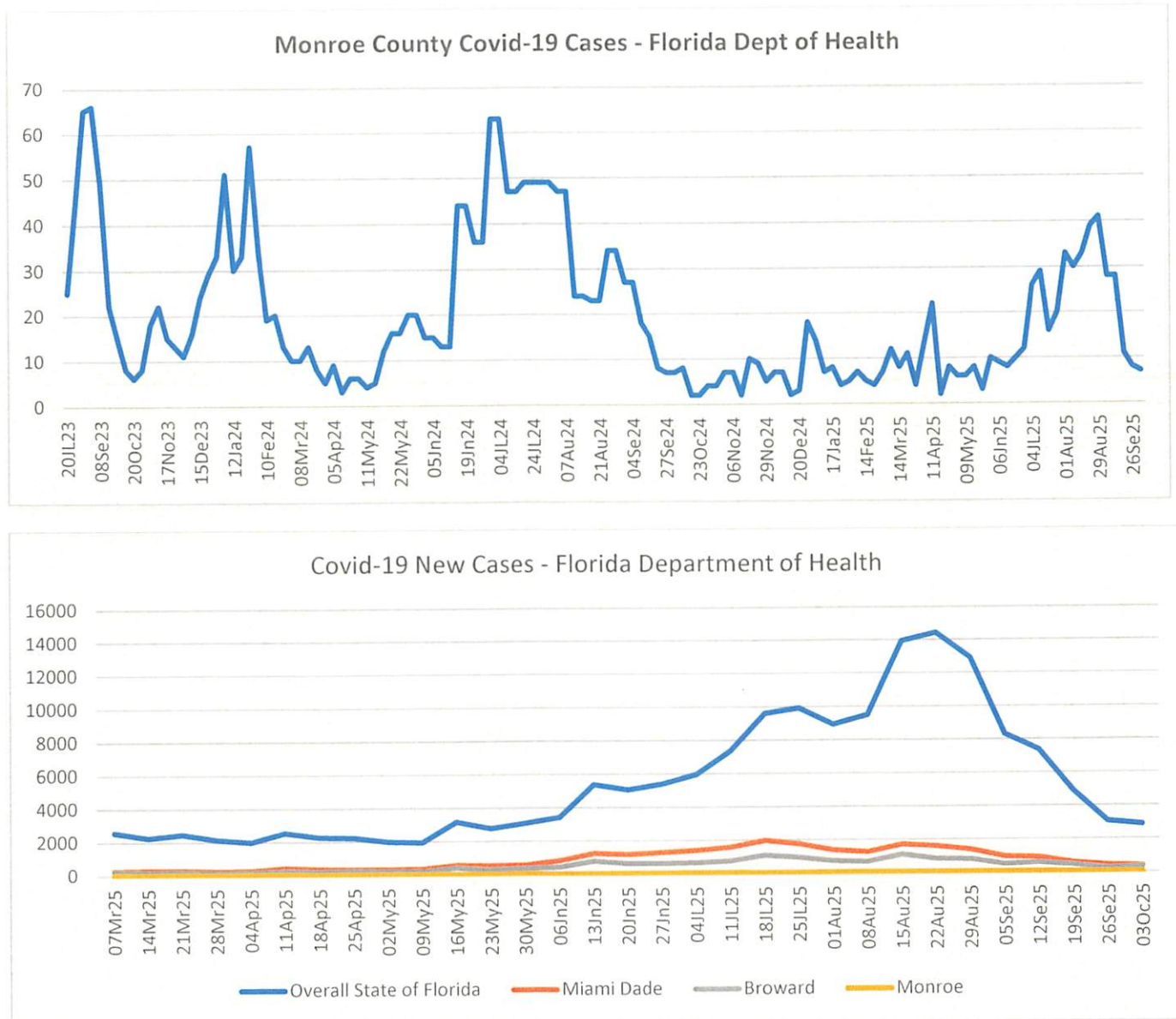
Wastewater Sampling Update for Concern Virus's – October 13, 2025

Specific data for Key Colony Beach – wastewater sampling:



Reference Data for Monroe County, Overall State of Florida, and Miami-Dade County

State of Florida Health Department Covid 19 data through 03Oc25



Report by Tom Harding, based on CDC/Verily and the State of Florida Health Department for Monroe County new Covid-19 cases - data through 12Oc25.



FDOT Tentative 5-Year Plan starting July 01, 2026

Monroe County Highlights for Key Colony Beach area and connections

Public Meeting Oct 09, 2025

Item	Description	Year	Funding
1	18 Mile Stretch repairs	Finish Early 2026	\$21.5 M
2	Old 7 mile bridge repair	2027	\$9.5M
3	7 Mile Bridge repair	2026	\$21.3M
4	7 Mile Bridge repair	2029	\$37.4M
5	Long Key Bridge repair	2027	\$30.1M
6	Coastal Shoreline Stabilization	2029	\$5.6 M
7	Marathon Coco Plum Path Lighting	2030	\$1.0 M

110 Major Projects in Monroe County over 5 years

Including Monroe County Transportation Committee priority list for smaller projects

Applicant: Key Colony Beach



Project Name: Key Colony Beach Nutrient Removal Demonstration Project in Marine Waters

Innovative Technology Team

- **Technology Provider:** Sustainable Water Infrastructure Group, LLC (SWIG)
- **Contractor/Installation:** A-C-T Environmental and Infrastructure, Inc. (A-C-T)
- **Permitting:** SWIG/Eco Legacy
- **Monitoring and Reporting:** SWIG/Eco Legacy
- **Operation and Maintenance:** SWIG/Mote Marine Laboratory
- **Project Administration:** Key Colony Beach



Project Location

Key Colony Beach Canal

FDEP Parameters of Concern:

- Phosphorus (P)
- Nitrogen (N)

FDEP Florida Keys Reasonable Assurance Document (FKRAD)

Approved FKRAD:

- Total P
- Total N



Aerial Photo

Project Location

Key Colony Beach Canal





Project Site Plan

Innovative Components:

- New Media Technology for nutrient removal in marine waters
- Modular Roll-off Deployment to meet long-term or short-term treatment objectives in a small footprint

Projected Removals:

- TP – 67% removal*
(2.7 lb/yr P removed)
- TN – 25% removal*
(18.6 lb/yr N removed)

*20-year Lifetime removal efficiency

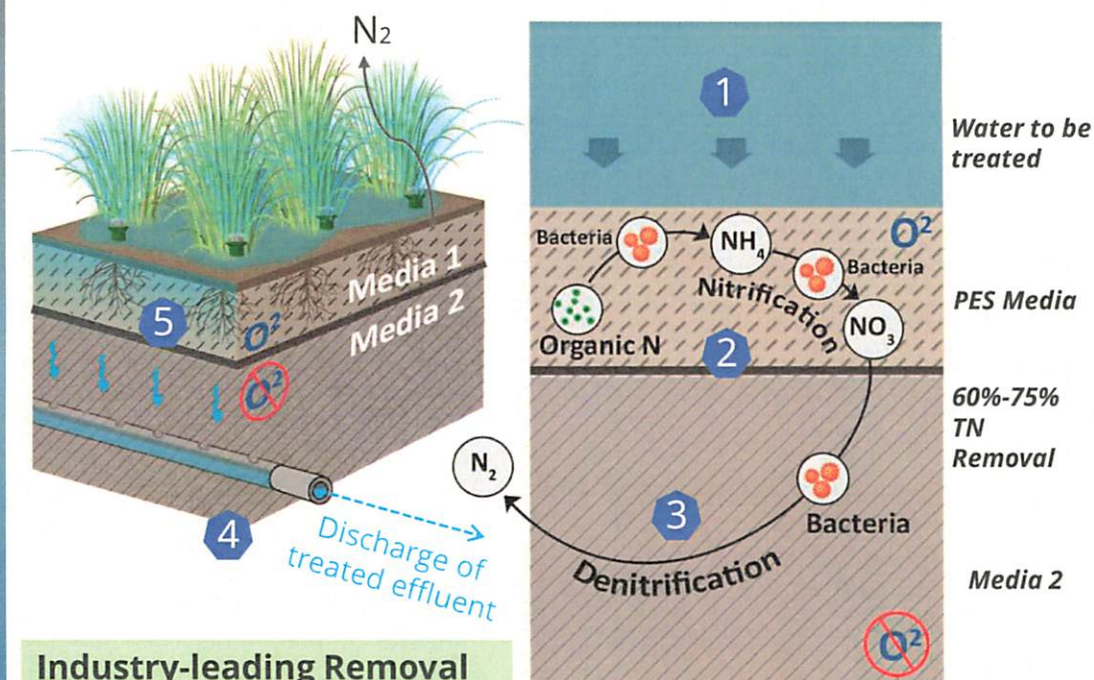


SWIG Pilot Project in Key Colony Beach
Layout



PES + Nitrogen System- Overview

PES + N

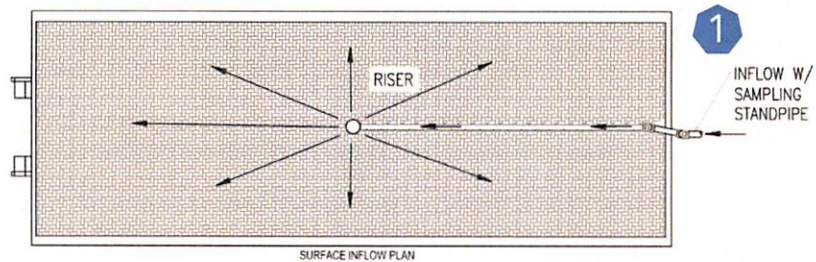


Industry-leading Removal Rates

- Total Phosphorus: > 80%
- Total Nitrogen: > 50%
- TSS: 95%
- Metals: 80%

- 1 Water is distributed onto and passes vertically through two layers of patented media (think "Brita" filter)
- 2 The first media layer is aerobic and transforms organic nitrogen and ammonia into nitrate. This layer can be modified to include a phosphorus removal (PES) option.
- 3 The second media layer is anoxic and transforms nitrate into harmless nitrogen gas which is released to the atmosphere
- 4 Treated effluent is collected via underdrain pipe(s) and discharged into receiving waters
- 5 Robust plant growth with deep roots maintains media porosity and creates dense wildlife habitat
- 6 No media replacement required for ONE. Combined PES + N systems require replacement of first media layer

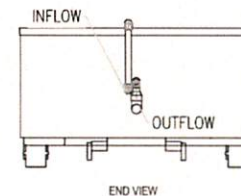
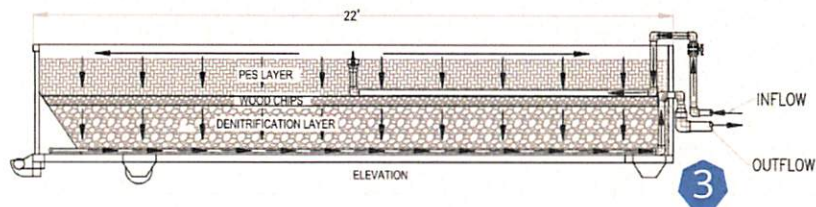
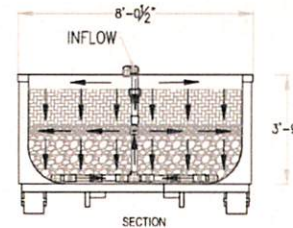
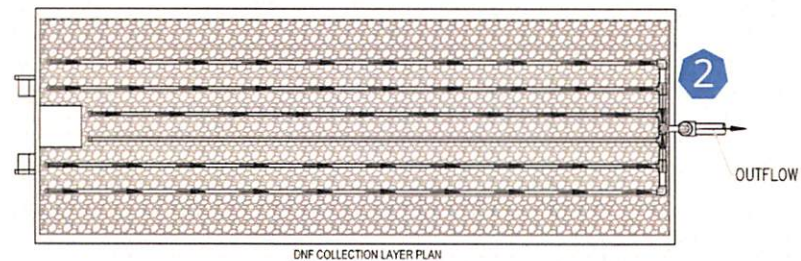
Technology- PES + N P + Organic Nitrogen Elimination - Sampling



1 Inflow sampled from standpipe downstream of pump.

2 PES layer outflow sampled with standpipe located in the wood chip layer.

3 Outflow sampled from standpipe downstream of all modules.



PES+N Module (60% design drawings)

10-16-2025 Citizen Correspondence - Regular Meeting

The City Clerk's Office received the following correspondence:

- On 10-11-2025, Cindy Catto expressed opposition to the consolidation of the Recreation and Beautification Committee.
- On 10-12-2025, Sandy Bachman wrote to the City Commission opposing the consolidation of the Recreation and Beautification Committee.

In addition, the City Commission received written public input on the unsolicited proposal by Daryl Rice Management from

- Jackie Low
- Richard Pflueger
- Steve Wenger and
- Cindy Catto.

All correspondence has been shared with the City Commission and will be attached to the meeting minutes for today's meeting.

Silvia Roussin

City Clerk

Silvia Roussin

From: cynthia catto <ctcatto@aol.com>
Sent: Saturday, October 11, 2025 6:21 PM
To: Silvia Roussin
Subject: Consolidation of rec and beautification committee

Silvia , please share my comment with the commissioners.and my fellow rec committee members. I am in Japan and not sure I will have WiFi capabilities at the time of the council meeting.

Thank you

Cindy

Dear Commissioners,

“The Beautification committee is a hands on, physically working committee. Committee Members need to be in KCB for most of the year. They need to have a knowledge or want to learn about plants and landscaping that is Keys friendly.

The recreation committee is the protector of all of KCB recreation areas. They are also the supporters of all sports and activities that occur in these areas and committee members often participate in these sports and activities. Also the recreation committee supports the Beautification committee and their wonderful work.

Recently, with the aid of Tom De Fransico , a community survey was distributed and many citizen ideas were submitted. The suggestions were compiled, and divided between beautification and recreation by the committee chairs (if the committees were consolidated sunshine laws would not allow this collaboration) and then each committee prioritized the projects. Work on these projects is already underway.

In my opinion, consolidating the two committees would not streamline the committees’ work. Instead it would make it less efficient.”

Cynthia Catto
Chairperson
KCB Recreation Committee

Sent from my iPhone

At the last Commission meeting a suggestion was made to combine the Beautification and Recreation committees. I am against this proposal. The Rec committee's responsibilities include sport activities such as golf, pickleball, tennis, basketball, etc and their facilities, equipment needs and activities. Beautification committee is responsible for maintaining gardens – trees and flowers, holiday decorating and anything that can make our lovely island more pleasing to the eye.

Our committees can and do work together on projects like new tennis courts which may need plantings around the perimeter, whereas recreation's concerns are surface, netting, benches, etc. Since we are not on the same committee, we are able to talk about ideas and bring these ideas back to our committees for discussion and decisions.

Thanks for always supporting both of our activities as separate committees!

Sandy Bachman

Silvia Roussin

From: jackie low <jsnorkles@yahoo.com>
Sent: Friday, October 10, 2025 9:52 PM
To: Silvia Roussin
Subject: Silvia Roussin, City Clerk- please forward to Commissioners.

Dear Key Colony Beach City Commissioners,

I am writing on behalf of the KCB Ladies Golf League to please issue Daryl Rice, (D. Rice Management, Inc.) a contract for the 2025-2026 season.

Our league needs to get organized for the upcoming season (the leagues 39th) which starts in November. This is affecting 34 players.

Jackie Low, Secretary/Treasurer KCB Ladies Golf League
and a 21 year member of the Key Colony Beach Golf Course.

[Sent from Yahoo Mail for iPad](#)

Silvia Roussin

From: Richard Pflueger <rlpflueger@bellsouth.net>
Sent: Sunday, October 12, 2025 4:01 PM
To: Silvia Roussin
Subject: Proposed Golf Course Lease

Greetings Commissioners,

This is to encourage you to approve the proposal submitted by Daryl Rice for a two-year lease with a one-year renewal option. This proposal is similar to the lease that has been in effect for many years, including lease payment increases. Mr. Rice has done an exceptional job operating and managing the golf course. In my opinion no one could have done it better and more efficiently.

The City certainly could not operate the business better or more efficiently. You should spend your efforts completing the City Hall and correcting drainage issues. Leave the golf course as it is.

Respectfully,
Richard Pflueger
240 8th Street

Sent from my iPad

Silvia Roussin

From: Steve Wenger <stevelwenger@gmail.com>
Sent: Monday, October 13, 2025 8:21 AM
To: Silvia Roussin
Subject: GOLF COURSE CONTRACT

Morning Silvia! I am writing to encourage the commissioners to extend the golf course contract with Daryl Rice Management LLC for an additional 2-3 years. I understand that the city of KCB is considering operating the golf course and not leasing it. With all that is going on in KCB, in my opinion, the last thing the commissioners need is to TRY and operate a golf course! Take the lease funds from Daryl and invest it in other worthwhile KCB projects and let the golf course be managed by someone who has done it very successfully in the past several years. Extend the contract with Daryl and once the "dust" settles in KCB, then review the option once the lease is set to expire. Sincerely,
Steve Wenger
100 13th Street
KCB

P.S. Please include this email with other documents in the package for the commissioners meeting. Thanks

Silvia Roussin

From: cynthia catto <ctcatto@aol.com>
Sent: Wednesday, October 15, 2025 4:39 AM
To: Silvia Roussin
Subject: Golf course contract public input

Silvia,

I will be in South Korea during the Council meeting tomorrow. The WiFi will be unreliable. I am not sure of the protocol for the public input on the golf course contract.

Therefore since I may be unable to speak , I am asking you to read my short statement. So sorry for inconveniencing you.

Cindy

October 16, 2025

Dear commissioners,

I feel that it is time for the city of Key Colony Beach to move forward with the lease of the KCB golf course to D Rice management.

It is in the public interest to approve this contract. I ask that you do this in an expedient manner.

Sincerely,

Cynthia Catto

Sent from my iPhone