

06-18-2026 Citizen Correspondence – Regular Meeting

The City Commission received the following correspondence:

May 21, 2026 – Cindy Catto wrote to the City Commission, expressing concerns about the tourism grant for the sunshades at the pickleball courts and the City's matching funding obligation.

May 22, 2026 – Skip Helme wrote to the City Commission, commending Commissioner Diehl and Mayor Foster for their assistance with dumpster placement.

May 25, 2026 – Michelle Smoot wrote to the City Commission describing negative experiences with vacation rentals and related noise complaints.

May 27, 2026 – Lynne Benton wrote to the City Commission requesting an amendment to the ordinance governing restrictions on citizen comments.

May 28, 2026 – Michelle Smoot wrote to the City Commission with suggestions regarding House Rules for vacation rentals.

June 15, 2026 – David Evangelista wrote to the City Commission with comments regarding the Golf Course Clubhouse and requested that the City deny the Recreation Committee's request to apply for a TDC grant at this time.

June 15, 2026 – David Evangelista wrote with thoughts on the unsuccessful solicitation for the construction of the basketball court.

June 17, 2026 – Cindy Catto wrote with suggestions on the Pickleball Management Agreement.

In addition, the Commission received correspondence in opposition to the proposed boatlift at 841 W. Ocean Drive from the following citizens:

- Bryan Kornblau, 921 W. Ocean Drive
- Linda Coggins, 921 W. Ocean Drive
- Dale Bruns, adjacent property owner to 841 W. Ocean Drive
- Rich Fairney, 1133 W. Ocean Drive
- Charles Martin, 901 W. Ocean Drive
- Janet Griffin, 799 W. Ocean Drive
- Gabriele Joba, 1133 W. Ocean Drive

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

Silvia Roussin

From: cynthia catto <ctcatto@aol.com>
Sent: Thursday, May 21, 2026 5:15 PM
To: Silvia Roussin
Subject: Citizen comments

May 21, 2026

Dear KCB Commissioners and the citizens of KCB,

I have concerns about the tourism grant for sun shades at the pickleball courts. This grant is for 70% of \$255,000. So KCB must fund 30%, which is \$76,500.

This grant was awarded after the 25-26 budget was adopted. So the \$76,500 was not included in the budget.

Mayor Foster per the minutes of the Feb 12 rec committee meeting, was asked about the need for these unbudgeted funds He said that they were being "self funded" by the Pickleball Club.

I am aware from friends that are members of the club that there has been a fundraising effort undertaken by the Pickleball Club and funds have been collected.

On March 19th, at the City Commissioner's meeting, they unanimously approved to spend \$255,000.

There was NO discussion of receiving the \$76,500 from the Pickleball Club.

There is over 4 months left of the fiscal year. There are recreation areas that could use these funds. When are these unbudgeted funds of \$76,500 going reimbursed?

**Sincerely,
Cynthia Catto
601 W Ocean Di
KCB
Sent from my iPhone**

Silvia Roussin

From: Skip Helme <helme98@gmail.com>
Sent: Friday, May 22, 2026 2:05 PM
To: Silvia Roussin
Subject: Dumpster concern

Good afternoon Silvia

I would like to take a moment to acknowledge a fast and responsive effort by two city commissioners, Kirk Diehl and Freddy Foster.

They both took prompt action to investigate and recommend the relocation of a commercial dumpster which would have impacted Nancy and my enjoyment of our residential property. They, coupled with the efforts of our building officials, negotiated a new placement of this dumpster so it will not diminish our use or value of our property.

This community centric approach is what separates Key Colony Beach from other locations.

Thank you and have a great weekend.

--

Skip Helme
Wahine Ltd
401-641-2109

Silvia Roussin

From: Michelle Smoot <msmoot10@gmail.com>
Sent: Monday, May 25, 2026 11:44 PM
To: Silvia Roussin; Freddie Foster; Leslie@americancoastalrentals.com
Subject: Email to commissioners, Mayor and city administrator

Silvia,

Would you please distribute to the above persons for discussion?

We have lived on the Causeway for almost 5 years. Key Colony is a great city but the keys are too hot and our home is on the market because of the humidity.

The biggest issue in KCB for us was noise mainly from rentals. I have two homes close to me that were not rentals since I've lived here- they are across the 100' canal. Noise was only an issue a few times per year but when it was an issue it was BAD. Our neighbor right beside us to the north was the worst due to proximity. I emailed the rental manager a few times per year about a loud renter, not much for amount of back to back weeks they had. One of her emails I have attached. In the email, Leslie Christiansen blamed my loud renters on my lot width, kids are just playing and it's normal and refused to call the guest also even telling me no one else had complained- no other owner was here- and said she had a pulse on the neighborhood AND she was confident Chief would agree with her. So she implied I was the problem even though I had not complained about the 30 other rentals prior to this one. One or two bad rentals a year make your life for those two weeks hell. She chose not to address it based on my very bad camera sound even though I had complained. The city requires signage in the rentals about noise but it should go out in contracts to be initialed by the renter they understand there is a 24 hour noise ordinance for ALL noise including children and everything else. The agents are not advising on the front side of this issue prior to the guest arrival which maybe could be warned off in advance. It's my understanding the sign in the home is all we are requiring. My hats off to Chief and his team for assisting us for when this has happened. Also, we should not allow music from boats played that are sitting and not moving in the canal above a certain level. My new neighbor plays his so loud I cannot hear my own radio and have therefore had to call the police on him. At least the owner before him was only part time- but they also played loud music from their boat and had two large barking dogs they never tried to quiet down.

As a current citizen, I feel like this issue should be addressed as a priority with the amount of rentals in the city.

We have less owners than rentals and way less full time owners than rentals. When you live and work here you should be able to do that in peace as it states in the codes. Peace is not dreading to see the renters car back at the duplex beside you. I found Leslie's response disgraceful and agents with that attitude and approach will always have

problems here in this community. I myself have owned a rental behind the airport since 2010 and had to kick someone out yesterday for their behavior. And it wasn't even being loud that neighbors complained about it was something else. For the most part I think most agents are there to collect their 20% and do the minimum unless we as the city and community hold them accountable. That's part of my writing this email is to help contribute in a positive way for the people who live here.

We will greatly miss all of the fine friends we know in KCB. Please feel free to reach out if you're heading to Colorado!

Sincerely,

Michelle Smoot, Yellowtail Island Retreat Marathon, FL
816.808.6001

Sent from my iPad

Renters just got back home and all is fine. From now on based on your response I'll just call sheriff rather than deal with a 24/7 screaming kid.

Sorry if I didn't make my point clear that this was going on all of the time the kid was outside. By the time I'm reaching out to you or the sheriff I'm completely fed up with the noise. Parents may not rent a home and think it's a park. This is a private residential neighborhood. I'm working and I hear them inside my impact windows and doors and so does my husband.

We go out for mini today and your email is disturbing me. I'm out on a beautiful day reading your emails again interrupting my day about this rental.

It's in everyone's best interest to work this out together. I'm willing to sit in on a meeting to make this better. If anyone's willing let me know when is a good time.

Sincerely,

Michelle Smoot, Yellowtail Island Retreat Marathon, FL
816.808.6001

Sent from my iPad

May 27, 2026

RE: Modifying KCB ordinance to allow 2-minute comments on non-agenda items, similar to Marathon.

Dear Commissioners,

This is a request for the Commission to consider modifying Ordinance No. 353-2003 to expressly allow citizens to speak on non-agenda items at all Commission meetings, with comments limited to two minutes, similar to the procedures adopted by Marathon and other municipalities.

This request is made for the purpose of strengthening trust and communication within our community. Building public trust requires regular opportunities for citizens to respectfully voice concerns, share ideas, or express appreciation, while also allowing Commissioners to better govern through open and consistent communication with the residents they serve.

It appears our current ordinance was last updated in 2003. By comparison, Marathon updated its ordinance in 2017 to include public comment on non-agenda items at all Commission meetings. A copy of Marathon's ordinance is attached for the Commission's consideration.

Key Colony Beach's ordinance only addresses public participation on *agenda items*.

Public participation on agenda items. The city commission may allow public comment on an agenda item at the time the item is being considered by the city commission. These comments must be limited to the subject that is being debated. Members of the public may speak for three (3) minutes and may only speak once. These limits can be waived by a majority vote of the city commission. Anyone wishing to speak at any city commission meeting must be recognized by the mayor before addressing the city commission. KCB' Code of Ordinances. Sec. 2-90(2). (Ord. No. 353-2003, 2-13-03).

Marathon adopted Resolution 2017-21 in part to formalize public comment procedures, comply with Florida open-government laws, maintain orderly meetings, and prevent the Council from improperly debating or acting on non-agenda matters without public notice. The resolution allows citizens to speak on non-agenda items while limiting substantive Council discussion until the matter is properly agendized and noticed. Many municipalities, in the interest of transparency, and to comply with the intent of the Florida Sunshine law, updated their public participation ordinances around 2017, including our sister City, Marathon.

Thank-you for your time and consideration in this matter.

Respectfully,

Lynne Benton

Citizen – 621 10th Street, Key Colony Beach, FL

Sponsored by: City Attorney

**CITY OF MARATHON, FLORIDA
RESOLUTION 2017-21**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY MARATHON, FLORIDA, AMENDING THE RULES OF PROCEDURES FOR MEETINGS OF THE MARATHON CITY COUNCIL; REPEALING ALL RESOLUTIONS AND RULES OF PROCEDURE INCONSISTENT WITH THIS RESOLUTION AND THE RULES OF PROCEDURE ADOPTED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council has identified and directed City staff to make changes to the Marathon City Council rules and procedures to promote order, decorum, and civility.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The Rules of Procedure for Meetings of the Marathon City Council, attached hereto as Exhibit "A," is hereby approved. All Resolutions and Rules of Procedures inconsistent with the Rules of Procedure adopted herein are repealed.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 4th DAY OF APRIL, 2017.

THE CITY OF MARATHON, FLORIDA



Dr. Daniel Zieg, Mayor

AYES: Bartus, Cook, Senmartin, Coldiron, Zieg
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:



Diane Clavier, City Clerk

CITY SEAL

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**



David Migut, City Attorney

RULES OF PROCEDURE FOR MEETINGS OF THE MARATHON CITY COUNCIL

RULE 1. AGENDA

(a) **Proposed Agenda.** The City Clerk, at the direction of the City Manager, will prepare a proposed agenda for each meeting. A request to have an item of business placed on the agenda must be received prior to the deadline announced by the Clerk for the upcoming meeting. Prior to the agenda deadline, any City Councilmember may have an item placed on the proposed agenda. Additionally, the City Attorney may request of the Clerk that items be placed on the agenda. A copy of all available supporting documentation will be attached to each proposed agenda item. Upon completion of the proposed agenda, each Councilmember will receive a copy of the proposed agenda and supporting documentation, and the agenda will be made available for public inspection and distribution at City Hall and on the City's webpage.

(b) **Adoption of the Agenda.** As its first order of business, the City Council will discuss, revise (if necessary), and adopt a final agenda for the meeting. The Council will not consider any add-on items not brought forward during the agenda discussion.

RULE 2. PUBLIC ADDRESS TO THE CITY COUNCIL¹

The City Council will set aside a portion of every regular meeting for residents who wish to address the Council about items not on the agenda for the meeting. They will do so by signing up for item "Citizens' comments on agenda items other than those appearing on the agenda" [Those who have signed in will be given the first opportunity to speak. Time is limited to 2 minutes per speaker and 30 minutes total time for this agenda item.].

A resident who wishes to address the Council on a particular item on the agenda will do so by signing up for the item on which they wish to speak. Unless otherwise granted by a majority of the Council, speakers will limit their presentations on any issue or agenda item to three (3) minutes.

Residents may also speak during the public hearing process under, "Public hearings" [Those who have signed in will be given the first opportunity to speak. Time is limited to 5 minutes per speaker.], or during "Citizens' comments" [Those who have signed in will be given the first opportunity to speak. Time is limited to 5 minutes per speaker].

Any individual, group, business, or agency that wishes to make a presentation to the City Council will have a City Councilmember sponsor their request to be placed on the agenda. Such presentations, unless otherwise approved by a majority of the Council, will be limited to five (5) minutes.

All speakers shall state their name and address for the record.

¹ The federal and state courts, in construing the first amendment rights of speakers at public meetings, have consistently ruled that such rights are not absolute and speakers may be stopped or removed when their speech disrupts, disturbs or otherwise impedes the orderly conduct of the public meeting.

Anger, rudeness, ridicule, obscene or profane language, impatience and lack of respect for others are not acceptable behavior. Demonstrations in support or opposition to a speaker or idea such as clapping, cheering, booing, hissing, or intimidating body language are not permitted in Council Chambers.

Any person who makes threats of physical violence shall be subject to immediate ejection from the meeting. Any person making irrelevant, impertinent or slanderous remarks, who becomes boisterous while addressing City Council, or who otherwise violates the provisions of this resolution may be cautioned by the Mayor and/or the City Attorney and given the opportunity to conclude his or her remarks on the subject in a decorous manner and within the designated time limit. Any person failing to comply as cautioned shall not be allowed to continue. The Sheriff or his designee shall carry out all reasonable orders and instructions given by the Mayor for the purpose of maintaining order and decorum at the meeting, including directions to escort disruptive persons back to their seat or remove them from the meeting. The Sheriff or his designee may also arrest any such individuals who violate the order and decorum of the meeting and will not promptly leave the premises voluntarily after being requested to do so.

No person, except city officers, employees or their representatives shall be permitted beyond the podiums in front of the City Council without the express permission of the Mayor or City Council, and no person shall be permitted to disturb any Councilmember, the City Manager, City Attorney, or City Clerk while on the floor during any meeting without the express permission of the Mayor or City Council.

Members of the public shall address their comments to the Council as a whole and not to any Councilmember individually or any group of Councilmembers. Negative comments against a public figure, private person, business or other non-public entity, while discouraged, may be made only if done without specifically naming any individuals or businesses. Imposing a demand for an immediate response from the City Council or any member thereof during public comment shall be considered out of order. Persons shall not address City Council with personal, impertinent or slanderous remarks, or become boisterous. A Councilmember shall not engage in dialogue with persons making public comment unless the question or comment is directed through the mayor or made with the permission of the mayor.

Persons representing a group or organization must present written evidence of their authority to speak for the group or organization.

RULE 3. ORDER OF BUSINESS

Items will be placed on the agenda according to the order of business. The order of business for each regular meeting will be as follows:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Agenda and Consent Agenda
- City Council Items – proclamations, presentations and reports (**public comment if action item**)

- City Manager Report – monthly department reports
- City Attorney Report
- Citizens' Comments on Items Other Than Those Appearing on the Agenda
- Public Hearings
 - A. Ordinances for Public Hearing and Enactment (**public comment**)
 - B. Resolutions Requiring Public Hearing (**public comment**)
 - C. Quasi-Judicial Items (**public comment**)
- Resolutions for Adoption (**public comment**)
- Citizens' comments
- Council comments
- Adjournment

The City Council – collectively or through its individual members - shall not:

- a. Respond to Citizen's comments on any item or matter not on an approved Agenda.
- b. Raise and/or discuss at any point during a meeting substantive issues not on an approved Agenda.

By general consent of the Council, items may be considered out of order.

RULE 4. ACTION BY THE COUNCIL

Except as otherwise provided for in these rules of procedure, the Council will proceed by motion. Any Councilmember may make a motion.

RULE 5. SECOND REQUIRED

To be discussed or acted upon, a motion requires a second from another Councilmember.

RULE 6. DEBATE

The Mayor will state the motion and then open the floor to debate. The Mayor will preside over the debate according to the following general principles:

- The maker of the motion is entitled to speak first.
- A Councilmember who has not spoken on the issue will be recognized before someone who has already spoken.

RULE 7. ONE MOTION AT A TIME

A Councilmember may make only one motion at a time.

RULE 8. SUBSTANTIVE MOTIONS

A substantive motion is out of order while another substantive motion is pending.

RULE 9. ADOPTION BY MAJORITY VOTE

A motion will be adopted by a majority of the votes cast, as defined in the City Charter.

RULE 10. PROCEDURAL MOTIONS

(a) **Certain Motions Allowed.** In addition to substantive proposals, only the following procedural motions, and no others, are in order. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority of votes cast, for adoption. Procedural motions are in order while a substantive motion is pending, and at other times, except as otherwise noted.

(b) **Order of Priority of Motions.** In order of priority the procedural motions are:

Motion 1. To Appeal a Procedural Ruling of the Mayor/Vice-Mayor. A decision of the Mayor/Vice Mayor ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in his remarks thereby disrupting the meeting, cutting off the debate or entertaining and answering a question of parliamentary procedure may be appealed to the Council. This appeal is in order immediately after such a decision is announced, and at no other time. The Mayor/Vice Mayor need not recognize the Councilmember making the motion, and the motion (if timely made) may not be ruled out of order.

Motion 2. To Adjourn. This motion may be made only at the conclusion of action on a pending substantive matter and may not interrupt deliberation of a pending matter.

Motion 3. To Take a Brief Recess.

Motion 4. To Suspend The Rules. By majority vote the Council may vote to suspend one (1) or more of these rules unless prohibited by Florida law.

Motion 5. To Divide a Complex Motion and Consider it by Paragraph. This motion is in order when a Councilmember wishes to consider a separate vote on subparts of a complex motion.

Motion 6. Previous Question ("To Call the Question"). This motion immediately closes debate and stops any amendment to the immediately pending motion. This motion is not amendable and not debatable.

Motion 7. To Defer Consideration. The Council may defer a substantive motion for later consideration to an unspecified time, or to a date and time certain. No substantive motion will be deferred in this manner for more than thirty (30) days.

Motion 8. To Amend.

(a) An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as rejection of the original motion. A proposal to substitute completely different wording for a motion or an amendment will be treated as a motion to amend.

(b) A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last-offered amendment is disposed of by a vote.

Motion 9. To Reconsider. The Council may vote to reconsider its action on a matter. The motion to do so must be made by a Councilmember who voted with the prevailing side (the majority, except in the case of a tie in that case the "no's" prevail) and only at the meeting during which the original vote was taken.

Motion 10. To Rescind or Repeal. The Council may vote to rescind actions it has previously taken or to repeal items that it has previously adopted.

RULE 11. RENEWAL OF MOTION

A motion that is defeated may be renewed at any later meeting. The motion to do so, however, must be made by a Councilmember who voted with the prevailing side (the majority, except in the case of a tie; in that case the "no's" prevail).

RULE 12. WITHDRAWAL OF MOTION

A motion may be withdrawn by the introducer at any time before it is amended or before the chair puts the motion to a vote, whichever occurs first.

RULE 13. DUTY TO VOTE

Every member present, when a question is put, shall vote unless the Councilmember has a conflict of interest. Any Councilmember abstaining from voting must make a brief statement why he/she is not voting on the item and fill out all appropriate paperwork to be filed with the City Clerk, pursuant to Chapter 112, Fla. Stat.

RULE 14. ADJOURNMENT OF MEETINGS

Council meetings will adjourn no later than 11:00 p.m., unless the meeting is extended by a majority of the Council then present. All staff and City Councilmembers will use their best efforts to arrive at a Council Meeting no later than 5:30 p.m.

RULE 15. INTERPRETATION OF RULES

On matters involving parliamentary procedure not provided for in these Rules of Procedure, the City Attorney's latest revised edition of Robert's Rules of Order shall be referenced by the Mayor as persuasive rather than binding, and the Mayor's determination shall be final. Upon request by a Councilmember, the City Attorney shall interpret these Rules of Procedure and Robert's Rules of Order for the Council.

RULE 16. CITY COUNCIL DECORUM AND CIVILITY

City Council expressly recognizes that promoting and preserving decorum and civility best enables the Council to fairly and expeditiously conduct the business of the City.

While City Council is in session, the Mayor shall preserve order and decorum. A Councilmember shall neither by conversation nor otherwise delay or interrupt the proceedings or the peace of the Council, nor disturb any Councilmember while speaking or refuse to obey the orders of the Council or the Mayor.

No Councilmember shall speak on any question or discuss any matter, nor interrupt another, nor make a motion without first being recognized by the Mayor. When two or more Councilmembers seek recognition by the Mayor, the Mayor shall name the Councilmember who is to speak first. No Councilmember shall be interrupted by another without the consent of the Councilmember who has the floor, except by rising to a question of order. A councilmember, in speaking on any matter, shall confine him/herself to the question or matter before the Council, shall not use unbecoming, abusive, or unparliamentary language, and shall avoid commenting on personalities or character of other Councilmembers, former Councilmembers, other officials, staff, or the public.

The following are positive expectations of Council discourse:

- Always focus on what is best for the City, and represent the entire City.
- Maintain respect for the Council and its members. Visibly demonstrate respect for, and fairly represent, each other.
- Demonstrate that it is fine to disagree but not to be disagreeable.
- If reasonably possible, avoid surprising your fellow councilmembers or staff, except positive surprise.

Silvia Roussin

From: Michelle Smoot <msmoot10@gmail.com>
Sent: Thursday, May 28, 2026 3:58 PM
To: Silvia Roussin; Freddie Foster
Subject: House Rules that I use for my rental behind the airport
Attachments: House Rules 2026.docx

Sylvia, are you able to distribute this at the next meeting and also forward to commissioners please?

I have attached my House Rules I send to every guest who books my home. It highlights noise. Noise isn't as bad in Marathon because the city doesn't have as many rentals. If I were on the commission, I would recommend moving the codes ordinance of 24 hour to the top of the document and have all vacation rentals do this for their house rules in BOLD. I do not allow gatherings at my home as it just invites more noise.

When we first moved into KCB Jo Corso had a renter near her that the kids were playing in the pool and being loud and she asked them to be quiet and the mother told her she rented the house and her kids could do what they wanted. And that is the attitude of the guest who has paid a lot of money to come vacation here. And we as the property owners near that suffer. I'd do my best to shut the noise off on the paperwork that is sent out as a shot over the bow prior to arrival that way it can be referenced by the rental manager or KCB police.

I'd be curious to know if our police department has ever written a rental or anyone else a citation for noise?

Please feel free to call me or email me if you have any questions as I Manage my own 3/2 with a pool behind the airport. I put up cameras so I could see how many cars are at the home.

In closing, Leslie would hardly ever do anything for us about noise. I had to call the KCB police. This is just not an acceptable way to run. your vacation rentals.

The city needs to get ahead of this before arrival so the guests know about noise ordinances.

Thanks,

Michelle Smoot

Michelle Smoot, Yellowtail Vacation Rentals, LLC
816-808-6001

HOUSE RULES

Welcome to Our Home and we hope you enjoy your stay. We ask of you to take GREAT care of our home and let us know if you need anything. Please call or text Michelle Smoot, owner, at 816.808.6001 or Larry Smoot 816.550.8560. If you discover any damages or repairs upon your arrival and/or during your stay, please contact us immediately. **The booking confirmation needs to be filled out in advance of arrival in order to have access to the home.**
Bait: Please no BAIT in the house freezer. No fishing gear in the home. We have provided a bait freezer located on the pool deck. Please remove all bait and anything else in the freezer before departure.

Boats, Occupancy, and Parking: Home is limited to 8 persons. Boats being docked here at the home must not create a traffic hazard in the canal (no rafting of boats) nor in the street and 3 vehicles on the property at ANY time. No guests are allowed at the property.

Cleaning and Home Maintenance: There is no daily maid service. You are responsible for maintaining the home in a neat and sanitary condition. We have provided cleaning supplies and equipment. Please wipe up spills immediately, let the stovetop cool before cleaning (heavy duty and daily cooktop cleaner are under the kitchen sink). Do not slide pots and pans over the stovetop, no sharp objects on the furniture. Please use care when carrying your personal items into the home around walls and baseboards.

Conduct: Be respectful....You are renting in a residential neighborhood. Keep your music and noise to a minimum. No unlawful or unsafe behavior. There shall be **no parties or gatherings** other than who is registered. The city of **Marathon has a noise ordinance between the hours of 10pm-7am.**

Conserve: Keep ceiling fans running, guest bedroom doors open and windows and doors closed at all times. When out for the day, close all of the blinds. Be sure to turn off any outside water sources when not using. \$500 fine for watering manatee.

Dryer: To prevent failure and/or fire, clean dryer LINT trap after each use.

Furniture: All in/outdoor furniture to remain in place and not be moved.

Grill: Do not leave unattended. Clean grill and turn off tank after each use. If you need a new tank please take in the old tank to Valero Gas Station at 7301 Overseas Highway. Please text me if you have to return a tank with the receipt attached and I will credit you. Publix and Walgreens are options for propane.

Kayak: Secure vests to the kayak and tilt the kayak toward the pool wall when not using. Kayak and bike code 0711

Pool: Please no diving, jumping, kayaks, lily pads or glass in or around the pool. Leave all kayaks on the dock and roll up lily pads when not in use. Use kayaks and lily pads in the Canal ONLY. Kayak code is 0711. Absolutely no JUMPING OR DIVING FROM THE BALCONY. Rinse all dive gear with a hose on the dock not the pool.

Trash: **All trash must be thrown away in a trash bag and not lose.** Trash is on Tuesday and Saturday. There is no recycling. (too many unacceptable items were placed in the bin so we got rid of it) Take the trash out the night before and leave the BROWN CAN with the lid at the fence- NOT AT THE STREET. City is issuing tickets for cans on the street and we pay for a service to do this now. Also, **if your trash does not fit in the bin on Saturday their will be a \$50 additional charge for our trash service providing an additional can.**

Security: Secure home and all personal items. Be sure to lock the front door when you depart. There are security cameras located outside the property for insurance purposes only. Do not obstruct or unplug the cameras.

Smoking: There is NO smoking inside the home. If you choose to smoke, please smoke downstairs only and dispose of cigarettes in the trash. Do not throw your butts on the property.

Coconuts and water spigot/hose- do not let your children play with these items.

Any violation of the house, city, county, and state rules and regulations may result in your immediate expulsion from the property and forfeiture of your unused rental monies and security deposit. Welcome to Our Home and we hope you enjoy your stay. We ask of you to take GREAT care of our home and let us know if you need anything. Please call or text Michelle Smoot, owner, at 816.808.6001 or Larry Smoot 816.550.8560. If you discover any damages or repairs upon your arrival and/or during your stay, please contact us immediately.

June 15, 2026

Key Colony Beach City Commissioners
600 West Ocean Dr.
Key Colony Beach, FL 33051

Re: TDC Golf Course Clubhouse Grant

Dear Commissioners

While I serve as the Vice Chair of the Recreation Committee, I want to clarify that this letter is my personal opinion and not that of the Recreation Committee.

For the last six months the Recreation Committee has considered improvements that could be made to the Golf Course Clubhouse including a covered area to provide protection from the sun and upgrading the washrooms . In January we held a Town Hall Workshop that allowed for resident input. We subsequently decided to procure tables and chairs for the existing porch area and gauge whether the golfing community embraced this change. The intent was to develop some guidance for the scope and magnitude of the improvements that should be made. At our meeting in May we decided to revisit this topic in early 2027 after most of the golfing community returned for the season and had the opportunity to utilize the additional furniture. At the same meeting we made a motion to request \$5,000 to pay for professional services to help us develop a conceptual design plan once we had established our course of action.

At our meeting this past Thursday we were presented with the opportunity to request a TDC grant that could be used for both design services and construction for this project. It was explained to us that the grant request needed to be submitted by the end of June and that notice of award would take place in September. What we were unaware of at that time , nor were we advised, was that the project must be built and paid for within a 12 month period of grant award. Additionally, failure to utilize the grant funding will have an adverse impact on future funding.

My experience in construction is that it is always best to perform a needs assessment first, followed by conceptual design before establishing a budget. In that we are still in the phase where we are trying to establish exactly what is appropriate for the clubhouse, I do not believe we have enough information, or time, to complete this process before the September 2027 deadline. Accordingly, I recommend that the City Commission not approve the Recreation Committee request for a TDC grant at this time. Instead, we should be allowed the opportunity to finish our work relative to determining that what is an appropriate modification/ reconstruction at there clubhouse and defer seeking funding until that has been accomplished.

Additionally, while it is apparent that washroom facilities at the clubhouse need upgrading, I would refrain from making any significant changes until the clubhouse modifications have been fully conceptualized. This will ensure that these changes are properly integrated into the design. This, however, should not preclude the City from making minor cosmetic and functional upgrades to the facilities that are already there.

Thank you for your consideration.

David Evangelista

June 15, 2026

Key Colony Beach City Commissioners
600 West Ocean Dr.
Key Colony Beach, FL 33051

Re: Basketball Court

Dear Commissioners

I understand that you will be discussing the unsuccessful solicitation for the construction of the basketball courts at the upcoming City Commission Regular Meeting.

This was a topic at the Recreation Committee Meeting of last week. We discussed that there may be a variety of reasons why the City has not received a viable proposal after twice putting this project out to bid, however, we are unaware of what they are. In instances like this, when no bids are received, or bids are over budget, it is a common practice in construction to contact plan holders in an attempt to determine the cause. In some instances, it may be able to modify our bid documents to make the project more attractive with the intent of generating more bids.

Another item that was brought up at the Recreation Committee Meeting was the possibility of using alternate materials in an effort to generate more bids. While there are both pros and cons to using concrete, if this is a consideration it might be best to provide the contractors the opportunity to bid utilizing either material, another practice which is sometimes used in construction.

I am aware of at least one contractor who intended to bid this project but simply missed the bid date. So while the project may be small there is the potential for getting it built.

Please let me know if I can be of assistance.

David Evangelista

Silvia Roussin

From: cynthia catto <ctcatto@aol.com>
Sent: Wednesday, June 17, 2026 9:49 AM
To: Silvia Roussin
Subject: Pickleball contract

Silvia, please forward this letter to the KCB Commissioners.

Thank you

Cindy

Dear Commissioners,

The new contract with the KCB pickleball club is very comprehensive. But as the Recreation chair, I have received several questions from KCB citizens on the workings of the Pickleball club that I can't answer. So I feel it would be in the best interest of KCB citizens, if

1. a club financial statement be required July 31 and December 31 of each year
2. a demographic report be required of the membership as described by KCB pickleball website

This would also be more in keeping with information that is required from golf course management.

Thank you

Sincerely,
Cynthia Catto
601 W Ocean Drive
Sent from my iPhone

Jim Howe

From: Bryan Kornblau <bkornblau@eagleofva.com>
Sent: Thursday, May 14, 2026 3:39 PM
To: Mayor@keycolonybeach.net
Cc: Ken Coggins; Jim Howe
Subject: 921 W Ocean Dr

Caution: External (bkornblau@eagleofva.com)

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Dear Mayor: I am a resident of 921 W Ocean Drive. Our neighbor to the east has requested permission to build a 40,000lb boat lift adjacent to our common area. This location is fronting the Atlantic Ocean and is precarious at best due to the ocean conditions usually present. We think the lift, and any boat positioned on it, are a potential danger to our structures and amenities in a named storm. There are no other boat lifts with direct southern exposure on this stretch of beach along W ocean Drive. None. This is not an appropriate location to store a boat and we are opposed to it being built. Please deny this use. It is a matter of public safety. Thanks for your attention to this matter.

Bryan Kornblau
921 W Ocean Dr
2B
KCB, FL 33051

Jim Howe

From: Xfinity <lindacoggins@comcast.net>
Sent: Sunday, May 17, 2026 8:46 AM
To: Jim Howe; Ken Coggins; Craig Curry; Tracy Curry
Subject: Fwd: Boat lift application

External (lindacoggins@comcast.net)

[Graymail](#) [Spam](#) [Phish](#) [More...](#)

Neighbors, this is what I sent to the leadership of KCB. I'm hoping to catch the mayor at the new build site on Monday and ask him to come walk the beach.
Linda Coggins

Begin forwarded message:

From: Xfinity <lindacoggins@comcast.net>
Date: May 14, 2026 at 6:20:08 PM EDT
To: Mayor@keycolonybeach.net, Tom.Harding@keycolonybeach.net
Cc: Doug.Colonel@keycolonybeach.net, Kirk.Diehl@keycolonybeach.net,
Tom.Difransisco@keycolonybeach.net
Subject: Boat lift application

To the Leadership of Key Colony Beach,

It has come to my attention that an application for a 40,000 lb boat lift has been brought before the leadership for approval.

I am a resident of 921 W Ocean Dr. 3B. My husband and I have been here since 2013.

Having gone through the destruction of Irma with our jetty, beach, property and home, we see a large boat and lift there as just another projectile from a storm.

I do not believe that anywhere on the south facing side of KCB, is there a large boat on a lift. I do hope each of you would look at the view from the ocean side, there are fishing piers, but no boats taking away the beauty of our beach.

If you take the time to look at their front yard, and their back patio, I think you will see my greatest concern of things not being kept up since the sale in 2023, and our beach becoming an eye sore.

Appreciate your service and the care of our community, and hope you will deny this application request as a step of insuring the peaceful view and safety of our beach.

You are welcome to visit us before this meeting, so you can see our concerns.

Linda Coggins
615-712-1113

Jim Howe

From: Dale A Bruns <macatac1@conwaycorp.net>
Sent: Monday, May 18, 2026 7:46 PM
To: Mayor@keycolonybeach.net
Cc: Doug.Colonell@keycolonybeach.net; tom.harding@keycolonybeach.net;
tom.difransico@keycolonybeach.net; kirk.diehl@keycolonybeach.net;
cityadministrator@keycolonybeach.net; buildingofficial@keycolonybeach.net; Jim Howe
Subject: Boat lift @ 841 W. Ocean Dr.
Categories: HOA's

External (macatac1@conwaycorp.net)

[Graymail](#) [Spam](#) [Phish](#) [More...](#)

I am writing to inform you and the other officials that I am opposed to the construction of the 40,000# boat lift at 841 W. Ocean Drive. As a property owner next door I'm concerned about the safety of such a structure and the view that such a structure would have.

I think the approval of such would send a dangerous message to future applicants and destroy the pristine coastline

Dale A. Bruns
501 231-3159

Sent from my iPad

Silvia Roussin

From: Richard Fairneny <RFairneny@outlook.com>
Sent: Monday, June 8, 2026 12:47 PM
To: KCB Mayor
Cc: Doug Colonell; Tom Harding; Tom DiFransico; Kirk Diehl; John Bartus; Silvia Roussin; Tony Loreno
Subject: Opposition to Proposed Boat Lift at 841 West Ocean Drive

Dear Mayor Foster,

I am writing to formally express my opposition to the construction of the proposed 40,000 lb. boat lift at the property located at 841 West Ocean Drive. As a Key Colony Beach property owner, I am concerned that approving this structure would set a negative precedent for our coastline.

My opposition is based on the fact that there are currently no boat lifts with direct southern exposure along this stretch of beach. Granting this permit would represent a significant departure from the existing character of our shoreline and could encourage future requests of a similar nature.

I respectfully urge you to deny this application in order to protect the integrity of the beach and surrounding properties.

Thank you for your time and service to our community.

Sincerely,
Rich Fairneny

1133 West Ocean Drive Unit 17

Silvia Roussin

From: Charles Martin <cmartin@hucks.com>
Sent: Saturday, June 13, 2026 7:06 PM
To: KCB Mayor; Doug Colonell; Tom DiFrancisco; Tom Harding; Tony Loreno; Kirk Diehl; John Bartus; Silvia Roussin
Cc: Jim Howe
Subject: Re: Formal Opposition to Proposed 40,000lb Boat Lift at 841 W Ocean Drive

Dear Mayor Foster:

I am writing to formally express my opposition to the proposed construction of a massive 40,000lb boat lift at the property at 841 West Ocean Drive and adjacent to my property at The Residences at 901 W Ocean Drive. As a long-term Key Colony property owner, I am deeply concerned that approving this structure would create a significant public safety hazard and set a precarious precedent for our coastline.

My opposition is based on four factors:

- **Environmental Volatility:** This stretch of W Ocean Drive faces direct southern exposure to the Atlantic Ocean. Unlike sheltered canals or bays, this location is subject to high-energy surf and significant storm surges. A structure of this scale is not designed for the mechanical stress of open-ocean conditions.
- **Public Safety & Liability:** In the event of a named storm, a 40,000lb lift—and 46 foot boat it supports—becomes a massive piece of potential "flying" debris. The risk of this equipment failing and causing catastrophic damage to neighboring structures, common areas, and municipal beach infrastructure is unacceptably high.
- **Potential Danger to Swimmers and Other Water Activities:** This is a beach area. There are numerous swimmers, snorkelers, paddle boarders, kayakers and wind sailing activities that occur here throughout the year. Boats with motors present an unnecessary risk.
- **Lack of Precedent:** There are currently zero boat lifts with direct southern exposure on this stretch of beach. Granting this permit would be a radical departure from the established character and safety standards of our shoreline. It would set a dangerous "grandfathering" precedent for future, equally hazardous requests.

I believe this is not a matter of property rights, but a matter of public safety and responsible coastal management.

I respectfully urge you to deny this application... to protect the integrity of the beach and private property, and for the safety of all who enjoy Key Colony's beach and coastal waters.

Thank you for your time and for your commitment to our community, and to our community's safety.

Sincerely,

Charles Martin
901W Ocean Drive, Unit 3A
Key Colony Beach, FL 33051

cmartin1231@charter.net
cmartin@hucks.com
(618) 972-5389

Silvia Roussin

Subject:

----- Forwarded message -----

From: **Janet Griffin** <hollisjanet@gmail.com>

Date: Mon, Jun 15, 2026 at 4:36 PM

Subject: Opposition to boatlift at 841 West Ocean Drive

To: <Mayor@keycolonybeach.net>

CC: <doug.colonell@keycolonybeach.net>, <kirk.diehl@keycolonybeach.net>, <tom.harding@keycolonybeach.net>, <tom.difrancisco@keycolonybeach.net>

Dear Mayor Foster,

I am a resident at [799 West Ocean Drive, Unit 22](#), and I am writing to express opposition to the proposed boat lift at 841 West Ocean Drive. Many people, including myself, swim and play in the waters just off the beach. We feel safe in the "No Wake: Zone. I fear that the addition of a large boat lift could set the precedent for more boating in this area. Please do not approve this boat lift.

Thank you very much.

Sincerely,

Janet I. Griffin, concerned citizen

Silvia Roussin

From: Gabi <gabi.job@hotmai.de>
Sent: Tuesday, June 16, 2026 2:59 PM
To: KCB Mayor
Cc: Doug Colonell; Tom DiFransico; Tom Harding; Kirk Diehl; John Bartus; Silvia Roussin; Tony Loreno
Subject: Formal Opposition to Proposed 40,000 lb Board Lift at 841 W Ocean Drive

Dear Mayor Foster:

I am writing to formally express my opposition to the proposed construction of a massive 40,000lb boat lift at the property at 841 West Ocean Drive . As a long-term Key Colony property owner located at Key Colony Point, I am deeply concerned that approving this structure would create a significant public safety hazard and set a precarious precedent for our coastline.

My opposition is based on four factors:

- **Environmental Volatility:** This stretch of W Ocean Drive faces direct southern exposure to the Atlantic Ocean. Unlike sheltered canals or bays, this location is subject to high-energy surf and significant storm surges. A structure of this scale is not designed for the mechanical stress of open-ocean conditions.
- **Public Safety & Liability:** In the event of a named storm, a 40,000lb lift—and 46 foot boat it supports—becomes a massive piece of potential "flying" debris. The risk of this equipment failing and causing catastrophic damage to neighboring structures, common areas, and municipal beach infrastructure is unacceptably high.
- **Potential Danger to Swimmers and Other Water Activities:** This is a beach area. There are numerous swimmers, snorkelers, paddle boarders, kayakers and wind sailing activities that occur here throughout the year. Boats with motors present an unnecessary risk.
- **Lack of Precedent:** There are currently zero boat lifts with direct southern exposure on this stretch of beach. Granting this permit would be a radical departure from the established character and safety standards of our shoreline. It would set a dangerous "grandfathering" precedent for future, equally hazardous requests.

I believe this is not a matter of property rights, but a matter of public safety and responsible coastal management.

I respectfully urge you to deny this application... to protect the integrity of the beach and private property, and for the safety of all who enjoy Key Colony's beach and coastal waters.

Thank you for your time and for your commitment to our community, and to our community's safety.

Sincerely,

Gabriele Joba

1133 West Ocean Drive , Unit # 32
Key Colony Beach
Von meinem iPad gesendet
Von meinem iPad gesendet