

# MINUTES

## PLANNING & ZONING BOARD

### REGULAR MEETING AND VARIANCE HEARING

Wednesday, March 21, 2018, 9:30 a.m.

- City Hall Conference Room

1. Call to Order: The meeting of the Planning and Zoning Board was called to order at 9:30 a.m. by Chairperson Trudy Troiano. Roll Call: *Present*: Trudy Troiano, George Lancaster, Joey Raspe, Gary Furtak and Gail Cortelyou. Excused: Steve Decrow and Ron Anderson. Also present: City Administrator Chris Moonis, City Attorney Tom Wright, Building Official Ed Borysiewicz Assistant Building Official Gerard Roussin, Public Works Supervisor Greg Lawton and City Clerk Kathryn McCullough. Public – 11.

2. Discussion of the Possibility of Development at the Key Colony Beach Marina/Causeway Shops Chair Trudy Troiano said the purpose of this meeting is to discuss the possibility of development at the Key Colony Beach Marina/Causeway Shops. She asked who was present to represent the project. City Administrator Moonis reported he has called Mr. Jerry Ong to determine the whereabouts of his representative. Attorney Wright suggested a 15 minute recess to get some clarification.

City Administrator Moonis reported Mr. Ong, Jupiter Realty Company, has been in negotiations, with the Marina owner and the Causeway Shop owners, for acquisition of the entire parcel. The proposal is to construct market rate condominiums at the Causeway Shops, keep the marina, build another restaurant, and to build workforce housing on the northern portion of the property. There are several barriers for Mr. Ong to overcome if this development is to come to fruition.

Mr. Ong, who is currently in California, requested he be allowed to represent the project via telephone. The Board agreed this was acceptable. Mr. Ong thanked the Board Members for their flexibility. He was not able to contact his partner who was supposed to attend today. He again thanked the Board for allowing him to present this project by telephone. Attorney Wright instructed the Board this meeting is not a hearing, no decisions will be made and nothing will be voted on today.

Chair Troiano asked Mr. Ong to explain the project from his perspective. Mr. Ong introduced himself as being involved in Key Colony Beach since 1992 when he sold the Holiday Inn to the Spottswoods. He is also a long time property owner on Key Colony Beach. After the storm, he noted the Marina restaurant structure was severely compromised and the Causeway Shops had significant damage. He thought there may be a way to merge the two parcels to redefine the entrance to Key Colony Beach by developing a project that would include commercial, marina activity and residential housing. The residential housing would be market condominiums and

rental work force housing. He was encouraged to put together a conceptual plan based on his discussions with both property owners and City Administrator Moonis. This plan is only intended to determine if there is a common vision. This project, if it moves forward, will probably require changes in zoning and density. He also understands there may be hurdles in Tallahassee that will have to be overcome. There is a time consideration for the two property owners. He is prepared to continue his efforts and to do what is necessary, working in conjunction with the Board, to make this project happen.

Chair Troiano asked for questions. Attorney Wright asked how many housing units are proposed for the project. Mr. Ong answered there will be 18 market rate, 2 and 3 bedroom units constructed over parking in the area currently occupied by the Causeway Shops. There would be a small retail piece at the north end of that component. A 4,800 square foot, two story free standing restaurant building with open area seating would be constructed. The number of rental work force housing is still undefined. The goal would be that the tenancy would be well selected and would be stable. Mr. Ong said he is also hoping to build a 2,400 square foot retail facility under the work force units. This retail unit would have bait, tackle and other merchandise associated with a marina. Building Official Borysiewicz asked if the current live-aboard and charter boats would still be accommodated. Mr. Ong answered, initially, there would be live aboard and charter boats. He also said he would be receptive to selling a slip to someone purchasing a market rate unit who may need to dock a larger boat. Chair Troiano asked about parking. Mr. Ong said there would be parking under the market rate condos and under the affordable housing units. There would not be parking available at the affordable housing unit where the 2,400 square foot retail facility is planned.

Attorney Wright asked Building Official Borysiewicz to list some of the challenges this project will be facing. Building Official Borysiewicz reported the property is currently zoned B1 and the northern portion is still un-platted. A B1 zone does not allow residential units. This project has 3 times the density allowed by the Land Development Regulations. There is an agreement between the City and the Department of Economic Opportunity (DEO) concerning the number of development rights allowed in the next 10 year period. Unless the DEO agrees this project could take away all the development rights in the City. City Administrator Moonis stated this is a major issue. This is a discussion that will need to take place in Tallahassee between the City and DEO. Attorney Wright reported Marathon, and other governmental entities in the County, have adopted affordable /work force housing regulations. Key Colony Beach has never adopted any such regulations. By not doing so Key Colony Beach has not received any affordable housing allocations. Therefore, one thing the Board could do, is look at adopting standards and regulations for affordable housing. Building Official Borysiewicz continued by listing parking as an issue. Chair Troiano asked if there would be a height issue. Mr. Borysiewicz said he could not answer this question without a survey. Mr. Ong reported a 35 foot building height. Attorney Wright said the height, density and setback requirements are variance issues that could be addressed by this Board. However zoning requirements would have to be followed concerning use.

Board Member Lancaster asked ‘what are the restrictions for work force housing?’ Attorney Wright reported Marathon has a very comprehensive ordinance for work force housing which addresses low income housing, very low income housing and moderate income housing all with different standards. Mr. Ong had indicated he was interested in the work force category which would require higher incomes and higher rents. Attorney Wright said Mr. Moonis would need to ask the State what regulations the City would need to adopt in order to qualify for an allocation of work force units.

Board Member Raspe commented these are not an unreasonable amount of hurdles for a project of this size and scope. What is existing there has been there for a long, long time. He continued “as long as we are willing to go into this with an open mind” we should push in that direction to have this as a gateway into our City.

Bob Glassman, 5<sup>th</sup> Street resident, asked if a re-zoning question would also have to be heard by the City Commission. Attorney Wright answered yes. He said any approved variances would also have to be heard by the City Commission.

Mr. Ong thanked everyone for their time and attention to this project. His hope is to find a way to work together on this and to improve on his concept.

City Administrator Moonis asked the Board to discuss, on to the record, support for the concept of this project. Attorney Wright cautioned the Board ‘not to make up their minds’ before they hear all the arguments. He said the real key to this project lies with the State. If the State doesn’t assign additional development rights, approving this project would create a real problem giving permits to the vacant lots in the City.

The meeting adjourned at 10:30 a.m.



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Kathryn McCullough, City Clerk

There may be attendance and participation of city commission members at this meeting. 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.