

**MINUTES**  
KEY COLONY BEACH  
CITY COMMISSION PUBLIC HEARING VARIANCE REQUEST  
Thursday May 10, 2018, 9:30 a.m.  
City Hall Auditorium

The Public Hearing for approval of a variance request at 940/960 Shelter Bay Drive, was called to order by Mayor DeNeale at 9:30 a.m.

*Present:* Mayor John DeNeale, Vice Mayor Ron Sutton, Commissioner Patti Trefrey, Commissioner Jim Pettorini and Commissioner April Tracy.

*Also Present:* City Administrator Chris Moonis, City Clerk Kathryn McCullough, City Attorney Tom Wright, Building Official Ed Borysiewicz, Assistant Building Official Gerard Roussin and Police Chief Kris DiGiovanni. Public - 31.

City Attorney Wright swore in all present who would be addressing the variance request.

Planning & Zoning Board Member Trudy Troiano presented applicant's variance request for 2 L shaped docks, one to be 253 square feet and one to be 208 square feet, at 940/960 Shelter Bay Drive with a projection into the bay of 23 feet overall. The variance was modified. P&Z Chair Troiano read the modified variance request into the record, as follows: The applicant requests a variance to Code of Ordinances Chapter 5, Section 35 (10), to add 2 (two) 192 square feet L docks, (1) one on the east side and (1) one on the west side of the property, each 5 feet wide by 28 feet in length on the leg that is parallel to the shore and 4 feet wide by 13 foot in length on the perpendicular projecting leg. Each entire L dock, including both the width of the parallel leg and the length of the perpendicular leg is limited to a maximum extension of 18 total feet with the condition that no boat lifts, moorings or tie-ups are permitted on the parallel leg of the L docks.

Mayor DeNeale asked the width of the channel in that area. Ms. Troiano reported the channel marker is 108 feet from the applicant's seawall.

Mr. Luis Alonso, Agent for property owner Summit Florida Properties, LLC, said he was able to work out the variance request with the P&Z Board.

Mayor DeNeale asked P&Z Chair Troiano if this was a unanimous recommendation of the Board. She answered it was. City Attorney Wright reported, not only is this a unanimous recommendation, the Board also agreed all the conditions were met, therefore, only a 3/5 Commission approval is required.

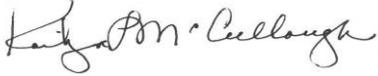
Mayor DeNeale asked if there was any correspondence. City Clerk McCullough reported no correspondence. Mayor DeNeale asked for any further public comment. Building Official Borysiewicz said, as a point of clarification, the property address is 940 Shelter Bay Drive. It is a single family residence on two lots. City Attorney Wright requested a condition be added requiring a Unity of Title be filed. The applicant stated he had no problem filing a Unity of Title.

**MOTION:** Motion made by Vice Mayor Sutton, seconded by Commissioner Pettorini, to approve the variance request, as recommended by the P&Z Board, contingent on the applicant providing a Unity of Title for the 2 lots.

**ON THE MOTION:** Roll call vote. Unanimous approval.

The Public Hearing adjourned at 9:38 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kathryn McCullough". The signature is written in a cursive style with a large initial "K" and "M".

Kathryn McCullough, City Clerk

**Note: These minutes are unofficial and have not been formally approved by the Commission. The approval will be at the next scheduled Commission meeting.**

---