

**MINUTES**  
**PLANNING & ZONING BOARD**  
**REGULAR MEETING & PUBLIC HEARING**

Wednesday, January 21<sup>st</sup>, 2026 - 9:30 am

Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida 33051 & via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance & Roll Call:** The Key Colony Beach Planning & Zoning Board was called to order by Chair George Lancaster at 9:30 AM, followed by the Pledge of Allegiance and Rollcall. **Present:** George Lancaster, Lin Walsh, Lenny Geronemus, Lynne Conkling, Skip Helme. **Also present:** City Administrator John Bartus, Building Official Tony Lorenzo, Commissioner Kirk Diehl, Administrative Assistant Par Darnall, City Clerk Silvia Roussin.

2. **Election of Chair and Vice-Chair:** *(Election Procedures: Person(s) is/are nominated; the nomination does not require a second. Votes are cast for each nominee via rollcall)*

a. **Election for Chair:** City Clerk Roussin asked for a nomination for Chair.

**NOMINATION:** Lynne Conkling nominated George Lancaster for Chair. There were no other nominations.  
**ON THE NOMINATION:** Rollcall vote. Unanimous approval.

George Lancaster was re-elected to Chair.

b. **Election for Vice-Chair:** Chair Lancaster asked for a nomination for Vice-Chair.

**NOMINATION:** Lynne Conkling nominated Lin Walsh for Vice-Chair. There were no other nominations.  
**ON THE NOMINATION:** Rollcall vote. Unanimous approval.

Lin Walsh was re-elected to Vice-Chair.

3. **Approval of the 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 Chair Lancaster asked for a motion to approve.

**MOTION:** Motion made by Vice-Chair Walsh to approve. Lenny Geronemus seconded the motion.  
**DISCUSSION:** None.  
**ON THE MOTION:** Rollcall vote. Unanimous approval.

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

5. **Approval of Minutes**

a. Planning & Zoning Board Minutes December 17<sup>th</sup>, 2025

There were no changes to the minutes, and Chair Lancaster asked for a motion to approve.

**MOTION:** Motion made by Lynne Conkling to approve the minutes. Lenny Geronemus seconded the motion.  
**DISCUSSION:** None.  
**ON THE MOTION:** Rollcall vote. Unanimous approval.

~~6. Administration of Oath of Witness~~

7. **Disclosure of Ex-Parte Communications:** None.

**8. Items for Discussion/Approval**

- a. Discussion/Approval of the Appointment of Larry Freels to the Planning & Zoning Board as an Alternate Member

Chair Lancaster introduced the discussion item and stated there were no concerns or objections to the recommendation for appointment. The Board discussed the recommendation, including concerns about not knowing the candidate personally, the candidate's unavailability for questions, experience in real estate and construction, and residency within the city. There was no further discussion, and Chair Lancaster called for a motion to approve Larry Freels to the Planning & Zoning Board as an Alternate Member.

**MOTION:** Motion made by Lenny Geronemus to approve. Skip Helme seconded the motion.

**FURTHER DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the recommendation was to be presented to the City Commission the following day.

**9. Other Business**

**10. Next meeting:** February 18<sup>th</sup>, 2026, 3:30 PM

**11. Adjourn:** The meeting adjourned at 9:36 AM.

Respectfully submitted,

*Silvia Roussin*

City Clerk

**ADOPTED: February 18, 2026**

***Silvia Roussin***

***City Clerk***