

# MINUTES

## KEY COLONY BEACH CITY COMMISSION PUBLIC HEARING VARIANCE REQUEST

Thursday October 25, 2018 9:30 a.m.

City Hall Auditorium

### **Call to Order, Roll Call**

The Public Hearing was called to order by Mayor DeNeale at 9:30 a.m.

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

*Also Present:* City Administrator Chris Moonis, City Clerk Kathryn McCullough and Building Official Gerard Roussin. *Excused:* Commissioner April Tracy. and City Attorney Tom Wright.  
Public - 18.

**Administration of Oath:** Attorney Wright asked everyone who intended to speak on either of the applications to stand. He asked if all would swear and affirm their testimony shall be the truth, the whole truth and nothing but the truth. All responded, 'I do'.

**Disclosure of Ex-Parte Communications:** Mayor DeNeale asked if there were any ex-parte disclosures from the Commission. There were none.

**Proof of Publications, Affidavit of Mailing Notices:** City Clerk McCullough affirmed the proofs of publication and mailing of notices.

**Variance Application No. 1:** Mayor DeNeale presented a request from Dawn Crane, 205 15<sup>th</sup> Circle, for a variance to Land Development Regulations Article III, Section 101 (10) to construct an outdoor kitchen 11'5.5" into the setback and to construct a deck enclosure 2'1.5" into the setback.

Chairperson Troiano explained this request is for 2 variances neither of which would have been required when the house was built. However due to erosion along Vaca Cut variances are now required. The first variance request is to enclose 2 very shallow, 2'1.5", balconies to provide additional air conditioned space. This request does not change the footprint of the existing structure. All the criteria questions were answered in the positive and the Board voted unanimously to approve this variance request.

Chairperson Troiano explained the second request is for a 11'5.5" setback for an outdoor kitchen. There is no wall construction, only the roof and the pole. All the criteria questions were answered in the positive and the Board voted unanimously to approve this variance request conditioned that the area not ever be enclosed. Commissioner Trefry asked how much land had been lost to erosion. Chairperson Troiano answered almost 20'.

Erica Poole, K2M Design, representing the applicant, reported the construction of a retaining wall to stabilize the shore line. There should be no more erosion.

Mayor DeNeale asked if there was any correspondence. City Clerk McCullough answered there was no correspondence.

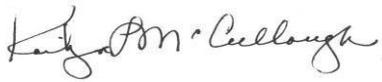
**MOTION:** Motion made by Vice Mayor Sutton, seconded by Commissioner Pettorini, to approve the variance request based on the recommendation of the Planning and Zoning Board and to impose the restriction placed by Planning and Zoning.

**ON THE MOTION:**

Roll call vote. Unanimous approval

The meeting adjourned at 9:40 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kathryn McCullough".

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.**