

MINUTES
KEY COLONY BEACH
CITY COMMISSION PUBLIC HEARING VARIANCE REQUEST
Thursday August 9, 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, Commissioner Jim Pettorini and Commissioner April Tracy.

Also Present: City Administrator Chris Moonis, City Clerk Kathryn McCullough, and Building Official Gerard Roussin. Public - 24.

Administration of Oath: City Clerk McCullough asked everyone who intended to speak on either of the applications to stand. She 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 publications and mailing of notices.

Variance Application No. 1: Mayor DeNeale asked Planning and Zoning Chairperson Trudy Troiano to explain the variance request. Ms. Troiano explained the request is from the City of Key Colony Beach for a side setback variance to Land Development Regulations, Chapter 19 (10) at 101 12th Street (Sunset Park) of 20'0" to accommodate a proposed restroom, 5'0" from the southerly property line. Ms. Troiano clarified the Planning and Zoning Board approved the variance request only, not the construction of the restroom or anything else. Approval of the setback request was received from the condominium. Ms. Troiano reported the variance request was approved by the Board, but it was not unanimous.

City Administrator Moonis said the variance request is to put an ADA restroom in Sunset Park and to move it closer to the condominium side of the property. It will be in an area closer to their propane tank and to their hedge row. It will be constructed 5' off the hedge row. Mr. Moonis reported the City has received numerous comments on the restroom construction, both pro and con, from residents.

Mayor DeNeale asked Ms. McCullough if there was any correspondence. She responded quite a few letters had been received, however, all the correspondence is related to the construction of the restroom. No correspondence was received concerning the variance. She asked if the letters she has should be read into the record. Mayor DeNeale said those letters should be presented at a Commission meeting. Ms. McCullough reported no correspondence concerning the variance.

Mayor DeNeale asked if there was any public comment concerning the variance. There was none.

Mayor DeNeale asked for comments from the Commissioners. There were no Commissioner comments.

MOTION: Motion made by Vice Mayor Sutton, seconded by Commissioner Tracy, to approve a side setback variance to Land Development Regulations, Chapter 19 (10) at 101 12th Street (Sunset Park) of 20'0" to accommodate a proposed restroom, 5'0" from the southerly property line.

ON THE MOTION: Roll call vote. Unanimous approval

Variance Application No. 2: Mayor DeNeale asked Planning and Zoning Chairperson Trudy Troiano to explain the variance request. Ms. Troiano explained Havana Jacks, at 401 East Ocean Drive, request for a side setback variance of 98' and a side setback variance of 15' to permit a removable bamboo roof structures to within 2' of the ocean and side property line. Ms. Troiano reported this is a very large variance request from Havana Jacks. She said the Board considered the impact on the neighborhood, airflow, and the removability and storage of the bamboo roofs. The Planning and Zoning Board denied the variance request.

Mayor DeNeale asked if there was a statement from the applicant. The applicant was not present.

Mayor DeNeale asked for correspondence. Ms. McCullough reported a letter from D. J. Morse, 360 E. Ocean Drive, objecting to the variance if it will obstruct his view.

Mayor DeNeale asked for public comments. There were no public comments.

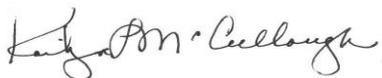
Mayor DeNeale asked for comments from the Commissioners.. Commissioner Tracy recused herself from the vote. She owns the neighboring property.

MOTION: Motion made by Vice Mayor Sutton, seconded by Commissioner Pettorini, to deny the variance request from Havana Jacks for a side setback variance of 98' and a side setback variance of 15' to permit a removable bamboo roof structures to within 2' of the ocean and side property line.

ON THE MOTION: Roll call vote. Commissioner Trefry, yes; Commissioner Pettorini, yes; Vice Mayor Sutton, yes; Mayor DeNeale, yes:

The meeting adjourned at 9:40 a.m.

Respectfully submitted,



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.