

MINUTES

KEY COLONY BEACH CITY COMMISSION

PUBLIC HEARING

Thursday, January 18th, 2024 – 9:30 am

Key Colony Inn Banquet Room, 700 W. Ocean Drive, Key Colony Beach
& Virtually via Zoom Conferencing

1. Call to Order, Pledge of Allegiance, Prayer & Roll Call: The Key Colony Beach City Commission Public Hearing was called to order by Mayor Joey Raspe at 9:30 am in the morning followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Joey Raspe, Vice-Mayor Freddie Foster, Commissioner Tom Harding, Commissioner Beth Ramsay-Vickrey, Commissioner Tom DiFransico. **Also Present:** City Attorney Dirk Smits, Code Officer Barry Goldman, Police Chief Kris DiGiovanni, Sergeant Jamie Buxton, Building Official Lenny Leggett, Building Assistant Karl Bursa, Public Works Department Head Mike Guarino, Administrative Assistant Tammie Anderson, City Clerk Silvia Gransee.

Public Attendance: Approximately 50

2. Agenda Additions, Deletions, or Changes: None.

3. Citizen Comments & Correspondence: None.

4. Administration of Oath of Witnesses: City Clerk Gransee administered the Oath of Witness to all testifying.

5. Disclosure of Ex-Parte Communication: Vice-Mayor Foster and Commissioner DiFransico informed attending the December Beautification Award for 501 E. Ocean and stated that no discussions were held that will influence a vote on the matter for 501 E. Ocean.

6. Variance Request - 501 E. Ocean Drive “Key Colony Beach Club” – Owners: Key Colony Beach Club Inc: Applicant requests a variance to the City of Key Colony Beach Land Development Regulations Chapter 26, Section 101, to rebuild two Tiki/Chickie Hut structures to replace structures that were destroyed in Hurricane Irma. This is the last phase of the rebuild in the original Buildings footprint for the Key Colony Beach Club. The original structures were in the 100’ setback from the ocean.

a. Proof of Legal Publications & Affidavits of Mailing/Posting: Included in the agenda packet.

b. Presentation of Variance Request – Building Department: Mayor Raspe introduced the agenda item and asked Building Official Leggett to present the matter to the Commission. Building Official Leggett deferred to Building Assistant Bursa.

Building Assistant Bursa presented the requested variance to the Commission and informed that all stated boundaries and size requirements were met.

c. Statement by Applicant: Key Colony Beach Club Board Member Bob Kenny spoke to the Commission and informed that the new Tiki Huts are a replacement for the previous ones that were destroyed. Bob Kenny informed of compliance with all code requirements and that all State approvals were received.

d. Planning & Zoning Board Recommendation – Chair George Lancaster

- i. Meeting Minutes December 20, 2023
- ii. Letter of Recommendation

Planning & Zoning Chair George Lancaster informed of a unanimous recommendation for approval by the Planning & Zoning Board.

e. Commission Discussions: None.

f. Motion to approve, deny, or approve with conditions: Mayor Raspe asked for a motion to approve.

MOTION: Motion made by Vice-Mayor Foster to approve the requested variance for 501 E. Ocean. Commissioner DiFransico seconded the motion.

DISCUSSIONN: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. Discussion/Approval for the application of a new alcoholic beverage license and corresponding compliance with zoning requirements for the property located at 400 Sadowski Causeway.

a. Proof of Legal Publications: Included in the agenda packet.

b. Presentation of the Application Request: Mayor Raspe asked the Building Department to present the request. Building Assistant Bursa confirmed that all requirements were met for the approval of the alcoholic beverage license and for the approval to be contingent on opening the property.

c. Statement by Applicant: Rob DiGenaro, Operator, and Jim Figueroa, Property Owner, informed on difficulties with the process of obtaining the liquor license from the State with the requirements given by the city. Mayor Raspe explained the Board and Commission approval process to Rob DiGenaro.

d. Planning & Zoning Board Recommendation – Chair George Lancaster

- i.** Meeting Minutes December 20, 2023
- ii.** Letter of Recommendation

Planning & Zoning Chair George Lancaster informed of a unanimous recommendation for approval by the Planning & Zoning Board.

e. Commission Discussions: None.

f. Motion to approve, deny, or approve with conditions: Mayor Raspe asked for a motion to approve.

MOTION: Motion made by Commissioner Harding to approve.

Building Official Leggett clarified that the building permit was not held and any directive of that sort did not come from his department. Building Official Legget gave his understanding that prior City Administrator Turner had given that directive. Building Official Legget informed that he was waiting for documentation for a scale back of the property which included engineering and architectural drawings.

Jim Figuero confirmed the Building Officials statement and detailed the current standing of the project for revisions to downsize the building. Jim Figueroa explained the requirement by the State for approval by the city.

Mayor Raspe asked for a second.

MOTION: Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

8. Discussion/Approval of Unity of Title for the property located at 401 and 411 3rd Street

- a. Presentation of Variance Request:** Mayor Raspe introduced the agenda item and asked the Building Department to present the request. Building Assistant Bursa explained the request to the Commission. The Commission had no questions.
- b. Statement by Applicant:** None.
- c. Planning & Zoning Board Recommendation:**
 - i.** Meeting Minutes December 20, 2023
 - ii.** Letter of Recommendation

Planning & Zoning Chair George Lancaster informed of a unanimous recommendation for approval by the Planning & Zoning Board.

- d. Commission Discussions:** None.
- e. Motion to approve, deny, or approve with conditions:** Mayor Raspe asked for a motion to approve.

MOTION: Motion made by Vice-Mayor Foster to approve. Mayor Raspe asked for a second. Vice-Mayor Ramsay-Vickrey seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

9. Other Business: None.

10. Adjourn: The meeting adjourned at 9:43 am.

Respectfully submitted,

Silvia Gransee

City Clerk

ADOPTED: February 15, 2024

Silvia Gransee

City Clerk