

# MINUTES

KEY COLONY BEACH  
PLANNING AND ZONING BOARD  
Regular Meeting and Variance Hearing  
Wednesday, November 18, 2020 9:30 a.m.  
Marble Hall & Virtually via Zoom Conferencing

**Call to Order, Pledge of Allegiance and Roll Call:** The regular meeting of the Key Colony Beach Planning and Zoning Board was called to order by Chairperson Raspe at 9:30 a.m. followed by the Pledge of Allegiance.

Present: Chairperson Joey Raspe, George Lancaster, Gary Furtak, and Alternate Steve DeCrow.

Also Present: Acting City Attorney Rich Malafy (Virtually), City Clerk Rebecca Todd, Executive Assistant Saara Staten, and Building Official Roussin.

Excused: Trudy Troiano and Alternate Ron Anderson.

Public: 2 (Marble Hall)

**Approval of Minutes:** September 16, 2020 Planning & Zoning Meeting and October 21, 2020 Planning & Zoning Meeting.

**MOTION:** Motion made by Chairperson Raspe, seconded by George Lancaster to approve the September 16, 2020 Planning & Zoning Meeting and October 21, 2020 Planning & Zoning Meeting with the correction requested.

**ON THE MOTION:** Approved by Acclamation

## **Variance Requests**

**Swear in Witnesses to Testify:** City Clerk Todd asked all persons giving testimony in the variance request to stand and raise their right hand. She asked all to swear the testimony they will give is the truth, the whole truth, and nothing but the truth. All replied I do.

**Notice of Ex-Parte Communication:** None.

**310 14<sup>th</sup> Street – Albert Gentile:** Applicant requests a variance to Land Development Regulations Chapter 101, Section 26 (2) for a 40 square feet floor area variance for a dock side shelter. Current maximum floor area is restricted to 80 square feet.

Chairperson Raspe read the applicants responses on the variance application. Building Official Roussin stated generally dockside shelters are limited in size to 8'x10' and the applicant is requesting approval for a 10' x 12' shelter. He reported this property is characteristically unique in that it is elongated and he has no objection to the variance request. Chairperson Raspe stated he viewed to property and surrounding area and determined such a shelter would not obstruct the view of neighbors as the property is surrounded by mangroves. Mr. Gentile presented his variance request and was present to answer any questions from the Board.

Post Hearing Questions for a variance to Land Development Regulations Chapter 101, Section 26 (2).

**Question 1:** Has the applicant shown good and sufficient cause to grant the variance? Joey Raspe – yes, Gary Furtak – yes, George Lancaster – yes, and Alternate Steve DeCrow – yes.

**Question 2:** Will denial of the variance result in unnecessary hardship to the applicant? Joey Raspe – yes, Gary Furtak – yes, George Lancaster – yes, and Alternate Steve DeCrow – yes.

**Question 3:** Granting this variance will not result in public expense, a threat to public health & safety and it will not create a threat to or nuisance, or cause fraud or victimization of the public? Joey Raspe – yes, Gary Furtak – yes, George Lancaster – yes, and Alternate Steve DeCrow – yes.

**Question 4:** The property has unique or peculiar conditions or circumstances to this property that do not apply to other properties in the same zoning district? Joey Raspe – yes, Gary Furtak – yes, George Lancaster – yes, and Alternate Steve DeCrow – yes.

**Question 5:** Granting this variance would not confer any special privileges in terms of established development in the immediate neighborhood? Joey Raspe – yes, Gary Furtak – yes, George Lancaster – yes, and Alternate Steve DeCrow – yes.

**MOTION:** Motion made by George Lancaster, seconded by Gary Furtak to approve the variance as requested for 310 4<sup>th</sup> Street.

**ON THE MOTION:** Roll Call Vote. Unanimous Approval.

**Any Other Business:** Building Official Roussin reported being requested by the Commission to present the Planning & Zoning Land Development Regulations recommendations.

City Clerk Todd congratulated newly appointed City Commissioner Kathryn McCullough, leaving a vacancy in the Planning & Zoning Board and Code Enforcement Board. City Clerk Todd read Antoinette “Tony” Appell correspondence regarding interest in joining Planning & Zoning. Chairperson Joey Raspe made a recommendation for Cheryl Boehm to join Planning & Zoning and Trudy Troiano to join the Code Enforcement Board. Chairperson Raspe will make a formal recommendation to the Commission on the November 24<sup>th</sup> Regular Commission meeting.

**Citizens Comments/Correspondence:** None.

The meeting adjourned at 9:46 a.m.

Respectfully Submitted,

*Saara V. Staten*

Saara V. Staten (on behalf of City Clerk Rebecca Todd)

Executive Assistant