

MINUTES

KEY COLONY BEACH CITY COMMISSION

PUBLIC HEARING

Thursday, December 18th, 2025, 9:35 AM or at the Conclusion of the Organizational Meeting
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

1. **Call to Order & Roll Call:** The Key Colony Beach City Commission Public Hearing was called to order by Mayor Foster at 9:44 AM, followed by Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** City Attorneys Jim Hicks and Scott Black, City Administrator John Bartus, Building Official Tony Loreno, Public Works Department Head Mike Guarino, Chief of Police Kris DiGiovanni, Marathon Fire Chief James Muro, Administrative Assistant Par Darnall, City Clerk Silvia Roussin, Planning & Zoning Board Chair George Lancaster.

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

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

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments & Correspondence:** None.

4. **Administration of Oath of Witness:** City Clerk Roussin administered the Oath of Office to Building Official Loreno.

5. **Disclosure of Ex-Parte Communication:** None.

6. **Discussion/Approval of a 40,000-Pound Elevator-Style Boat Lift at 861 12th Street, per the Recommendation of the Planning & Zoning Board**

a. Permit Application

b. Letters of Approval from Neighbor(s)

Mayor Foster introduced the agenda item and asked Planning & Zoning Board Chair George Lancaster to elaborate. Chair Lancaster informed that the Board had approved the request with no noted concerns. Building Official Loreno stated that the request met all city codes and setback requirements and recommended approval. Building Official Loreno further explained the dimensions and code restrictions and confirmed that the seawall was in good condition to support the structure. There was no further discussion, and Mayor Foster asked for a motion to approve.

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. Discussion/Approval for a Request for Unity of Title for the Property located at 9/10 7th Street, per the Recommendation of the Planning & Zoning Board

Mayor Foster introduced the agenda item and asked Planning & Zoning Board Chair Lancaster to elaborate.

Planning & Zoning Board Chair Lancaster informed of the Boards recommendation of approval with no concerns on the rebuilt and new construction. Mayor Foster asked for a motion to approve.

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

8. Discussion/Review of Amendments to the Comprehensive Plan, per the Recommendation of the Planning & Zoning Board from 11-19-2025

a. Comprehensive Plan Edits Guide

b. Draft Comprehensive Plan

Mayor Foster introduced the agenda item and asked Planning & Zoning Board Chair Lancaster to elaborate. Planning & Zoning Board Chair Lancaster informed that the Board recommended approval with minor changes. City Administrator Bartus confirmed that the verbiage changes had been implemented. Mayor Foster asked for a motion to approve.

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

DISCUSSION: Mayor Foster commented on staff time spent on the plan review and the cost savings from conducting the review in-house. City Administrator gave additional comments on money savings and thanked Brian Sheah, the City of Marathon Planning Director, for the help he provided. Mayor Foster spoke about the help received from the City of Marathon, Key Colony's Sister City, and expressed appreciation for the shared resources. City Administrator Bartus confirmed that all questions from Florida Commerce were answered and satisfied. Commissioner Harding suggested changing the outfall commitment date to 2032 for the three outfalls in the city. Mayor Foster agreed with the suggestion and further noted that, with the completion of the last three outfalls, the City would be the only one in South Florida with no untreated discharge into the canals. City Administrator Bartus confirmed changing the commitment date in the document, with no objections from the Commission.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin informed of the second and final reading of the corresponding Ordinance to be held on January 22nd, 2026.

9. Other Business: None.

10. Adjourn: The meeting adjourned at 9:54 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

ADOPTED: January 22, 2026

Silvia Roussin

City Clerk