

MINUTES

KEY COLONY BEACH CITY COMMISSION PUBLIC HEARING

Thursday, August 25, 2022 – 9:30 a.m.
City Hall Auditorium & virtually via Zoom Conferencing

1. Call to Order, Pledge of Allegiance, Prayer, Roll Call: *The Public Hearing of the City of Key Colony Beach was called to order by Vice-Mayor Harding at 9:30 a.m. followed by the Pledge of Allegiance, Prayer, and Roll Call.*

Present: *Mayor Trefry (virtual), Vice-Mayor Harding, Commissioner Sutton, Commissioner Ramsay-Vickrey. Absent: Commissioner DeNeale*

Also Present: *City Administrator Dave Turner, City Clerk Silvia Gransee, City Attorney Ryan Benninger, Public Works Department Head Mike Guarino, Building Official Lenny Leggett, Chief Kris DiGiovanni, Accountant Jen Johnson, Administrative Assistant Christine McLeod.*

Public: *8 Marble Hall, 15 Virtual*

Vice-Mayor Harding entertained a motion to allow Mayor Trefry to vote remotely for being ill at home. The Commission agreed with the Vice-Mayor's motion.

2. Approval of Minutes: *The City Commission Public Hearing Minutes from July 14, 2022, were accepted as written.*

3. Administration of Oath to Witnesses: *City Clerk Silvia Gransee administered the Oath of Witness to all planning on testifying.*

4. Citizen Comments and Correspondence: *City Clerk Gransee reported not having received correspondence pertaining to the variance request. Audience member Greg Burke asked what the variance request pertains to which Vice-Mayor Harding explained to be a pool setback request.*

5. Disclosure of Ex-Parte Communication – None.

6. Proof of Publications: *Proof of publications were accepted as legally sufficient.*

7. VARIANCE REQUEST: 551 8th Street – Owner: Charles Wiemer

Applicant requests a Variance to Land Development Regulations Chapter 101, Section 91, Code of Ordinances Chapter 6, Section 1, setback by 5 feet. Current setback requirements are 10 feet.

a. (b) Presentation of Variance Request: *Building Official Leggett reported on the variance request that was received and stated that these type of variance requests have been granted in the past and was passed by the Planning & Zoning Board with a 3:1 approval. Building Official Leggett stated that he recommends the approval of the variance.*

b. (a) Statement by Applicant: Mr. Charles Wiemer explained his variance request to the Commission including the layout of the house and setback requirements.

c. Planning & Zoning Board Recommendation: Planning & Zoning Board Chair Joey Raspe stated to the City Commission that the Planning & Zoning Board heard the request in July and the request was approved with a vote by 3:1. Chair Joey Raspe stated that the pool is an L-shaped pool and the Commission has received all pertaining documents in their agenda packet. The City Commission had no additional questions for Chair Raspe.

d. Planning & Zoning Board Meeting Minutes – 07-20-2022

MOTION: Motion made by Commissioner Ramsay-Vickrey, seconded by Commissioner Sutton, to approve the Variance Request for 551 8th Street – Owner: Charles Wiemer.

DISCUSSION: None.

ON THE MOTION: Roll call vote. Unanimous approval.

8. Any Other Business: Commissioner Ramsay-Vickrey suggested adding an additional question to the applicants ‘Question and Response’ sheet that asks: If this variance is granted will it increase the occupancy rate? Commissioner Ramsay-Vickrey stated that she understands that in this case the variance deals with a pool, however, the question on occupancy should be noted in a variance request. The Commissioner asked for a head nod to add this question to the application. Vice-Mayor Harding asked Planning & Zoning Chair Joey Raspe for input to the suggestion. Chair Joey Raspe stated that in this particular variance request a property with a pool will be rented more than a property without a pool. Chair Raspe continued saying that the actual occupancy per week would not increase with a pool variance, however, he follows Commissioner Ramsay-Vickrey’s suggestion on adding the question on occupancy and knowing the density. Chair Joey Raspe agreed with Commissioner Ramsay-Vickrey on the importance of density knowledge. City Attorney Ryan Benninger confirmed that the ordinance pertaining to the questionnaire will need to be updated and go through the process of Planning & Zoning and Commission approval. Vice-Mayor Harding stated that Commissioner Ramsay-Vickrey can make the request to legal which can be presented at a future regular meeting. City Attorney Benninger accepted the request and stated he will put together a draft.

Vice-Mayor Harding and Building Official Leggett confirmed to Mr. Wiemer that his variance request was approved.

9. Adjourn: The meeting adjourned at 9:42 a.m.

Respectfully Submitted,
Silvia Gransee
City Clerk

ADOPTED: September 8, 2022
Silvia Gransee
City Clerk