

MINUTES

KEY COLONY BEACH
PLANNING AND ZONING BOARD
Regular Meeting and Variance Hearing
Wednesday, July 21, 2021 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, and Lin Walsh. Also Present: City Administrator David Turner, Executive Assistant Saara Staten, Utility Clerk Hyland, City Attorney Dirk Smits, Building Official Roussin, and Building Inspector Lawton. Excused: Vice-Chair Trudy Troiano, Tom DiFransico, Alternate Ron Anderson, and Alternate Steve DeCrow. Public: 2 (Marble Hall) 2 (Virtually)

Public Comment/Correspondence: None.

Approval of Minutes: June 14, 2021 Planning & Zoning Meeting.

MOTION: Motion made by George Lancaster, seconded by Lin Walsh to approve the minutes for June 14, 2021 Planning & Zoning Meeting.

ON THE MOTION: Roll Call Vote. Unanimous Approval.

Variance Requests

Swear in Witnesses to Testify: Utility Clerk Hyland 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.

261 11th Street – Owner: Michael & Elizabeth Raymond: Applicant requests a Variance to Code of Ordinance Chapter 5, Section 50 and 51 for the installation of a new sheet pile seawall in front of existing collapsing seawall.

Building Official Roussin stated the owners are taking preventive measures to ensure the existing seawall does not collapse into the water. Building Official Roussin expects variances similar to this will be presented to the City often due to many seawalls being in poor condition throughout the City. Trent Meyers, LPS Contracting, presented the variance request. Mr. Meyers stated the new seawall will be built about 12 inches in front of the existing seawall. All documents presented were submitted into the record. The Building Department expressed full support of the variance requested.

Post Hearing Questions for a variance to Code of Ordinance Chapter 5, Section 50 and 51.

Question 1: Has the applicant shown good and sufficient cause to grant the variance? George Lancaster – yes, Lin Walsh – yes, and Joey Raspe – yes.

Question 2: Will denial of the variance result in unnecessary hardship to the applicant? George Lancaster – yes, Lin Walsh – yes, and Joey Raspe – 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? George Lancaster – yes, Lin Walsh – yes, and Joey Raspe – 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? George Lancaster – yes, Lin Walsh – yes, and Joey Raspe – yes.

Question 5: Granting this variance would not confer any special privileges in terms of established development in the immediate neighborhood? George Lancaster – yes, Lin Walsh – yes, and Joey Raspe – yes.

MOTION: Motion made by George Lancaster, seconded by Lin Walsh to approve the variance as requested by 261 11th Street.

ON THE MOTION: Roll Call Vote. Unanimous Approval.

Any Other Business: None.

The meeting adjourned at 9:50 a.m.

Respectfully Submitted,

Saara V. Staten

Saara V. Staten

Executive Assistant