

**MINUTES**  
**PLANNING & ZONING BOARD**  
**SPECIAL PUBLIC HEARING**

Wednesday, November 3, 2021 - 9:30 a.m.  
Marble Hall & Virtually via Zoom Conferencing

**1. Call to Order/Pledge of Allegiance/Roll Call:** The Special Public Hearing of the Key Colony Beach Planning & Zoning Board was called to order by Chairperson Raspe at 9:30 a.m. followed by the Pledge of Allegiance.

*Present:* Chairperson Joey Raspe, Vice-Chair George Lancaster, and Tom DiFransico.

*Also Present:* City Administrator Dave Turner, City Clerk Silvia Gransee, Executive Assistant Saara Staten, City Attorney Dirk Smits, and Building Inspector Greg Lawton.

*Excused:* Board Member Mike Yunker, Board Member Lin Walsh, Alternate Ron Anderson, and Alternate Steve DeCrow.

*Public:* 0 (Marble Hall) 1 (Virtually)

**2. Citizen Comments and Correspondence:** None.

**3. Approval of Minutes:** Planning & Zoning Regular Meeting Minutes October 20<sup>th</sup>, 2021

**MOTION:** Motion made by Tom DiFransico, seconded by Chairperson Joey Raspe, to approve the Planning & Zoning Regular Meeting Minutes from October 20<sup>th</sup>, 2021.

**ON THE MOTION:** Roll call vote. Unanimous approval.

**4. Swear In Witnesses to Testify:** City Clerk Silvia Gransee asked all persons giving testimony to stand and raise their right hand. City Clerk Gransee asked all to swear the testimony they will give is the truth, the whole truth, and nothing but the truth. All replied I do.

**5. Notice of Ex-Parte Communication:** Board Member Tom DiFransico stated that he had a conversation with City Attorney Dirk Smits, as well as Mr. Jim LaRue, to clarify some questions he had on the Comprehensive Plan. Board Member DiFransico further stated that these conversations will have no impact on his vote.

**6. Proof of Publications:** The Board adopted the proof of publications into the record with City Attorney Dirk Smits approval.

**7. Discussion/Approvals:**

**A. Vote of Recommendation to the City Commission on Ordinance 2021-468 Comprehensive Plan Amendments:**

Planner Jim LaRue reported on the important changes in the proposed Comprehensive Plan Amendment. Mr. Jim LaRue further commented on Board Member DiFransico questions on the proposed changes and explained funding numbers. Board Member Tom DiFransico stated that he would like to see the funding numbers adjusted as he does not think they are adequate. Board Member DiFransico recommended for a talk to John Dalton from the Utility Board to gather correct numbers. City Administrator Turner stated that the Utility Board is involved, but that the City Administrator is responsible for most of the funding requests. City Administrator Dave Turner further stated that if the city will receive the grant, Key Colony Beach will be the first city in the county to complete their Storm Water Project. City Attorney Dirk Smits recommended to stay with the numbers so not to jeopardize the Comprehensive Plan. Chairperson Joey Raspe asked Mr. Jim LaRue the question on how to estimate the water usage in vacation rentals regarding future water restrictions. Chairperson Joey Raspe asked how to determine how many people are in the city at any given time. Mr. LaRue stated that there are estimates done through state agencies on seasonal usage of water vs. permanent resident's use. City Administrator Dave Turner explained how the water authority calculates estimates of water consumption and that their calculations go by worst case scenario and lowest pressure that could be provided. Chairperson Joey Raspe asked if a surcharge could be charged for higher water consumption. City Attorney Dirk Smits expressed concern about the possibility and advised against it. Chairperson Joey Raspe stated that he is concerned about fairness in water consumption.

Mr. LaRue reported on the element on the state mandate of affordable housing requirements for the city. The Board discussed with Mr. LaRue and City Attorney Smits how the application process could be more streamlined. Board Member Tom DiFransico stated that an implementation policy should be in place to expedite affordable housing projects. Mr. LaRue continued to explain verbiage in the document. Board Member Tom DiFransico stated that the implementation plan should consist of the cost, who, when, and how. It should be an executable document with an execution plan. City Attorney Dirk Smits stated that this plan will be up for annual review. City Administrator Dave Turner explained how

projects are being funded through different funding and different agencies.

Mr. LaRue stated some minor comments on items being in the Comprehensive Plan instead of the LDR. City Attorney Dirk Smits explained the reasoning on why some items are placed in the Comprehensive Plan compared to being placed in the LDR.

Tom DiFransico addressed the issue of turtle egg searches. City Administrator Dave Turner stated that the city has a contract with a certified person in place to conduct the required searches. City Administrator Turner further stated he recommends to leave the current plan in use.

Board Member DiFransico asked about the Canal Program Maintenance and when the item will go in front of the Commission. Mr. LaRue stated that there is a Conversation Element available to place it Comprehensive Plan, however, it should be further examined first.

Chairperson Joey Raspe asked the question on tinted window requirements for waterfront properties for turtle projection. City Administrator Dave Turner stated that Key Colony Beach has this requirement in the Building or Regular Code. Tom DiFransico asked on the wording of the transfer of ownership of Sadowski Causeway to the City. City Administrator Dave Turner stated the ownership transfer has passed a while ago. Mr. LaRue stated that he will change the wording to reflect ownership by the city of the Sadowski Causeway. The Board agreed that the document can be send forward to the Commission with the discussed changes to be made by LaRue Planning.

**MOTION:** Motion made by George Lancaster, seconded by Tom DiFransico, to make a Vote of Recommendation to the City Commission for Amendments to the Comprehensive Plan.

**ON THE MOTION:** Roll call vote. Unanimous approval.

**B. Vote of Recommendation to the City Commission on Ordinance 2021-469 Land Development Regulation**

**Amendments:** City Attorney Dirk Smits explained that the only change in the document was the removal of the height Restriction regulation and placing it into the Comprehensive Plan. The Board briefly discussed the purpose of the height limitations and correlations to CRS ratings.

**MOTION:** Motion made by Tom DiFransico, seconded by George Lancaster, to make a Vote of Recommendation to the City Commission to adopt the Amendments to the Land Development Regulations.

**ON THE MOTION:** Roll call vote. Unanimous approval.

**10. Any Other Business: None.**

The meeting adjourned at 10:39 am.

Respectfully submitted,

*Silvia Gransee*

City Clerk