

MINUTES

CITY OF KEY COLONY BEACH
CITY COMMISSION PUBLIC HEARING VARIANCE REQUEST
Thursday, May 27, 2021 9:30 a.m.
Marble Hall & Virtual via Zoom Conferencing

Call to Order, Pledge of Allegiance, Roll Call

The Public Hearing was called to order by Vice Mayor Trefry at 9:30 a.m.

Present: Mayor Ron Sutton (Virtually), Vice Mayor Patricia Trefry, Commissioner John DeNeale, and Commissioner Tom Harding. *Also Present:* City Administrator David Turner, Executive Assistant Saara Staten, Utility Clerk Pat Hyland, City Attorney Dirk Smits, Police Chief DiGiovanni, Building Official Roussin, and Building Inspector Greg Lawton.

Excused: Secretary/Treasurer Kathryn McCullough and City Clerk Rebecca Todd.

Public - 10 (Virtually) 5 (Marble Hall)

Administration of Oath to Witnesses: Executive Assistant Saara Staten swore in all present who may speak on the variance requests.

Disclosure of Ex-Parte Communications: None.

Proof of Publications, Affidavit of Mailing Notices: Utility Clerk Pat Hyland affirmed the proof of publication.

1. Variance Application – 185 & 195 15th Circle – Owner: Centro Jill Revocable Trust

Applicant requests a Variance to Land Development Regulations Chapter 101, Section 10 (8) for a 4' height variance for existing one dwelling unit residence. Current building height restriction is 30'0".

Planning & Zoning Board Chairperson Joey Raspe reported the Planning & Zoning Board voted unanimously to approve the variance request and recommend approving the variance for 185 & 195 15th Circle.

MOTION: Motion made by Commissioner Harding, seconded by Commissioner DeNeale to approve the 4'0" height variance with no mechanicals for 185 & 195 15th Circle.

ON THE MOTION: Roll call vote. Unanimous approval.

2. Variance Application – Lot 11 Block 3 15th Circle – Owner: Crawl Key Development

Applicant requests a Variance to Land Development Regulations Chapter 101, Section 10 (5) and Section 10 (8) for a 15 feet rear setback variance for a porch and a 4'0" height variance for a new one dwelling unit residence. Current setback is restricted to 50 feet and current building height is 30'0".

Planning & Zoning Board Chairperson Joey Raspe reported the Planning & Zoning Board voted unanimously to approve the variance request and recommend approving the variance for Lot 11 Block 3 15th Circle. Attorney Bart Smith stated Steve Hawks has purchased the property and a letter of support is in the record from the neighbor.

MOTION: Motion made by Commissioner Harding, seconded by Mayor Sutton to approve the height and setback variance as requested for Lot 11 Block 3 15th Circle.

ON THE MOTION: Roll call vote. Unanimous Approval.

3. Proposed Amendments to Land Development Regulations

A. Presentation of Proposed Land Development Regulations Amendments: Planning & Zoning Chairperson Joey Raspe presented the Planning & Zoning Board recommendations for Land Development Regulations amendments. On May 19, 2021, the Planning & Zoning Board voted unanimously to recommend a maximum residential building height of 40 feet with no mechanicals on roof and requiring 2 feet of freeboard in addition to the 1 foot required by Florida Building Code. The following Land Development Regulations apply: Section 101-10 – R-1A One dwelling unit residence district, Section 101-11 – R-1B One dwelling unit residence district, Section 101-12 – R-2A Two dwelling unit

residence district, Section 101-13 – R-2B Two dwelling unit residence district, and Section 101-14 – R-2C Two dwelling unit residence district. The Planning & Zoning Board also voted unanimously to recommend a maximum commercial building height of 48 feet with no mechanicals on roof and requiring 2 feet of freeboard in addition to the 1 foot required by Florida Building Code. The following Land Development Regulations apply: Section 101-15 – R-3 Multiunit residence district, Section 101-16 – RH Resort hotel district, Section 101-17 – B-1 Neighborhood business district, and Section 101-18 – PB Public buildings and grounds districts.

B. Statement by Building Official: Building Official Roussin stated based on the new FEMA Flood Maps and Florida Building Code recently released, it was in the best interest of the City to review the recommended Land Development Regulations amendments. The Building Department recommended the Planning & Zoning Board adopt additional freeboard to help improve the City's CRS level. The Building Department supports and recommends amending the residential maximum height to 40 feet with no mechanicals on roof and requiring 2 feet of freeboard in addition to the 1 foot required by Florida Building Code and amending commercial to 48 feet with no mechanicals on roof and requiring 2 feet of freeboard in addition to the 1 foot required by Florida Building Code.

C. City Commission Discussion/Recommendation/Action: The City Commission thanked City Staff and the Planning and Zoning Board for all their hard work and continued discussion. Planning and Zoning Board Chair Joey Raspe stated it will be a gradual process for the City to redevelop since Key Colony Beach does not have many empty lots left.

MOTION: Motion made by Commissioner Harding, seconded by Vice Mayor Trefry to approve the Land Development Regulations amendments as written.

ON THE MOTION: Roll call vote. Unanimous Approval.

Commissioner Comments: None.

The meeting adjourned at 9:47 a.m.

Respectfully submitted,



Saara V. Staten (on behalf of City Clerk Rebecca Todd)
Executive Assistant