

# MINUTES

## KEY COLONY BEACH CITY COMMISSION EMERGENCY MEETING

Tuesday, May 5<sup>th</sup>, 2026 – 3:30 PM  
Marble Hall, 600 W. Ocean Drive, Key Colony Beach  
& via Zoom Conferencing

[Zoom Login Information at the end of this Agenda](#)

- 1. Call to Order, Pledge of Allegiance, Prayer, and Roll Call:** The Key Colony Beach City Commission Emergency Meeting was called to order by Mayor Foster at 3:30 PM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Kirk Diehl, Commissioner Tom Harding (via Zoom). **Absent:** Commissioner Tom DiFransico. **Also present:** City Administrator John Bartus, Building Official Tony Loreno, Administrative Assistant Par Darnall, City Attorney Scott Black (Via Zoom), CPH Architect Brandan DeCaro (via Zoom).

Mayor Foster found good cause for Commissioner Harding to attend the meeting via Zoom and for Commissioner DiFransico to be excused from attending.

- 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.

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

**DISCUSSION:** None.

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

- 3. Citizen Comments and Correspondence:** None.

- 4. Review/Approval of Pin Pile Load Testing**

- CPH Correspondence 05-04-2026
- Pedro Falcon Correspondence 05-04-2026

Mayor Foster introduced the agenda item and asked Vice-Mayor Colonell to elaborate. Vice-Mayor Colonell explained that Commissioner Harding had suggested load testing of the new pin piles in the administrative area. He stated that he had followed up with CPH regarding the suggestion to test the pin piles and was advised that such testing was not required. Vice-Mayor Colonell also summarized the correspondence from CPH and discussed the projected cost and potential impact on the construction timeline. He further commented that, if the work were completed properly and in accordance with the engineering documents, there should be no issues, and the slab would be certified. Vice-Mayor Colonell stated that the decision before the Commission was whether to incur additional expense for pin pile testing and potentially delay the project.

Mayor Foster reminded the Commission that a motion was required and requested one to accept the correspondence and proceed without conducting pin pile testing.

**MOTION:** Vice-Mayor Colonell moved to accept the correspondence and proceed without pin pile testing. Commissioner Diehl seconded the motion.

**DISCUSSION:** Mayor Foster stated that he had not found evidence that pin pile testing had been conducted in the County and had not identified a contractor available to complete the testing. He added that, if the work were performed in accordance with the design, he had no further concerns. Commissioner Harding shared that his research identified three engineering firms outside the County capable of conducting such testing and noted that testing is generally required for larger structures above a certain tonnage threshold, but not typically for smaller buildings. Mayor Foster thanked Commissioner Harding for his research outside Monroe County.

Commissioner Harding further noted that one of the firms had conducted testing in Marathon and that the consensus

was that, for a project of this size, testing could be limited to two pin piles rather than a larger number. Commissioner Harding reported receiving a recommendation for third-party observation of the installation, evaluation of depth of refusal, and documentation in a signed and sealed report by a professional engineer. Vice-Mayor Colonell commented that the City has third-party inspectors and for CPH to perform the final certification of the project. Commissioner Harding further commented on the advice received regarding third-party observation. Vice-Mayor Colonell confirmed that reports and quality-control documentation are being maintained during the project, including photographs, inspection reports, and various sample reports. Commissioner Harding asked to share the interim reports on the refusal depth and the geotechnical report to verify that they match.

CPH Architect Brandan DeCaro stated that he did not have the authority to sign off on the installations in his capacity as architect. Mayor Foster stated that the work should proceed in accordance with the approved drawings and existing testing procedures, and that the question at hand is the pin pile testing. There was no further discussion. City Clerk Roussin restated the motion to accept the correspondence and not conduct testing on the pin piles.

**ON THE MOTION:** Roll call vote. Unanimous approval.

Mayor Foster thanked Commissioner Harding for his extensive research outside the County.

**5. Adjournment:** The meeting adjourned at 3:50 PM.

Respectfully submitted,

*Silvia Roussin*

City Clerk

***ADOPTED: June 18, 2026***

***Silvia Roussin***

***City Clerk***