

**AGENDA**  
**PLANNING & ZONING BOARD**  
**REGULAR MEETING & PUBLIC HEARING**

Wednesday, December 20, 2023 - 9:30 a.m.

City of Key Colony Beach Temporary Meeting Place at the Key Colony Inn Banquet Room, located at 700 W. Ocean Drive, Key Colony Beach, Florida 33051 & Virtually via Zoom Conferencing

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

- 1. Call to Order, Pledge of Allegiance & Roll Call**
- 2. Agenda Additions, Deletions, or Changes**
- 3. Citizen Comments & Correspondence**
- 4. Approval of Minutes:**
  - a. Planning & Zoning Board Meeting Minutes August 16, 2023**
- 5. Discussion/Approval on recommendation of appointment of Douglas Colonell to the Planning & Zoning Board**
- 6. Administration of Oath of Witnesses**
- 7. Disclosure of Ex-Parte Communication**
- 8. Variance Request - 501 E. Ocean Drive “Key Colony Beach Club” – Owners: Key Colony Beach Club Inc:**

*Applicant requests a variance to the City of Key Colony Beach Land Development Regulations Chapter 26, Section 101, to rebuilt two Tiki/Chickie Hut structures to replace structures that were destroyed in Hurricane Irma. This is the last phase of the rebuild in the original Buildings footprint for the Key Colony Beach Club. The original structures were in the 100’ setback from the ocean.*

  - a. Proof of Legal Publications & Affidavits of Mailing/Posting**
  - b. Presentation of Variance Request – Building Department**
  - c. Statement by Applicant**
  - d. Applicant Questions & Responses**
  - e. Post Hearing Questions**
  - f. Planning & Zoning Board Recommendation**
- 9. Discussion/Approval for the application of a new alcoholic Beverage license and corresponding compliance with zoning requirements for the property located at 400 Sadowski Causeway.**
  - a. Proof of Publication**
  - b. Statement by Applicant**
  - c. Recommendation by Building Department**
  - d. Planning & Zoning Board Discussion/Recommendation**
- 10. Discussion/Approval of Unity of Title for the property located at 401 and 411 3<sup>rd</sup> Street**
  - a. Statement by Applicant**
  - b. Recommendation by Building Department**
  - c. Planning & Zoning Board Discussion/Recommendation**
- 11. Other Business**
- 12. Adjourn**

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

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