

# MINUTES

## KEY COLONY BEACH CITY COMMISSION

### SPECIAL MEETING

Wednesday, April 1, 2026 – 3:15 PM

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

- 1. Call to Order, Pledge of Allegiance, Prayer, and Rollcall:** The Key Colony Beach City Commission Special Meeting was called to order by Mayor Freddie Foster at 3:15 PM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** City Administrator John Bartus, Building Official Tony Loreno, Public Works Department Head Mike Guarino, Administrative Assistant Par Darnall, City Clerk Silvia Roussin.

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

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

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

**DISCUSSION:** None.

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

- 3. Citizen Comments and Correspondence**

City Clerk Roussin provided the following citizen correspondence:

On March 27, 2026, Sandy Bachman wrote to the Commission, suggesting that the Commission consider contacting the Marina property owner about a possible agreement to use his boat ramp and to avoid disturbing homeowners on 7th Street.

03-28-2026, Janie Byland wrote with concern about possible location issues and traffic congestion on 7th Street and the nearby properties.

03-30-2026, Andrea Felton and Michael Church wrote to the City Commission with various questions about the proposed 7th Street Boat Ramp project and suggested considering the neighbors of the project who will be most affected.

On 03-30-2026, David and Beverly McKeenan wrote in strong opposition to the proposed project and suggested a possible cooperative agreement with the Marina.

03-30-2026, Ronald and Constance Foster wrote to the City Commission in opposition to opening the boat ramp to public use and provided several considerations to support their stance.

03-31-2026, Bob and Crystal Carew wrote to the Commission with general opposition to the reopening of the boat ramp and asked the Commission to weigh the potential benefits and drawbacks.

On 03-31-2026, Steven Wenger expressed full support for opening the boat ramp to property owners and long-term renters, and shared additional thoughts on how to implement the change.

In addition, Craig Greene wrote in support of using the boat ramp, even though it is not in the best location, because it would benefit local homeowners.

Mayor Foster added that he had also received verbal communications and asked for citizen comments.

Joe Schmidt, 430 4th Street, spoke in support of repairing the boat ramp. He said reopening the launch on the west side of the Causeway could benefit the City if hours of operation and user access were properly controlled. Joe Schmidt emphasized the importance of a local launch, particularly during approaching storms, and added that the boating and fishing community needs access that does not depend on outside facilities.

Ron Teke, 290 10<sup>th</sup> Street, said he has been a homeowner for 25 years and remembers when Clyde Burnett was Mayor, when the same questions were raised. While acknowledging concerns about noise and neighborhood impacts, he said he would support limited launch and retrieval hours during normal daytime operations. He added that the ramp is an asset to the community and that Marathon has been gracious in allowing its use.

Carman Slusher, 411 12th Street, said the Quay ramp is convenient but can become extremely congested. He added that detailing a boat in a canal can be costly and impractical, and that it does not make sense for a canal community to lack a functioning ramp.

Gregory Burke, 621 8th Street, raised questions about government funding for repairs. Mayor Foster indicated that those questions would be addressed later in the meeting.

Glen Hasty, 201 7th Street, said he supports the ramp's use by emergency services and other agencies but has serious concerns about opening it to the general public. He cited traffic patterns, vehicles backing in and out near homes, impacts from mini-lobster season, safety risks to adjacent property, noise, cleanliness, wear and tear, and uncertainty about who would be responsible for upkeep. He stated that when he purchased his home, he understood the ramp was closed, and he believes reopening it would significantly affect quality of life and property values for nearby residents.

Theodore Bentley, 980 Shelter Bay Drive, expressed concern about opening the boat ramp to the public. He stated that the ramp has not been open to the public since 2012 and that a grant could come with significant restrictions. He cited concerns about traffic, ingress and egress, impacts on public access, and insufficient consideration of the residents most directly affected. He questioned whether the ramp serves a true public purpose for Key Colony Beach residents and urged the Commission to consider the impact on nearby property owners before making any changes.

Robert Michon, 45 7th Street, said the area is already one of the busier intersections in the City, with substantial vehicle and pedestrian traffic. He noted the tight turn into 7th Street and expressed concern that many trailer owners may lack sufficient experience. He said increased use of the ramp could create logistical issues with launch hours, enforcement, and traffic control, and asked who would be responsible for managing them.

Sandy Bachman, 171 8th Street, asked who would benefit from the ramp, given that there are already two launches within about a mile. She questioned whether only property owners would be able to use it and suggested exploring other grant opportunities or alternative locations that may be better suited for boat launching.

David McKeehan, 2 7th Street, said he appreciated the opportunity to speak and noted several recent City improvements, including the Detention Pond, Sunset Park, the Bocce Courts, and ongoing work at City Hall. He argued that the 7th Street boat ramp does not meet the same standard and that there are better alternatives for boating access. He suggested that the City consider purchasing or partnering with a property owner at a more suitable location with room to maneuver. He described the existing ramp as long, narrow, and difficult to use without creating backups, and said regulation and enforcement would be challenging. He also raised concerns about liability, trailer parking, dockage, canal traffic, nighttime use, and impacts on neighboring residents, and urged the Commission not to approve the proposal.

Tom Siven, 7 7th Street, spoke against reopening the boat ramp. He said that when it was reopened previously, it created numerous problems. He added that the neighborhood already experiences heavy pedestrian and vehicle traffic during the Farmers Market, and that boat launching would create similar congestion. He also stated that there is little room for vehicles with trailers to turn around and urged the Commission to vote no.

Keri Michon, 45 7th Street, opposed the opening of the boat ramp, citing existing traffic congestion on 7th Street and potential additional backups from trailered boats lining up to use the ramp.

Ron Foster, 54 7th Street, said he had also submitted a letter for the record. He stated that he has been trailering boats since age 16 and believes the location is among the worst possible places in the City for a public ramp. He said traffic would be difficult to regulate and urged the Commission to carefully consider the surrounding impacts.

#### **4. Discussion Action Items**

##### **a. Discussion/Approval to go forward with the FWC/FBIP Grant Application for the 7th Street Boat Ramp Reconstruction**

Mayor Foster stated that the issue is not simply a matter of “not in my backyard” but a broader community question that requires further discussion. He acknowledged residents’ concerns and said opposition would likely arise regardless of location. Mayor Foster emphasized that the item before the Commission was only whether to apply for the grant, not whether to proceed with construction. He explained that any grant-funded ramp would have to remain open to the public, discussed the need for emergency services, and noted that the existing ramp is in poor condition, with repair costs estimated at \$200,000 to \$250,000. Mayor Foster offered additional thoughts on potential impacts and said that more due diligence would be required before any decision to move forward with construction.

Mayor Foster asked for additional citizen comments.

Theodore Bentley responded that the impact would extend beyond 7th Street and affect the community more broadly, including on the water.

Mayor Foster reiterated that the vote was only to authorize the grant application and that the matter would not move forward without further public input.

Sandy Bachman questioned whether the grant funds could be used to purchase the boat launch on the Sadowski Causeway, which Mayor Foster stated they could not.

Mayor Foster asked for Commissioner comments.

Commissioner DiFransico noted that he heard both the convenience the ramp would provide to boat owners and the significant inconvenience projected by nearby residents, and said those competing interests would need to be balanced.

Commissioner Diehl noted that residents on 7th Street were aware of the boat ramp when they purchased their properties and that, at some point, it may have been expected to reopen for the broader community. He said he was not convinced it would create all the problems being predicted and noted that concerns such as traffic and trash are issues the City regularly addresses elsewhere.

Vice-Mayor Colonell stated that the ramp could not remain private if public funds are used and that the central issue was how the ramp would be used. He noted that there were people both in support of and opposed to the proposal, and said the City should continue exploring options for public use.

Commissioner Harding provided background on the Florida grant program, explaining that grant-funded ramps must be open to the public from sunrise to sunset and operated without discrimination, though a reasonable user fee may be permitted to help offset maintenance costs. He noted that the ramp is currently nonfunctional and poses safety concerns, though it is used by FWC and law enforcement. Commissioner Harding further explained that grant applicants may improve their score by offering a voluntary local match and that accepting a grant would entail a long-term commitment. He also cautioned that widening the ramp and creating adequate staging space could be difficult at the site, and expressed appreciation for the comments received from all residents.

Mayor Foster provided additional comments on the need to repair the ramp and on considerations regarding 7th Street access and hurricane-related use.

David McKeehan stated that he would personally fund repairs to the boat ramp rather than commit the City to state grant requirements. He said he was willing to make funds available specifically for the ramp and asked the City to consider that alternative.

Commissioner Harding responded that the offer was a constructive idea and warranted further discussion. City Administrator Bartus noted that the grant application deadline is April 17. Commissioner Harding explained that the Resolution would only authorize the submission of the application, that staff review and grant processing could take approximately 9 to 10 months, and that the Commission could continue discussions with Mr. McKeehan and legal counsel while the application process moved forward. Further discussion followed on possible costs and donations. Mayor Foster reiterated that the discussions were good and recommended approving the Resolution to avoid missing the opportunity for the grant application.

5. **Resolution 2026-06:** A Resolution Of The City Of Key Colony Beach, Florida, Designating A Project Manager(S) In Charge Of The Grant Application For The Florida Boating Improvement Program; Authorizing The Project Manager(S) To Apply For And Administer The Grant.

Mayor Foster provided the reading of the Resolution and asked for a motion to approve.

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

**FURTHER DISCUSSION:** None.

**ON THE MOTION:** Commissioner Diehl – yes. Commissioner Harding – yes. Commissioner DiFransico – no. Vice-Mayor Colonell – yes. Mayor Foster – yes.

The Resolution was adopted.

Mayor Foster commented on upcoming construction on 7<sup>th</sup> Street and the installation of pervious pavers.

Craig Greene, 751 12th Street, asked the Commission to provide plans for both scenarios before moving forward.

Mayor Foster reminded that the Commission will not move forward until a workshop is held.

Carman Slusher asked about the management of the old Quay property, who collects the revenue, and whether the City of Key Colony Beach knows what revenue could be generated if the ramp is kept in private ownership.

Mayor Foster explained that the City of Marathon manages the Quay ramp and Key Colony Beach would not generate the same income. Further discussion followed on boat ramp fees and possible revenues, and on the assessment of fees allowed by the State and grant requirements.

Gregory Burke asked about the City's obligations to the FWC and the City's liabilities. Mayor Foster explained that there are none, that further data is needed, and that the matter at hand is only for the approval of the Resolution and the ability to apply for the grant.

6. **Adjournment:** The meeting adjourned at 5:29 PM.

Respectfully submitted,

*Silvia Roussin*

City Clerk

**ADOPTED: June 18, 2026**

*Silvia Roussin*

City Clerk

## **04-01-2026 Citizen Correspondence - Regular Meeting 3:15 PM**

The City Clerk's Office received the following correspondence:

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On 03-30-2026, David and Beverly McKeehan wrote in strong opposition to the proposed project and suggested a possible cooperative agreement with the Marina.

03-30-2026, Ronald and Constance Foster wrote to the City Commission in opposition to the opening of the boat ramp for public use and provided several considerations to support their stance.

03-31-2026, Bob and Crystal Carew wrote to the Commission with a general opposition to the re-opening of the boat ramp and asked for the Commission to weigh potential benefits and downfalls.

On 03-31-2026, Steven Wenger expressed full support for opening the boat ramp to property owners and long-term renters, and shared additional thoughts on how to implement the change.

All correspondence has been distributed to the City Commission and will be included in the official minutes for today's meeting.

Thank you,

*Silvia Roussin*

City Clerk

## Silvia Roussin

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**From:** Sandy Bachman <sandy.bachman@gmail.com>  
**Sent:** Friday, March 27, 2026 7:46 AM  
**To:** Silvia Roussin  
**Subject:** Boat Ramp on 7th

Please pass my comments on to the commissioners.

We already have a boat launch in the city where there is room for trailers and cars pulling in and out and not disturbing home owners and 7th street. Wouldn't it make more financial sense to do some kind of deal with Jim for KCB 's use of their facility? It's in a perfect place to launch boats because it's already a marina!

## Silvia Roussin

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**From:** Jane Byland <nannybyland@me.com>  
**Sent:** Saturday, March 28, 2026 5:02 PM  
**To:** Silvia Roussin  
**Cc:** David Mckeehan  
**Subject:** Boat ramp on seventh Street

Hi Sylvia,

Just a quick note to tell the council that I think trying to make a proper boat ramp out of what we have there even if there is a grant isn't a real good idea.

I think the location is difficult. It's a very narrow place there between the residence and their landscaping and the Coconut Pathway and the landscaping there.

If we needed it because of lack of any other facility in KCB for boating purposes that would make a stronger argument for it but it's not needed since we already have someplace on Sadowski that can be used.

Having grant money is always a pleasant thought but sometimes you have to have matching funds or such. I would hate to see the city spend money on something that would possibly cause congestion problems on Seventh Street and on the adjacent properties. And it might not be used too much if we did have it because of the alternative boat ramp.

Thanks for all you do for the council and our city . Best wishes, Janie Byland  
72 7th St., KCB

Sent from my iPhone

March 30, 2026

Mayor Freddie Foster  
Vice Mayor Doug Colonell  
Commissioner Tom Harding  
Commissioner Tom DiFrancisco  
Commissioner Kirk Diehl  
City of Key Colony Beach  
P.O. Box 51014  
Key Colony Beach, FL 33051-0141

Re: Reopening of 7th Street Boat Ramp

Dear Mayor, Vice Mayor and Commissioners,

I am a homeowner on 7th Street in Key Colony Beach and full time winter resident. I recently learned about the plan to seek a grant for reopening the 7th Street boat ramp. Before the City invests the time and resources to prepare the request, I am hoping to understand the basic elements of the plan:

- Is there a verified need for the project? (an existing boat ramp is across the street that does not appear to be heavily used)
- How will the project benefit the community?
- Does this project meet current City zoning ordinances for commercial use of property on a residential street?
- What reconstruction would have to be done?
- Who would be using the ramp: municipal personnel / full time residents / property owners / renters / the public?
- What are the estimated costs for construction, maintenance, oversight, and financial management?
- Would there be a cost to users? What would that cost be? Would the revenue meet the expenses?

I realize it's early in the planning, but I and others on the street have a number of questions we would like to hear the commission address at its meeting on April 1. These include:

- What impact studies will be done, including traffic, noise, and environmental?

- How would the traffic and blocking of the street affect residents, events in the park, the school bus, and KCB police and emergency vehicles?
- Does the City have a realistic plan for where the vehicles and trailers will be parked?
- Would the existing space need to be widened to accommodate the multiple maneuverings needed for launching a boat? Will the planted walkway need to be removed?
- What regulations would be in effect as far as hours of operation, size of boat, etc? Who will monitor?

Experience from living in a marina has shown me that not all boat launches go smoothly. There are liability, safety, and adjacent property issues that would need to be addressed.

I am not aware of any outreach by the city to the neighbors of this project who will be most affected but understand they are not in favor of it. I believe the opinions of those most affected should be given preference over temporary visitors to the City. How will the City benefit from the project and is this benefit substantial enough to counter the inconvenience to the residents who are so close to the facility?

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for Andrea L. Felton, and the signature on the right is for Michael J. Church. Both signatures are written in a cursive, flowing style.

Andrea L. Felton  
Michael J. Church  
46 7th Street  
Key Colony Beach

3/30/26

**Mayor Freddie Foster**

**Vice-Mayor Doug Colonell**

**Commissioner Tom Harding**

**Commissioner Tom DiFransico**

**Commissioner Kirk Diehl**

**Dear Mayor, Vice Mayor and Honorable Commissioners**

**My name is David McKeehan and my wife, Beverly and I live at 2 Seventh St here in KCB.**

**We are strongly opposed to any plan to move forward with the re-opening of the 7<sup>th</sup> St Boat Ramp for several reasons cited below.**

- 1) A 4.5 star rated boat ramp is already in operation at the KCB Marina on Sadowski.**
- 2) Unlike this commercial Marina, the 7<sup>th</sup> St ramp has no off-road preparation area.**
- 3) Preparation, line-up and successful back-in will block 7<sup>th</sup> st during launch/recovery**
- 4) Such blockage will restrict free access to the Golf course Condos and to my property.**
- 5) In general, all of Seventh street traffic will be restricted during every launch and recovery.**
- 6) It is likely that in worst case scenarios, this disruption will extend around Shelter Bay Drive and 8<sup>th</sup> st possible requiring a Police presence to resolve.**

**It is noted that this ramp was re-opened for some period in the past. This experiment was abandoned due to the factors noted above along with issues of noise and lack of organized control by the City and the ramp was re-closed.**

**In summary, we already have an arrangement that provides for use by Public Works, Police, Fish and Wildlife, and emergency services.**

**We ask you to vote no on this issue and perhaps consider investing in a cooperative agreement with the KCB Marina.**

**With Respect**

**David and Beverly McKeehan**

*David McKeehan*  
*Beverly McKeehan*

March 30, 2026

TO: Mayor Freddie Foster  
Vice-Mayor Doug Colonell  
Commissioner Tom Harding  
Commissioner Tom DiFrancisco  
Commissioner Kirk Diehl

Dear Mayor, Vice-Mayor and Honorable Commissioners:

My name is Ronald Foster. My wife Connie are permanent residents of KCB and have lived at 54 7<sup>th</sup> Street since retiring in 2006.

We are opposed to the reconstruction of the 7<sup>th</sup> Street boat ramp and consideration of opening it up for public use. The opening of this boat ramp has been considered by several city commissions in the past, each time rejecting it as a viable project.

While having a boat ramp inside the city should be a nice convenience, it is not viable at its current location for many reasons, some bulleted below:

- The current ramp is located in the most congested area of the city having the following uses:
  - i) Post Office accessibility by citizens and the daily 18-wheel P O delivery and pickup of our mail.
  - ii) The new City Hall
  - iii) Farmers Market vendors and patrons parking (which line 7<sup>th</sup> Street grass parking whether the setup is at the North end or South end).
  - iv) General use of Palm Path, City Hall Park and Gazebo Park.
- Logistically, the impact of staging IN/Out use on the area would be great. If not controlled by live city staff, or our police department, the wharf/walkway behind City Hall/PO would become a temporary staging area used by boaters tying up and loading/unloading , regardless of what restricted signage would be placed there.
- Boat traffic in the 7<sup>th</sup> Street Canal would be significantly increased. The residents on 7<sup>th</sup> Street are constantly pleading for boaters to obey the no wake, 5 mph rules.
- The 200-foot-wide 7<sup>th</sup> Street canal is HOME to several manatee families which annual birth 1 or 2 pups each year. This would add additional risk to these protected animals.
- The opening of this ramp to public use would be a tremendous injustice to nearby residents, especially to David and Beverly McKeehan, who are adjacent to the ramp. Please think how this would disrupt their quality of life, the noise, abusive language especially when alcohol is

involved. Boatramp users can easily become unfriendly. The McKeehan's have and continue to generously donate their time and resources to this city. The idea of the city having its own boat ramp, on the surface, appears inviting. The reality of renovating and using the existing ramp is not feasible for the reasons stated above and for many more not listed. The reasons past commission members have considered and rejected the idea are still valid today.

Please vote NO on this issue.

Respectfully,

Ronald and Constance Foster

3-31-26

TO: City of Key Colony Beach Commissioners and Mayor  
FR: Bob and Crystal Carew (560 12<sup>th</sup> St., KCB)  
RE: Proposed re-opening of KCB 7<sup>th</sup> St. Boat Ramp

We cannot attend the Wednesday meeting, but would like our input distributed to the Mayor and Commissioners.

Generally, we are opposed to the re-opening of the 7<sup>th</sup> Boat Ramp, because we do not think it is a good idea to add more boat traffic to the 7<sup>th</sup> St. Canal. The 7<sup>th</sup> St. Canal frequently has manatees – more than any other KCB canal, and usually has “resident” manatees. If you hope to show a visitor a manatee, 7<sup>th</sup> St. Canal is where you slowly go.

It seems to us, the primary use of a public 7<sup>th</sup> St. Canal boat ramp would be for renters who would not be aware or as caring as us locals for the manatees that frequent KCB. The additional boat traffic will have no positive effect on the manatees - only negative.

Commissioner Diehl did mention the possible use of a gate and code, like is used at Inch Beach, as a way to keep the use of the ramp to KCB residents.

We question the need to re-open the Boat Ramp as we already have a boat ramp at the Marina and one near the Island Fish Company and several more in Marathon.

If the Boat Ramp were to operate free or unpoliced, it won't take long at all for the Miami weekend crowd to discover it, which will then turn into a parking issue along 7<sup>th</sup> St. How would that get policed?

On the surface, the idea of re-opening the 7<sup>th</sup> St. Boat Ramp, might sound appealing, but could also spawn several other unintended consequences.

Other than the fact that there is grant money available, we ask the Commission to carefully weigh the potential benefits with the potential downfalls.

We appreciate the work of our elected officials.

Thank you,

Bob and Crystal Carew

Bob Carew  
Crystal Carew

## Silvia Roussin

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**From:** Steve Wenger <stevelwenger@gmail.com>  
**Sent:** Tuesday, March 31, 2026 1:06 PM  
**To:** Silvia Roussin  
**Subject:** 7TH STREET BOAT RAMP

As an owner of property in KCB for the past 25 years, I would like to add my opinion regarding the 7th Street boat ramp. I am fully in favor of opening up this boat ramp for property owners and long term renters (four weeks or longer) in KCB only.. It should be required that at least two people need to launch a boat, with one driving the vehicle and the other in the boat. Upon the boat leaving the trailer, the vehicle and trailer should depart without delay.

The open hours and method of securing the chain can be determined with a joint decision of the commissioners and a committee from the KCB Fishing and Boating Club.

Thanks for hearing me out.

Sincerely,

Steven Wenger  
100 13th Street  
KCB

## Silvia Roussin

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**From:** Craig Greene <go2buck@gmail.com>  
**Sent:** Wednesday, April 1, 2026 5:27 AM  
**To:** Silvia Roussin  
**Subject:** KCB Boat Ramp

Morning Silvia,

I received word yesterday that the city is considering the use of the boat ramp near the post office to be used again. I know few details at this point. However, I would be in support of the use of the ramp for KCB homeowners. Although it is not in the best location possible it would definitely benefit our resident boat owners! Thank you.

Craig Greene  
751 12th St. KCB