

# **AGENDA**

## **KEY COLONY BEACH CITY COMMISSION PUBLIC HEARING**

Thursday, September 21, 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

**[Zoom Login Information on Page 2 on the Agenda](#)**

- 1. Call to Order, Pledge of Allegiance, Prayer, Roll Call**
- 2. Agenda Additions, Changes & Deletions**
- 3. Approval of Minutes:** None
- 4. Administration of Oath to Witnesses**
- 5. Citizen Comments and Correspondence**

### **Sec. 2-90. - Public participation**

**(1) Public participation on agenda items:** 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.

**(2) Decorum.** Members of the public shall not make inappropriate or offensive comments at a city commission meeting and are expected to comply with the rules of decorum that are established for commissioners. Individuals who violate any rules of the city commission may be ruled out of order by the mayor or on a point of order made by a commissioner. A majority vote of the city commission will rule on the point of order. An individual who violates the rules of decorum may be removed from the meeting at the direction of the mayor.

### **6. Disclosure of Ex-Parte Communications**

**7. Appeal of Building Permit Denial Permit Application #B23-000027 1295 Coury Drive: Applicant appeals the decision of the Key Colony Beach’s Building Official pursuant to Sec. 2-2, Sec. 6-14, and Sec. 101-170, for the denial of a building permit for the property located at 1295 Coury Drive, Key Colony Beach, Florida 33051.**

- a. Proof of Legal Publications
- b. Presentation of Building Permit Denial – Building Official/City Attorney
- c. Statement by Applicant/Representative
- d. Planning & Zoning Board Recommendation
  - i. Letter of Recommendation
  - ii. Review of Meeting Minutes
- e. City Commission Discussion/Questions
- f. Motion to approve, deny, or approve with conditions

### **8. Variance Request(s):**

**A. 521 9<sup>th</sup> Street – Owners: Jane & Jim Walther: 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’ on one side of the lot. 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/Representative
- d. Planning & Zoning Board Recommendation
  - i. Letter of Recommendation
  - ii. Review of Meeting Minutes (see Item 7 d(i))

- e. City Commission Discussion/Questions
- f. Motion to approve, deny, or approve with conditions

**B. 160 13<sup>th</sup> Street – Owner: Jennifer Goldstein: Applicant requests a variance to the City of Key Colony Beach Land Development Regulations Article IV. Sec. 101-26 (2), to allow the installation of a tiki hut with a maximum floor area of 192 square feet. Current maxim floor area: 80 square feet with maximum roof overhang of 18 inches.**

- a. Proof of Legal Publications & Affidavits of Mailing/Posting
- b. Presentation of Variance Request – Building Department
- c. Statement by Applicant/Representative
- d. Planning & Zoning Board Recommendation
  - i. Letter of Recommendation
  - ii. Review of Meeting Minutes (see Item 7 d(i))
- e. City Commission Discussion/Questions
- f. Motion to approve, deny, or approve with conditions

**C. Sunset Park Tiki Hut – Owner: City of Key Colony Beach: Applicant requests a review and confirmation of no variance requirements to the City of Key Colony Beach Land Development Regulations Article III, Section 101-19, for the replacement of the current Tiki Hut with dimensions of 9’ x 9’, to a Tiki Hut with the dimensions of 15’ x 20’ at Sunset Park, Key Colony Beach, Florida 33051**

- a. Proof of Legal Publications & Affidavits of Mailing/Posting
- b. Presentation of Variance Request – Building Department
- c. Statement by Applicant/Representative
- d. Planning & Zoning Board Recommendation
  - i. Letter of Recommendation
  - ii. Review of Meeting Minutes (see Item 7 d(i))
- e. City Commission Discussion/Questions
- f. Motion to approve, deny, or approve with conditions

**9. Other Business**

**10. Adjournment**

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**This meeting will be held at the temporary meeting place for the City of Key Colony Beach at the Key Colony Inn Banquet Hall at 700 W. Ocean Drive, Key Colony Beach and virtually via Zoom.**

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

Please click this URL to join. <https://us02web.zoom.us/j/85900711642?pwd=TElFcE9SajhXQWhJMW8wYU5KcERBQT09>

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Or join by phone:

Dial(for higher quality, dial a number based on your current location):

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