

# MINUTES

## KEY COLONY BEACH CITY PLANNING & ZONING COMMITTEE ELEVATION & LAND DEVELOPMENT WORKSHOP

Wednesday January 22, 2020 9:30 A.M.

City Hall Auditorium

**Call to Order, Pledge of Allegiance, Prayer, and Roll Call:** The public hearing of the Key Colony Beach Planning and Zoning Board was called to order by Chairperson Raspe at 9:32 a.m. followed by the pledge of allegiance.

1. *Present:* Joey Raspe, George Lancaster, Gary Furtak, Trudy Troiano, and Kathryn McCullough. *Excused:* Alternate Steve DeCrow and Alternate Ron Anderson. *Also Present:* City Administrator Chris Moonis, City Clerk Rebecca Todd, City Attorney Tom Wright, Building Official Gerard Roussin, and Executive Assistant Saara Staten.

2. **Discussion:** The increase of building heights in Key Colony Beach due to the increase in FEMA flood elevation requirements and any other Land Development Regulation modifications presented.

3. **City Attorney Thomas Wright:** Attorney Thomas Wright stated the process of amending a Land Development Regulation. The process is set out in Section 101-172. An amendment to this chapter may be suggested by the city commission, the planning and zoning committee or any property owner directly affected by the provisions or map change in question. All proposed code amendments are submitted to the Planning & Zoning Committee for their study and recommendation. They are to set a date, time and place for their public hearing and provide public notice of the pending amendments. At the completion they recommend to the city commission in writing what their recommendations are regarding those proposed amendments. They may recommend approval or disapproval or make changes in the amendment as appears to be appropriate. After the city commission receives the recommendations from the planning & zoning board, they give notice in a newspaper as to a public hearing that set by the city. After the public hearing, the commission may approve or disapprove or make changes in the proposed amendment. The first of two readings of the amending ordinance shall be held at a regular or special meeting. The enactment of the proposed amendment must be noticed once at least 10 days prior to its second reading and adoption, in a newspaper of general circulation in Key Colony Beach. Instructions are in the ordinance regarding the contents of that public notice. When it's read for a second time, it would be adopted after the second reading. It becomes effective 10 days after adoption; however, we are also required to submit these changes to the state for their approval. The city commission may by an affirmative vote of four members at a regular or special meeting may enact an emergency ordinance without complying with the requirements in the above paragraphs. City Attorney Wright recommended for there to be some sort of architectural review in pertaining to one owner of the half duplex wanting to go up and the other half not.

4. **City Administrator Chris Moonis:** City Administrator Moonis stated during initial conversations, the City was considering 38 feet residential and 42 feet commercial. The revised staff recommendations are 40 feet residential and 45 feet commercial for the entire City of Key Colony Beach.

**5. Chairperson Joey Raspe:** Chairperson Joey Raspe stated the most important thing is guaranteeing the safety of our homeowners in Key Colony Beach. He recommends looking at a 10 ft. increase to current building heights throughout the city rather than a set number. Chairperson Raspe stated by considering x number above the base flood elevation the Commission would not have to continue to reevaluate the building height whenever base flood elevation increases. Attorney Wright stated that would divert authority to a separate governmental entity rather than the City of Key Colony Beach. The committee directed staff to draft the amendments and set a public hearing for February 9, 2020.

**6. Building Official Gerard Roussin:** Building Official Roussin stated a brief summary of what happened at the previous Land Development Regulations Workshop. FEMA put out new proposed flood zone maps all over the U.S. The elevations and the way they measure the elevations have changed. FEMA is trying to mitigate losses by elevating properties. One flood map change affected 8 different areas of our Land Development Regulations regarding stormwater, water retention, base elevation of a home, etc. The proposed new flood maps have changed rather substantially throughout the island. The center of the island was our highest point determined a AE6 zone, now changed to an AE8 zone. The city's datum point will be changed to an NAVD88 datum point. Florida Building Code is considering adding 1-2 feet of freeboard with the new Building Code that is coming out, on top of the FEMA map changes. Roussin stated he thinks it's a chance for us to consider redevelopment of the city and bring the entire city up to the same high standards. Building Official Roussin also suggested to restrict parking on the Causeway and 7<sup>th</sup> Street to having to park under the home once they are tilted.

**7. City Clerk Rebecca Todd:** City Clerk Todd read correspondence from 7 residents in support of the same set building heights throughout the city of Key Colony Beach.

**8. Committee Member Trudy Troiano:** Committee Member Troiano agreed with Chairperson Joey Raspe's recommendation of a uniformed 10 feet increase to current building heights throughout the City. Troiano also recommended to separately consider and amend building heights and the number of stories. Attorney Wright recommended to do it all at once, development by variance is not desirable, they should set reasonable building height restrictions and use the variance procedure properly.

**9. Committee Member Kathryn McCullough:** Committee Member McCullough questioned whether 7<sup>th</sup> Street and Sadowski can be required once up on stilts having to park under their homes. Attorney Wright answered yes.

**10. Citizen Comments:** Chris Bauer, 66 7<sup>th</sup> Street, stated the 10% of the people that live on 7<sup>th</sup> St. and Sadowski Causeway should have the same building height and story increase as the rest of the City.

Patricia Day, 69 7<sup>th</sup> Street, questioned the committee to what their argument is to not want 40 feet/2stories throughout the entire City. Chairperson Raspe stated they are just being cautious because it is a big decision. The committee welcomes as much input as possible from all residents throughout the City to consider different ideas.

Cheryl Boehm, 33 Sadowski Causeway, stated as of 2018 there are 663 duplexes throughout the community. Since other duplexes in the City are allowed 30 feet and 2 stories, she would like the same building height as them and the rest of the City.

The meeting adjourned at 11:13 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Rebecca Todd".

Rebecca Todd, City Clerk