

# DOAH AGENDA

## CITY OF KEY COLONY BEACH - CODE COMPLIANCE HEARING

Wednesday, December 13, 2023 - 9:30 a.m.

Located at the Temporary Meeting Place for the City of Key Colony Beach,  
at the Key Colony Inn Banquet Room, 700 W. Ocean Drive, Key Colony Beach  
& Virtually via Zoom Webinar

[Zoom login information at the end of this agenda](#)

### A. Call to Order

**B. Pursuant to Florida Statutes Section 286.0105**, be advised that, if a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at today's hearing, that person will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeals it to be based.

**C. Pursuant to Florida Statute Section 162.07**, if the City of Key Colony Beach prevails in prosecuting a case before the Special Magistrate, the City of Key Colony Beach shall be entitled to recover all costs incurred in prosecuting the case before the Special Magistrate and such costs may be included in the lien authorized under Section 162.06(3), Florida Statutes.

### D. Approval of Minutes

- i. October 11<sup>th</sup>, 2023 Hearing Minutes
- ii. November 8<sup>th</sup>, 2023 Hearing Minutes

### E. Swearing in of Witnesses to Testify

### F. Mitigation Orders Issued/Summary

**ADA ASSISTANCE:** If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the City Clerk's Office at 305-289-1212 ext.2, between the hours of 8:30 a.m. – 4:00 p.m., no later than 48 hours prior to the scheduled hearing.

## **G. CASES FOR TODAY'S HEARING**

**1. Property Address:** 210 15<sup>th</sup> Circle, Key Colony Beach  
**Owner:** Monroy Investment, LLC

**Violation:** Construction Activities without a Permit, Section 6-6 (1)(b)(d)

If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

- 2. Property Address:** 511 3<sup>rd</sup> Street, Key Colony Beach  
**Owner:** Peter F. & Blanche Hines

**Violation:** Construction Activities without a Permit, Section 6-6 (1)(b)

- 3. Property Address:** 908/918/928 W. Ocean Drive, Key Colony Beach  
**Owner:** Jody F. Cox (908 W. Ocean)  
Kari Ann Tremblay (918 W. Ocean)  
Christopher Corso (928 W. Ocean)

**Violation:** General Construction and Maintenance, Chapter 5, Sections 5-62

- 4. Property Address:** 321-331 10<sup>th</sup> Street, Key Colony Beach  
**Owner:** Felipa Carret & Armando Rodriguez

**Violation:** Vacation Rental without a License, Chapter 9, Sections 9-22,9-28

- 5. Property Address:** 300 3<sup>rd</sup> Street, Key Colony Beach  
**Owner:** Michael D. & Rita E. Smith

**Violation:** Buildings and Property Maintenance, Code Section 6-56, 6-34

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This Hearing will be held via Zoom and in person at the temporary meeting place for the City of Key Colony Beach at the Key Colony Inn Banquet Hall, 700 W. Ocean Drive, Key Colony Beach, Florida 33051.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

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Passcode: 431475

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Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 305 224 1968 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000

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