

AGENDA

KEY COLONY BEACH CITY COMMISSION PUBLIC HEARING

Thursday, May 18, 2023 – 9:30 a.m.

Located at the Temporary Meeting Place for the City of Key Colony Beach,
at the Key Colony Inn Banquet Room, 700 W. Ocean Drive, Key Colony Beach
& Virtually via Zoom Conferencing

<https://us02web.zoom.us/j/82898987302>

- 1. *Call to Order, Pledge of Allegiance, Prayer, Roll Call***
- 2. *Agenda Additions, Changes & Deletions***
- 3. *Approval of Minutes from the 04-20-2023 City Commission Public Hearing***
- 4. *Administration of Oath to Witnesses***
- 5. *Citizen Comments and Correspondence***
(Members of the public may speak for three minutes on any agenda items; and may only speak once unless waived by a majority vote of the commission)
- 6. *Disclosure of Ex-Parte Communications***
- 7. *VARIANCE REQUEST: 260 9th Street, Shawn M. & Donna Saban Ogni***
Applicant requests a variance to the City of Key Colony Beach Code of Ordinances Chapter 101, Section 26 (11), to allow the installation of a pool within the 10' setback to 5'. Current setback requirements are 10' feet.
 - a. Proof of Legal Publications & Affidavits of Mailing/Posting*
 - b. Presentation of Variance Request – Building Department*
 - c. Statement by Applicant*
 - d. Planning & Zoning Board Recommendation – Chair George Lancaster*
 - e. Planning & Zoning Board Meeting Minutes from 04-19-2023*
 - f. Motion to Approve, Deny, or Approve with Conditions*

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“Members of the public may speak for three minutes and may only speak once unless waived by a majority vote of the commission.”

Letters submitted to the city clerk to be read at the Commission Meeting will be made part of the record but not read into record. Persons who need accommodations in order to attend or participate in this meeting should contact the city clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

8. SECOND/FINAL PUBLIC HEARING on the Discussion & Approval of a Development Agreement with Garrison Bight Marina Inc, 300/400 Sadowski Causeway, Key Colony Beach:

*Applicant requests approval of a Development Agreement pursuant to Chapter 101 of Land Development Regulations Article XII, Section 101-176, seeking approval for redevelopment of an existing marina property. The project combines the two (2) properties located at 400 Sadowski Causeway and adjacent 300 Sadowski Causeway, Key Colony Beach into one property (the "Property") that will continue to operate a marina facility as its principal use. The proposed marina facility would comprise (a) a marina and ship store, (b) live-aboard vessel slips and other temporary docking facilities, (c) redevelopment of one (1) ~~3,894~~ **3581** sq. foot restaurant and (d) renovation of existing commercial 6,465 sq. ft building on the Property. New Restaurant will be tiki style construction and new finished floor will meet current flood zone regulations. The maximum height of structures on the property shall be ~~40~~ **43** feet in accordance with building plans and permits issued by the City. The unified Property is zoned B-1 Neighborhood Business District and comprises approximately 1.75 acres with a maximum allowable density of 8 units per acre. The request was submitted by Greg Oropeza, Esq., Oropeza, Stones & Cardenas, 221 Simonton Street, Key West, Florida 33040.*

- a. Proof of Legal Publications & Affidavits of Mailing/Posting*
- b. Presentation of the Development Agreement*
- c. Statement by Applicant/Applicant's Representative*
- d. Review of Planning & Zoning Recommendation and First Public City Commission Hearing*
- e. Commissioner Comments*
- f. Motion to Approve, Deny, or Approve with Conditions*

9. Resolution No. 2023-05: *A Resolution Of The City Commission Of Key Colony Beach, Florida Approving A Development Agreement Pursuant To Chapter 163, Florida Statutes, Between The City And Garrison Bight Marina, Inc., For The Property Located At 300/400 Sadowski Causeway, Key Colony Beach With Real Estate Numbers 00079371-000200 And 00079371-000100; Authorizing The Appropriate City Officials To Implement The Terms And Conditions Of The Agreement; Authorizing The Mayor To Execute The Agreement And Any Other Required Documents; And Providing For An Effective Date.*

10. Other Business

11. Adjournment

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The City of Key Colony Beach is inviting you to a scheduled Zoom meeting.

This meeting will be held in person at the Temporary Meeting Place for the City of Key Colony Beach, at the Key Colony Inn Banquet Room, 700 W. Ocean Drive, Key Colony Beach & Virtually via Zoom Conferencing

Join Zoom Meeting

<https://us02web.zoom.us/j/82898987302>

Meeting ID: 828 9898 7302

One tap mobile

+13052241968,82898987302# US

+16469313860,82898987302# US

Find your local number: <https://us02web.zoom.us/j/82898987302>

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