

AGENDA

KEY COLONY BEACH CITY COMMISSION TOWNHALL MEETING

Monday, November 18th, 2024 – 9:30 am
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

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

*****Commissioners have 3 minutes each to present their topic, followed by 17 minutes of Public comment and Commissioner input - for a total of 20 minutes per Commissioner*****

- 1. Call to Order, Pledge of Allegiance, Prayer, Roll Call**
- 2. Mayor Raspe**
 - a. Topic: Welcome Back Briefing*
 - b. Public Comment & Commissioner Input*
- 3. Vice-Mayor Foster**
 - a. Topic: Review of Fee Schedules – Pgs. 1-12*
 - b. Public Comment & Commissioner Input*
- 4. Commissioner Harding**
 - a. Topic: Resident feedback on an open FDOT grant opportunity for 2025 - Pedestrian/Bicycle safety eligible categories.*
 - b. Public Comment & Commissioner Input*
- 5. Commissioner DiFransico**
 - a. Topic: Revised Sewer Billing Approach – Pgs. 13-22*
 - b. Public Comment & Commissioner Input*
- 6. Commissioner Colonell**
 - a. Topic: Conceptual Timelines for Townhall Progress*
 - b. Public Comment & Commissioner Input*
- 7. Next Townhall Meeting: Monday, December 16th, 2024 – 9:30 AM**
- 8. Adjournment**

***This meeting will be held at Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida,
and via Zoom.***

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/83999354894?pwd=3ap1wehLy6gle4Je3A5nO58TohDESh.1>

Passcode: 637573

Or One tap mobile:

+13052241968,,83999354894#,,,,*637573# US

+13092053325,,83999354894#,,,,*637573# US

Persons who need accommodations in order to attend or participate in this meeting should contact the City Clerk at 305-289-1212 Ext. 2 at least 48 hours prior to this meeting in order to request such assistance.

RESOLUTION NO. 2024-13

**A RESOLUTION BY THE CITY OF KEY COLONY BEACH
BOARD OF COMMISSIONERS AMENDING RESOLUTION
2021-08 FEE SCHEDULE FOR BUILDING DEPARTMENT
PERMITS AND SERVICES; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Chapter 6, Buildings of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to a Fee Schedule as a separate document from the Ordinance, and

WHEREAS, Chapter 9, Licenses, Permits and Business Regulations of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to administrative fees for services; and

WHEREAS, Chapter 14, Sewers and Sewage Disposal of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to administrative fees for services; and

WHEREAS, Chapter 15, Stormwater of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to administrative fees for services; and

WHEREAS, it has become necessary to increase and decrease certain fees to more accurately reflect the costs of the services performed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above recitations are hereby adopted and incorporated herein.

Section 2. This Resolution amends the Miscellaneous Fee Schedule for the City Commission of the Key Colony Beach to read as follows:

BUILDING PERMIT FEES

~~No permit required for estimated work under \$1,000, however, an inspection may be necessary as determined by the Building Official, with a charge of \$25.00.~~

TYPE OF STRUCTURE

PERMIT FEE

NEW: SINGLE-FAMILY, DUPLEX,
MULTI-FAMILY, BUSINESS

\$15 ~~\$15~~ per \$1,000 of Job Cost

* Excludes open or enclosed garages, open or screened porches, carports and similar construction, as well as the floor area of any non-habitable floor.

SEA WALLS, SWIMMING POOLS, SPAS, TENNIS COURTS, DOCKS, ADDITIONS, ALTERATIONS, ROOFING (REPAIRS AND NEW ROOFS), MAJOR REPAIR, ELECTRICAL, PLUMBING, MECHANICAL ADDITIONS OR ALTERATIONS.

Costs of Up To \$2,000 - Flat Fee	\$ 100
Costs Greater Than \$2,000 - Per \$1,000 or Any Part Thereof	\$40 <u>\$35</u>

Option for utilizing Private Inspection Providers, provider is required to be approved by the Building Department.
13% discount on the Building Permit Fee, provided communication occurs during the application process or prior to an initial inspection by the Building Department.

TRIPLE FEES PLUS \$500 shall be charged if work for which a permit is required is started or proceeds prior to procuring a permit.

CONSULTING CITY ENGINEER

Additional fee to applicant as determined by services rendered.

CONSULTING CITY LEGAL

Additional fee to applicant as determined by services rendered.

FIRE SAFETY PLAN REVIEW

Minimum Fee	\$ 50	<u>\$75</u>
Single-Family	\$ 100	<u>\$125</u>
Duplex	\$ 200	<u>\$225</u>
Multi-family, commercial new construction, alterations and additions	0.15% of construction cost	

FIRE SAFETY ANNUAL INSPECTION

Condominium common areas and Beauty salons	\$ 75
Restaurants and bars	\$125 <u>\$150</u>
Offices	\$ 50
Gasoline stations	\$125 <u>\$175</u>
Marinas dispensing and storing fuel	\$125 <u>\$175</u>
Theater and special gatherings (each)	\$ 50
Fire wells	\$ 175

CLEAN-UP BONDS (refundable)

Single-Family	\$ 1,000
Duplex	\$ 2,000
All Other Structures	\$ 4,000

FINAL INSPECTION FEE ON ADDITIONS, ALTERATIONS, MAJOR REPAIRS

Refundable up to one year after permit is issued Charged as determined by Building Official	\$ 500
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PROPERTY INQUIRY FEE \$30 \$50

TRANSFER OF OWNERSHIP RECORDS FEE

Single-Family, Duplex, or Vacant Lot \$ 200
Condominium \$ 100

SEWER CONNECTION FEE

Each New Residential Living Unit \$5,625 Per Unit
Each Redeveloped Residential Living Unit \$5,625 unless paid at original development.
(See Chapter 14 of the Code of Ordinances for exceptions)

SEWER TIE-IN INSPECTION FEE \$100 \$150

IMPACT FEE ~~\$1,213~~ \$1,350 Per Unit

BUILDING SURCHARGE FEE 2.5% of Permit Fee, Minimum \$4.00

CONTINUED EDUCATION FEE \$ 25

KEY COLONY BEACH DEVELOPMENT FEE \$ 2,000

Cost to be determined based on an estimate from the Staff from the scope of the project, which would include legal cost. Cost for recovery costs only.

BUILDING PLANNING & ZONING REVIEW

New Construction \$250 \$500

BUSINESS TAX ADMINISTRATIVE AND INSPECTION FEES

Vacation Rental – Single Family and Duplex

Up to 999 square feet	\$ 472.50	<u>\$525.00</u>
1,000 square feet to 1,199 square feet	\$ 675.00	<u>\$725.00</u>
1,200 square feet to 1,399 square feet	\$ 810.00	<u>\$860.00</u>
1,400 square feet to 1,599 square feet	\$ 945.00	<u>\$1,000.00</u>
1,600 square feet to 1,799 square feet	\$ 1,080.00	<u>\$1,130.00</u>
1,800 square feet to 1,999 square feet	\$ 1,215.00	<u>\$1,265.00</u>
2,000 square feet and above	\$ 1,350.00	<u>\$1,400.00</u>

Vacation Rental – Condo & Co-Op

Up to 999 square feet	\$ 349.80	<u>\$400.00</u>
1,000 square feet to 1,199 square feet	\$ 477.00	<u>\$525.00</u>
1,200 square feet to 1,399 square feet	\$ 572.40	<u>\$625.00</u>
1,400 square feet to 1,599 square feet	\$ 667.80	<u>\$725.00</u>
1,600 square feet to 1,799 square feet	\$ 763.20	<u>\$825.00</u>

1,800 square feet to 1,999 square feet	\$ 858.60	<u>\$900.00</u>
2,000 square feet and above	\$ 954.00	<u>\$1,000.00</u>
Long Term Rental	\$ 168.75	<u>\$200.00</u>
Condominium and Cooperative Association		
Transient & Transient Resort Rental Unit	\$ 393.75	<u>\$450.00</u>
Hotel & Motel Rental Units		
Per Room	\$ 56.25	<u>\$64.00</u>
Per Suite	\$ 112.50	<u>\$130.00</u>
Per Villa	\$ 1,125.00	<u>\$1,175.00</u>
Restaurant		
Per Seat	\$ 1.87	<u>\$2.15</u>
Home Occupation	\$ 112.50	<u>\$130.00</u>
Charter Boat	\$ 151.87	<u>\$175.00</u>
Retail Store/Food Service	\$ 151.87	<u>\$175.00</u>
Gas Station	\$ 281.25	<u>\$320.00</u>
Convenience Store within Gas Station	\$ 67.50	<u>\$80.00</u>
Golf Course	\$ 28.12	<u>\$75.00</u>
Property Manager License	\$ 150.00	<u>\$175.00</u>
<u>Make-Up Property Manager Training Classes -As Needed</u>		<u>\$50.00</u>
Transfer of Owner, Manager, or Local Contact	\$ 112.50	
Safety Re-Inspection/Cancellation Fee	\$ 300.00	

Section 3. That the City Commission of the City of Key Colony Beach, Florida, hereby approves Resolution 2024-13.

Section 4. That the City Administrator is hereby authorized to take all necessary action to effectuate the intent of this Resolution.

Section 5. That this Resolution shall go into effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the Commission of the City of Key Colony Beach, Florida, at its regular meeting of the City held on October 17, 2024.

**FINAL VOTE AT ADOPTION
CITY COMMISSION OF KEY COLONY BEACH**

Mayor Joey Raspe	NO _____	YES _____
Vice Mayor Freddie Foster	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Doug Colonell	NO _____	YES _____

Joey Raspe, Mayor

ATTEST:

Silvia Roussin, City Clerk

(City Seal)

Approved as to form and legal sufficiency:

Dirk Smits, City Attorney

RESOLUTION NO. 2024-15

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF KEY COLONY BEACH, FLORIDA AMENDING
RESOLUTION 2021-05 MISCELLANEOUS FEE SCHEDULE;
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City of Key Colony Beach charges fees for miscellaneous services and boat trailer parking, and

WHEREAS, fees charged by the city for miscellaneous services and boat trailer parking fees were last amended in April 2021, and

WHEREAS, it has become necessary to increase the miscellaneous services and boat trailer fees to more accurately reflect the costs of the services performed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above recitations are hereby adopted and incorporated herein.

Section 2. This Resolution amends the Miscellaneous Fee Schedule for the City Commission of the Key Colony Beach to read as follows:

MISCELLANEOUS FEES

Garbage Service Charge	\$ 50.00	<u>75.00</u>
Application for Variance (LDR 101-171)	700.00	<u>800.00</u>
Application for Administrative Variance		
Sheds (Code 6-18)	50.00	
Sewer Easement (Code 14-32)	100.00	<u>150.00</u>
Application for Re-zoning	2,000.00	<u>2,500.00</u>
Yard Sale Permits	25.00	
Returned Check Fee	25.00	<u>35.00</u>
Label Format List of Owners per list	10.00	<u>25.00</u>
Sign Permit	20.00	<u>35.00</u>

Fee Schedule: Sandwich Board (not to exceed 2'x 4') \$75.00 annual fee B-1 & RH only
Contractor/Banner Style (not to exceed 30 sq ft) \$150.00 annual fee B-1, RH, & R-3 only.

BOAT TRAILER PARKING, TEMPORARY BASIS

Per Week	\$100.00	<u>150.00</u>
Per Month, up through Six Months	\$200.00	<u>300.00</u>

First Responders and Active Retired Military Personnel receive a 20% discount with a valid military/responder ID

BOAT TRAILER LONG TERM PARKING FEE

APRIL 1 – MARCH 31 Each Year (BILLING PERIOD)

Trailer Length 21' or less	200.00 <u>\$250.00</u> Annual
Trailer Length 21' to 24'6"	250.00 <u>\$350.00</u> Annual
Trailer Length 24'6" up	300.00 <u>\$400.00</u> Annual
Late Fee for One Month	25.00 <u>\$35.00</u>

Section 3. That the City Commission of the City of Key Colony Beach, Florida, hereby approves Resolution 2024-15.

Section 4. That the City Administrator is hereby authorized to take all necessary action to effectuate the intent of this Resolution.

Section 5. That this Resolution shall go into effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the Commission of the City of Key Colony Beach, Florida, at its regular meeting of the City held on October 17, 2024.

**FINAL VOTE AT ADOPTION
CITY COMMISSION OF KEY COLONY BEACH**

Mayor Joey Raspe	NO _____	YES _____
Vice Mayor Freddie Foster	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Doug Colonell	NO _____	YES _____

Joey Raspe, Mayor

ATTEST:

Silvia Roussin, City Clerk

(City Seal)

Approved as to form and legal sufficiency:

Dirk Smits, City Attorney

RESOLUTION NO. 2024-16

**A RESOLUTION OF THE CITY OF KEY COLONY BEACH
FLORIDA, AMENDING CHAPTER 1 – GENERAL
PROVISIONS, SECTION 1-10 – ORGANIZATION OF CODE
ENFORCEMENT; PROVIDING FOR AN UPDATED
SCHEDULE OF VIOLATIONS AND PENALTIES; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Key Colony Beach is charged with the administration of a wide variety of municipal issues, including code enforcement to promote, protect and improve the health, safety and welfare of the citizens of the City of Key Colony Beach, Florida, by providing an equitable, expeditious effective and inexpensive method of enforcing the ordinances of the City of Key Colony Beach, Florida; and

WHEREAS, the City of Key Colony Beach is authorized by Florida law to levy fees and charges that are a true and accurate reflection of the actual cost of providing such code enforcement services to its residents; and

WHEREAS, the City of Key Colony Beach Commission wishes to amend the schedule of violations and penalties that may be charged by the City to its residents for various municipal code violations to provide for full cost recovery based on the amount of time required by City staff to fully and appropriately review and process resident requests.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above recitations are hereby adopted and incorporated herein.

Section 2. The Amended Schedule of Violations and Penalties Pursuant to Section 1-10, is attached hereto as Exhibit A.

Section 3. That the City Commission of the City of Key Colony Beach, Florida, hereby approves Resolution 2024-16.

Section 4. That the City Administrator is hereby authorized to take all necessary action to effectuate the intent of this Resolution.

Section 5. That this Resolution shall go into effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the Commission of the City of Key Colony Beach, Florida, at its regular meeting of the City held on October 17, 2024.

**FINAL VOTE AT ADOPTION
CITY COMMISSION OF KEY COLONY BEACH**

Mayor Joey Raspe	NO _____ YES _____
Vice Mayor Freddie Foster	NO _____ YES _____
Commissioner Tom Harding	NO _____ YES _____
Commissioner Tom DiFransico	NO _____ YES _____
Commissioner Doug Colonell	NO _____ YES _____

Joey Raspe, Mayor

ATTEST:

Silvia Roussin, City Clerk

(City Seal)

Approved as to form and legal sufficiency:

Dirk Smits, City Attorney

CITY OF KEY COLONY BEACH
 SCHEDULE OF VIOLATIONS AND PENALTIES
 PURSUANT TO SECTION 1-10

*CITY CODE SECTION	ITEM IN VIOLATION	*PENALTY AMOUNT
4-6	Animals running at large	\$100.00 per violation
4-8	Noisy animals	\$100.00 per violation
4-9	Vicious, dangerous animals	\$100.00 per day
4-10	Removal of animal defecation	\$50.00 per violation
5-1	Prohibited vessel operations	\$250.00 per violation
5-4	Vessels as commercial establishments	\$250.00 per day
5-5	Anchoring limitations	\$250.00 per day
5-6	Rafting of vessels	\$250.00 per day
5-7	Discharge into waters	\$250.00 per day
5-9	Fishing on Sadowski Bridge and Sunset Pier	\$100.00 per violation
5-11	Diving and snorkeling prohibitions during "mini" season	\$250.00 per violation
5-15	Living aboard vessels	\$250.00 per day
5-40	Exceeding overall boat length at waterfront property	\$200.00 \$250.00 per day
5-80	Boat and trailer parking	\$100.00 per day
5-82	Boats and trailers parked in City right-of-way	\$100.00 per day
6-6	Working without building permit	\$250.00 per day
6-10	Permitted working days and hours	\$250.00 per violation
6-50	Display street numbers on buildings	\$100.00 per day
6-56	Buildings and property maintenance	\$250.00 per day
6-59	Limitations on parking trailers and recreational vehicles	\$100.00 per day
7-2	Garbage and trash accumulation	\$100.00 per day
7-5	Use garbage cans	\$50.00 per day
7-6	Garbage cans specifications	\$50.00 per day
7-7	Location and placement of garbage cans	\$50.00 per day
7-12	Dumping and littering	\$250.00 per day

8-6	Lots maintained in mow-able mow able condition	\$250.00 per day
9-4	Doing business without a license	\$250.00 per day
9-20	Rental property owner's tax	\$250.00 per day
9-25	Exceeding rental occupancy	\$250.00 per day
10-2	Loud or disturbing noise	\$250.00 per violation
10-3	Specific noise prohibitions	\$250.00 per violation
11-2	Camping prohibition	\$100.00 per day
11-4	False fire alarms: (1 st violation) (2 nd and subsequent violations)	Warning \$250.00 per day
11-5	False burglar alarm (1 st violation) (2 nd violation) (3 rd violation) (4 th and subsequent violations)	Warning \$100.00 per day \$250.00 per day \$250.00 per day
12-9	City parking open hours	\$250.00 per day
14-4	Damaging sewer facilities	\$250.00 per day
14-10	Prohibited discharges (sewer and storm drains)	\$250.00 per day
17-1	City Street Speed Limit 25mph.	<i>Per Florida Statutes</i>
17-6	Parking prohibited without owner's permission	\$50.00 per day
101-26(8)	Nuisance lighting	\$50.00 per day
101-31	Garage sale	\$25.00 per violation
101-32(3)	Burning of refuse	\$100.00 per day
101-34	Home occupations	\$250.00 per day
101-35	Inoperative vehicles	\$100.00 per day
101-55	Illegal parking (Commercial and recreational vehicles)	\$100.00 per day
101-55(3)	Prohibition on use of vehicles, motorhomes, trailers and campers as residence	\$100.00 <u>\$200.00</u> per day
101-67	Landscape maintenance	\$50.00 per day
101-131	Prohibited signage	\$50.00 per violation
101-136	Temporary signage	\$50.00 per day
101-137	Sign maintenance	\$50.00 per day
F.S. §316.1955.57	Parking in handicapped space	\$250.00 per violation

***F.S. §316.2065(7)	Bicycle safety requirements	\$64.50 per violation
***F.S. §316.2065(d)	Bicycle helmet requirement for passengers under 16yoa	\$64.50 per violation
^New	Short term vacation rental w/out license	\$250.00 per day
^New	Short term vacation rental less than 7 days	\$250.00 per day
^New	Short term rental w/ excessive number of tenants	\$250.00 per day
^New	Short term rental – cleaning not acceptable	\$250.00 per day
^New	2 nd violation for short term vacation property	\$250.00 per day, and license suspension for 30 days.
^New	3 rd violation for short term vacation property	\$250.00 per day, and license suspension for 1 year.
^New	Dangerous structures posing safety risk	\$250.00 per day
^New	Violation of recreation vehicle parking ordinance	\$100.00 \$200.00 per day
^New	Long term vacation rental w/out rental license	\$250.00 per day
^New	Long term vacation rental w/ excessive number of tenants	\$250.00 per day
^New	Long term rental – cleaning not acceptable	\$250.00 per day
^New	2 nd violation for long term vacation property	\$250.00 per day, and license suspension for 30 days.
^New	3 rd violation for long term vacation property	\$250.00 per day, and license suspension for 30 days <u>1</u> -year.
^New	Subleasing dock space	\$250.00 per day
^New	Permit fee for Solar Panel Installation	\$250.00 **additional 2.5% State surcharge
^New	Notary Fees	Notary Services are provided for City-related business at no cost. No other Notary Services will be provided.

*Sec.1-10(g)(2) sets maximum fine of \$250.00 per day; *See also*, FL ST §162.09(2)(a) (setting maximum fine shall not exceed \$250.00 for first violation or \$500.00 per day for repeat violation).

**All violations/penalties set forth herein are subject to an administrative fee of ~~\$338.00~~ \$380.00 plus cost of prosecution. Violations that are irreparable or irreversible in nature may have a fine imposed not to exceed \$5,000 per violation.

***An additional fine of \$2.50 will be assessed exclusive of the penalty set forth above, to be paid to the State’s General Fund for safety programs.

Wastewater Billing

Wastewater funds are segregated from City Funds.

Wastewater is “nonprofit.”

Concept Only - Use of FKAA for billing not a part of this discussion.

We want Public feedback!

Current: Flat Rate \$213/Quarter - (\$71/Month)

Proposed: Two Tier
Fixed Portion \$45/Month

Use Portion (based on water supplied by FKAA) \$6.50/1,000 Gal

Average water usage 4,000 Gal/Month

Case 1 – Average Homeowner

Year-round occupancy: 4,000 Gal/Month

Current annual billing \$213/quarter

Total = \$852/year

Proposed

Annual Fixed \$45/Month

\$540/year

Annual Use \$6.50 x 4,000 Gal x 12 Months

\$312/year

Total = \$852/year

No Significant Difference

Case 2 – Snow Bird

Six-month occupancy: 4,000 Gal/Month in season, Zero usage in Summer

Current annual billing \$213/quarter

Total = \$852/year

Proposed

Annual Fixed

\$45/Month

\$540/year

Annual Use

\$6.50 x 4,000 Gal x 6 Months

\$156/year

Total = \$696/year

Proposed reduces billing by \$156/year (18%)

Case 3 – Heavy User

Year-round occupancy: 8,000 Gal/Month

Current annual billing \$213/quarter

Total = \$852/year

Proposed

Annual Fixed \$45/Month

\$540/year

Annual Use \$6.50 x 8,000 Gal x 12 Months

\$624/year

Total = \$1,164/year

Proposed increases billing by \$312/year (37%)

Case 4 – Avg User with Pool/Irrigation

Year-round occupancy: 4,000 Gal/Month in-home use
1,000 Gal/Month outside use

Current annual billing \$213/quarter

Total = \$852/year

Proposed

Annual Fixed \$45/Month

\$540/year

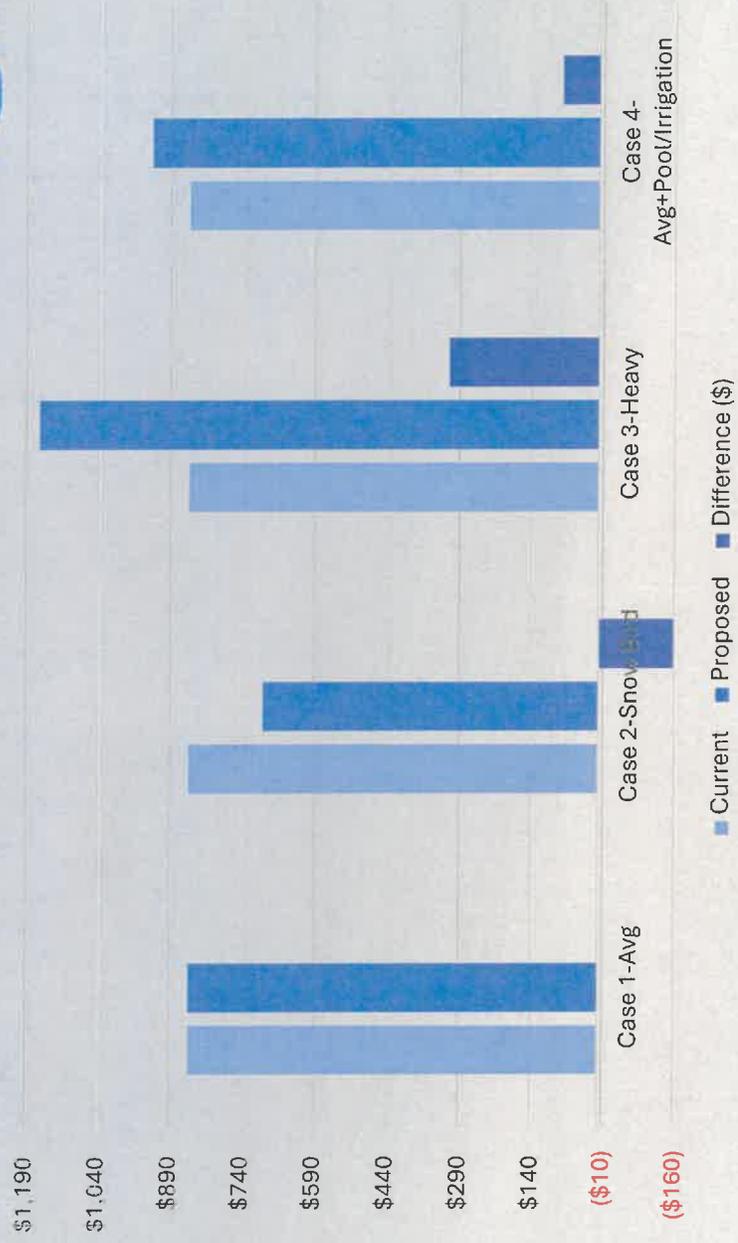
Annual Use \$6.50 x 5,000 Gal x 12 Months

\$390/year

Total = \$930/year

Proposed increases billing by \$78/year (9%)

Comparison



Real Data

Annual consumption: 34,756 Gallons (last 12 months)

Annual billing \$213/quarter
Total = \$852/year

Proposed

Annual Fixed \$45/Month
Total = \$540/year

Annual Use \$6.50/35,000 Gal
Total = \$228/year

Total = \$768/year

Proposed reduces billing by \$84/year (9.8%)

FKAA Website: MyFKAA.com

Enter your account number.

We want your comments!

**Please send your comments to:
cityclerk@keycolonybeach.net**