

AGENDA

KEY COLONY BEACH CITY COMMISSION

PUBLIC HEARING

Thursday, March 21st, 2024 – 9:30 am

Located at Marble Hall, 600 W. Ocean Drive, Key Colony Beach

& via Zoom Conferencing

[Zoom Login Information at the end of this Agenda](#)

- 1. *Call to Order, Pledge of Allegiance, Prayer & Roll Call***
 - 2. *Agenda Additions, Deletions, or Changes***
 - 3. *Citizen Comments & Correspondence***
 - 4. *Administration of Oath of Witnesses***
 - 5. *Disclosure of Ex-Parte Communication – Pg. 1***
 - 6. *Discussion/Approval of a Unity of Title for the property located at 821 W. Ocean Drive, Parcel 7 & 8***
 - a. *Presentation by the Building Department***
 - b. *Statement by Applicant – Pgs. 2-14***
 - c. *Planning & Zoning Board Recommendation – Chair George Lancaster***
 - i. *Meeting Minutes from February, 21st, 2024 – Pgs. 15-16***
 - ii. *Letter of Recommendation – Pg. 17***
 - d. *Commission Discussions***
 - e. *Motion to approve, deny, or approve with conditions***
 - 7. *Other Business***
 - 8. *Adjourn***
-

This meeting will be held at Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida 33051.

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

Please click this URL to join. <https://us02web.zoom.us/j/87129318383?pwd=WGZ2RnRLMnpiYTVwbWJkK1FLeVJQZz09>

Passcode: 173614

Or One tap mobile:

+13052241968,,87129318383#,,, *173614# US
+13126266799,,87129318383#,,, *173614# US (Chicago)

Or join by phone:

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

US: +1 305 224 1968 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 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 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 871 2931 8383

Passcode: 173614

International numbers available: <https://us02web.zoom.us/j/87129318383?pwd=WGZ2RnRLMnpiYTVwbWJkK1FLeVJQZz09>

EX-PARTE COMMUNICATIONS

An ex-parte communication is defined as:

any contact, conversation, communication, writing, correspondence,
memorandum or any other verbal or written communication
that takes place outside a public hearing
between a member of the public and a member of a quasi-judicial board,
regarding matters which are to be heard and decided by said quasi-judicial
board.

Site visits and expert opinions are also considered ex-parte communications.

In the event that someone contacts a Board Member about a quasi-judicial matter outside of a public meeting, at such time that particular issue is brought before the Board, the Board Member should state on the record:

the existence of any ex-parte communication,
the nature of the communication,
the party who originated the ex-parte communication, and
whether or not the ex-parte communication affects your ability to impartially
consider the evidence presented.

Similarly, any correspondence received by a Board Member must be forwarded to the Board Clerk.

Note: The term "Board Member" would include all members of the Code Enforcement Board, the Planning & Zoning Committee, and the City Commission when they are acting in a quasi-judicial capacity (for example, but not limited to, code violation hearings and variance hearings).



February 1, 2024

Via Hand Delivery

Karl Bursa
Building Department
City of Key Colony Beach
600 W. Ocean Drive
Key Colony Beach, FL 33051

Re: Trebilcock

Dear Karl:

Enclosed please find the Unity of Title application for the Trebilcock property in Key Colony.

Please call should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Stevens'.

Patrick M. Stevens
/enclosures

This Instrument Was Prepared By:

Patrick Stevens
Wolfe Stevens PLLC
5800 Overseas Highway Unit 3
Marathon, FL 33050
305-743-9858

Record and Return A Copy To:

City of Key Colony Beach
PO Box 510141
Key Colony Beach, Florida 33051
Building Official
Lenny Leggett
(305) 289-1212

UNITY OF TITLE

THIS UNITY OF TITLE is made and entered into as of the ___ day of March, 2024, by **Lionel Trebilcock and Cynthia Trebilcock as husband and wife** (hereinafter the "Owner"), in favor of the City of Key Colony Beach, Florida, a political subdivision of the State of Florida (hereinafter the "City").

WHEREAS, Owner is the fee owner of the parcels of real property legally described in **Exhibit "A"** attached hereto (hereinafter the "Property"), and

WHEREAS, Owner recognizes and acknowledges that for the public health, welfare, safety or morals, the Property should not be divided into separate parcels owned by the Owner as long as the same is put to the hereinafter use; and in consideration of the right to unify and join the two condominium units for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner hereby agrees to restrict the use of the subject Property in the following manner, and

WHEREAS, The Property shall be considered as one unit and parcel of land and that no portion of said unit and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one unit or parcel of land so long as the Property is used for purposes authorized within multi-family residence zoning district only, and

WHEREAS, Owner further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and shall be recorded, at Owner's expense, in the Public Records of Monroe County, Florida, and shall remain in full force and effect and be binding upon the Owner, his heirs, successors, personal representatives and assigns and upon all mortgages or lessees until such time as the same may be released in writing by the City Council after a public hearing,

NOW, THEREFORE, in consideration of the terms and conditions contained herein, the receipt and sufficiency of which are hereby acknowledged, Owner agrees to the following:

1. **City:** This Unity of Title is intended to benefit and run in favor of the City of Key Colony Beach, Florida.

2. **Enforcement:** This Unity of Title may be enforced by the City at law or in equity or as a code compliance action against any party or person violating, or attempting to violate, any of the covenants and restrictions contained herein. The remedies available to the City shall include, but are not limited to, obtaining a court order requiring the Owner or his successor or assigns to compel the Property's continuing compliance with the covenants and restrictions contained herein until the City releases this Unity of Title. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, reasonable attorneys' fees and costs as well as attorneys' fees and cost incurred in enforcing this prevailing parties attorneys' fees provision. This enforcement provision shall be in addition to any other remedies available at law or in equity.

3. **Authorization for City to Withhold Permits and Inspections.** If the terms of this Unity of Title are not being complied with, in addition to any other remedies available at law or in equity, the City is hereby authorized after notice and an opportunity to cure, to withhold any permits regarding the Property or any portion thereof, and to refuse to make any inspections or grant any approvals for the Property or any portion thereof, until such time as the Owner or his/her/its successor or assigns are in compliance with the conditions of this Unity of Title. The determination of non-compliance and to withhold permits, inspections, or approvals shall be by the Building Official and shall be subject to the appeal provision of the City's land development regulations.

4. **Modifications, Amendments and Releases.** This Unity of Title may only be modified, amended or released by a written instrument executed by the City Mayor following approval by the City Council. All modifications, amendments and release hereto shall be in writing and must be signed by the Owner, or his successors or assigns, and the City Mayor. All amendments hereto shall be recorded in the Public Records of Monroe County, Florida, and shall not be valid until recorded.

5. **Governing Law.** This Unity of Title and the enforcement of the rights and obligations established hereby shall be subject to and governed by the laws of the State of Florida.

6. **Recordation.** The Owner, at its sole expense, shall record this Unity of Title in the Public Records of Monroe County, Florida, within ten (10) working days after approval of the same by the City.

(Signature is on the next page)

IN WITNESS WHEREOF, the Owner has caused this Unity of Title to be executed by its authorized officer as of the _____ day of _____, 2024.

WITNESS OR ATTEST:

OWNER

Print Name: _____

Lionel Trebilcock

Print Name: _____

Cynthia Trebilcock

STATE OF _____:
COUNTY OF _____:

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 2023 by **Lionel Trebilcock and Cynthia Trebilcock**. He is personally known to me or have produced _____ as identification.

Printed Name: _____

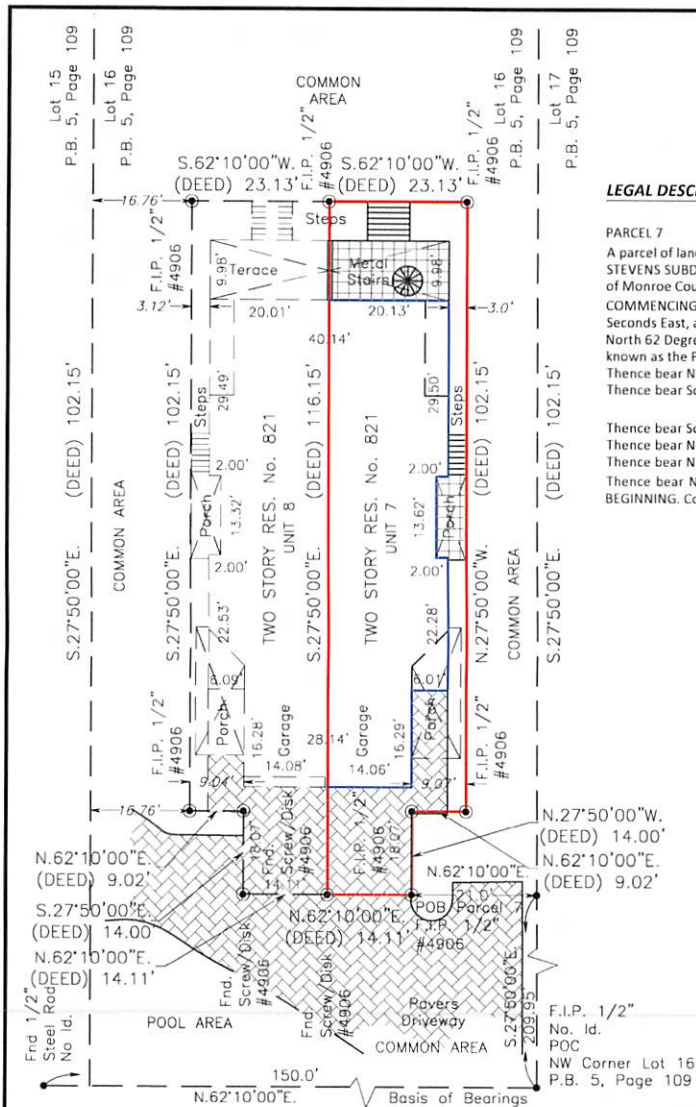
Notary Public

Serial Number (if any): _____

My Commission Expires:

(NOTARY SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND SURVEY OF PARCEL 1



SKETCH OF SURVEY

SCALE: 1" = 20'

LEGAL DESCRIPTION:

PARCEL 7

A parcel of land being a part of Lots 15 and 16, AMENDED PLAT OF THE AMENDED AND EXTENDED PLAT OF STEVENS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 109 of the Public Records of Monroe County, Florida:

COMMENCING at the Northwestern corner of said Lot 16, bear South 27 Degrees 50 Minutes 00 Seconds East, along the Southwesterly line of said Lot 16, for a distance of 202.95 feet; Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 21.00 feet, to a point, said point to be known as the POINT OF BEGINNING;

Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 14.11 feet, to a point;
Thence bear South 27 Degrees 50 Minutes 00 Seconds East, for a distance 116.15 feet, to a point;

Thence bear South 62 Degrees 10 Minutes 00 Seconds West, for a distance of 23.13 feet, to a point;
Thence bear North 27 Degrees 50 Minutes 00 Seconds West, for a distance of 102.15 feet, to a point;
Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 9.02 feet, to a point;

Thence bear North 27 Degrees 50 Minutes 00 Seconds West, for a distance 14.00 feet, back to the POINT OF BEGINNING. Containing an area of 2560.281, plus or minus, square foot (0.059 Acres, more or less).

LOCATION MAP

SCALE: N.T.S.
SEC. 8, T. 66 S., R. 33 E.



NOTES:

- Lands shown hereon were not researched by the surveyor for easement, legal overlaps, or any other instruments of record.
- No utilities located.
- Fence ownership not determined by this survey.
- There may be additional restrictions/Easements that are not shown on this survey that may be found in the public records of this county.
- Surveyor makes no claims to subsurface features other than evidence of same as shown hereon.
- This drawing is the property of LINCOLN ITURREY, P.A. and shall not be used in whole or part without the written permission of LINCOLN ITURREY, P.A.
- Liability limited to survey fee charged.
- Legal description provided by client.
- Elevations when shown Refer to N.G.V.D. 1929.
- Riparian rights not determined by this survey.
- All Measurements and Distances are in U.S. Standard Feet.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property.
- Location and identification of utilities on and/or adjacent to the property were not secured, as such information was not requested.
- Ownership is subject to opinion of title.
- This survey is performed for: LIONEL W. TREBIL and CYNTHIA L. TREBIL, for the singular purpose of obtaining MORTGAGE and TITLE INSURANCE, and does not extend to any unnamed party.

WE HEREBY CERTIFY:

- That the attached Boundary survey of the above described property is true and correct to the best of our knowledge and meets standards of practice set forth by the FLORIDA BOARD OF LAND SURVEYORS. Pursuant to Chapter 5 J-17 Florida Administrative Code.



lincoln
D Iturrey

LINCOLN ITURREY, P.S.M. No. 5719

Digitally signed by
lincoln D Iturrey
DN: c=US, o=Florida,
dnQualifier=A01410C00
000183C3598C150001E2
8D, cn=lincoln D Iturrey
Date: 2024.01.29
17:16:08 -0500

This survey not valid without the original signature and seal of the appropriate registered Land Surveyor and Mapper.

CERTIFIED TO:

Lionel W. Trebil and Cynthia L. Trebil.
Wolfe Stevens PLLC.
Old Republic National Title Insurance Company.

ABBREVIATIONS & LEGEND

<p>A.R. = ALUMINUM SHED A.C. = AIR CONDITIONING PAD B.K. = BLOCK B.M. = BENCH MARK B.D. = BOAT DAVIT C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE C.C. = CURB & GUTTER C.S. = CONCRETE SLAB</p>	<p>EL. = ELEVATION CL. = CLEAR CONC. = CONCRETE C.O. = CHORD OBSTACLE E.T.P. = ELECTRIC TRANSFORMER PAD ENC. = ENCROACHMENT F.F. = FINISHED FLOOR ELEVATION F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE</p>	<p>F.N. = FOUND NAIL F.N.D. = FOUND NAIL & DISK F.R. = FOUND REBAR F.S. = FOUND SPIKE L.P. = LIGHT POLE A.C. = ARC DISTANCE M.D. = MAINTENANCE & DRAINAGE EASEMENT M.S. = METAL SHED ON CONCRETE MEAS. = MEASURED</p>	<p>M.H. = MANHOLE M.H.W. = MEAN HIGH WATER LINE N.O. = NO IDENTIFICATION NUMBER N.T.S. = NOT TO SCALE O.E.L. = OVERHEAD ELECTRIC LINE O.R.B. = OFFICIAL RECORDS BOOK P.B. = PLAT BOOK P.C.P. = PERMANENT CONTROL POINT P.G. = PAGE</p>	<p>P. = PLANTER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.P. = POWER POLE P.R.M. = PERMANENT REFERENCE MONUMENT R. = RANGE R. = RADARS R.W. = RIGHT OF WAY SEC. = SECTION</p>	<p>REC. = RECORDED RES. = RESIDENCE S.I.P. = SILENT IRON PIPE NO. LD 5719 S.R. = SET ROD NO. LD 5719 T. = TOWNSHIP U.E. = UTILITY EASEMENT U.P. = UTILITY POLE V.G. = VALLEY GUTTER A. = CENTRAL ANGLE</p>	<p>C. = CENTER LINE M. = MONUMENT LINE P. = PLAT P.B.M. = PLAT AND MEASURE C.S. = WALL C.L.F. = CHAIN LINK FENCE (C.L.F.) C.E. = OVERHEAD ELECTRIC E. = EXISTING ELEVATION W.F. = WOOD FENCE (W.F.)</p>
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PREPARED BY: **LINCOLN ITURREY, P.A.**

Professional Land Surveyors and Mappers LB. 8190

Mailing Address: P.O. BOX 755, LONG KEY, FLORIDA, 33001.

Office Address: 65821 OVERSEAS HIGHWAY, No. 255, LONG KEY, FLORIDA, 33001.

PHONE: (305) 664-2727 / (305) 975-3141 (CEL.) Email = liturrey@gmail.com

DATE: 01-27-2024	SCALE: 1" = 20'	FB FILE	PG. FILE
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PREPARED FOR: LIONEL W. TREBIL and CYNTHIA L. TREBIL.
ADDRESS: 821 W. OCEAN DRIVE, UNIT 7, KEY COLONY BEACH, FLORIDA, 33051.

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM	ZONE	BASE ELEVATION
125121	1382	K	02-18-2005	AE	9/10
CLOSURE AT LEAST 17500			DRAWN BY: J.M.		DRAWING No. 24-9824-A

LEGAL DESCRIPTION:

PARCEL 7

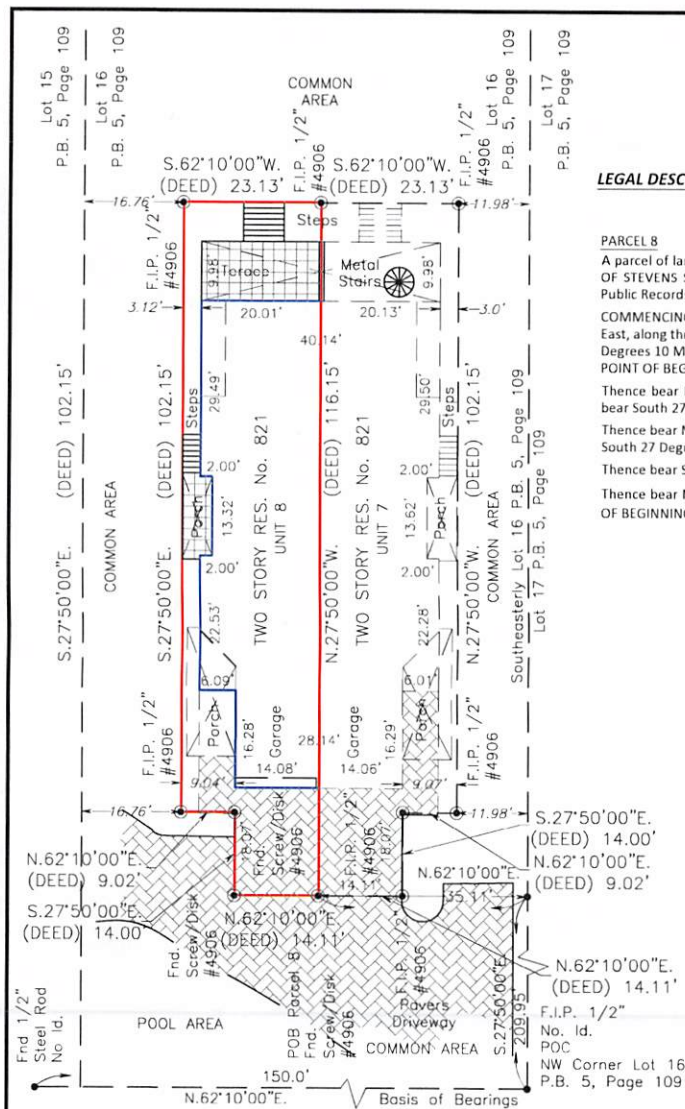
A parcel of land being a part of Lots 15 and 16, AMENDED PLAT OF THE AMENDED AND EXTENDED PLAT OF STEVENS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 109 of the Public Records of Monroe County, Florida:

COMMENCING at the Northwestern corner of said Lot 16, bear South 27 Degrees 50 Minutes 00 Seconds East, along the Southwesterly line of said Lot 16, for a distance of 202.95 feet; Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 21.00 feet, to a point, said point to be known as the POINT OF BEGINNING:

Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 14.11 feet, to a point;
Thence bear South 27 Degrees 50 Minutes 00 Seconds East, for a distance 116.15 feet, to a point;

Thence bear South 62 Degrees 10 Minutes 00 Seconds West, for a distance of 23.13 feet, to a point;
Thence bear North 27 Degrees 50 Minutes 00 Seconds West, for a distance of 102.15 feet, to a point;
Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 9.02 feet, to a point;
Thence bear North 27 Degrees 50 Minutes 00 Seconds West, for a distance 14.00 feet, back to the POINT OF BEGINNING. Containing an area of 2560.281, plus or minus, square foot (0.059 Acres, more or less).

EXHIBIT "B"
LEGAL DESCRIPTION AND SURVEY OF PARCEL 2



SKETCH OF SURVEY

SCALE: 1" = 20'

LEGAL DESCRIPTION:

PARCEL 8

A parcel of land being a part of Lots 15 and 16, AMENDED PLAT OF THE AMENDED AND EXTENDED PLAT OF STEVENS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 109 of the Public Records of Monroe County, Florida:

COMMENCING at the Northwestern corner of said Lot 16, bear South 27 Degrees 50 Minutes 00 Seconds East, along the Southwesterly line of said Lot 16, for a distance of 202.95 feet; Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 35.11 feet, to a point, said point to be known as the POINT OF BEGINNING;

Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 14.11 feet, to a point; Thence bear South 27 Degrees 50 Minutes 00 Seconds East, for a distance of 14.00 feet, to a point;

Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 9.02 feet, to a point; Thence bear South 27 Degrees 50 Minutes 00 Seconds East, for a distance of 102.15 feet, to a point;

Thence bear South 62 Degrees 10 Minutes 00 Seconds West, for a distance of 23.13 feet, to a point;

Thence bear North 27 Degrees 50 Minutes 00 Seconds West, for a distance of 116.15 feet, back to the POINT OF BEGINNING. Containing an area of 2560.316, plus or minus, square foot (0.059 Acres, more or less).



CERTIFIED TO:

Lionel W. Trebil and Cynthia L. Trebil.
Wolfe Stevens PLLC.
Old Republic National Title Insurance Company.

LOCATION MAP

SCALE: N.T.S.
SEC. 8, T. 66 S, R. 33 E.



NOTES:

- Lands shown hereon were not researched by the surveyor for easement, legal overlaps, or any other instruments of record.
- No utilities located.
- Fence ownership not determined by this survey.
- There may be additional restrictions/Easements that are not shown on this survey that may be found in the public records of this county.
- Surveyor makes no claims to subsurface features other than evidence of same as shown hereon.
- This drawing is the property of LINCOLN ITURREY, P.A. and shall not be used in whole or part without the written permission of LINCOLN ITURREY, P.A.
- Liability limited to survey fee charged.
- Legal description provided by client.
- Elevations when shown Refer to N.G.V.D. 1929.
- Riparian rights not determined by this survey.
- All Measurements and Distances are in U.S. Standard Feet.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property.
- Location and identification of utilities on and/or adjacent to the property were not secured, as such information was not requested.
- Ownership is subject to opinion of title.
- This survey is performed for: LIONEL W. TREBIL and CYNTHIA L. TREBIL, for the singular purpose of obtaining MORTGAGE and TITLE INSURANCE, and does not extend to any unnamed party.

WE HEREBY CERTIFY:

- That the attached Boundary survey of the above described property is true and correct to the best of our knowledge and meets standards of practice set forth by the FLORIDA BOARD OF LAND SURVEYORS. Pursuant to Chapter 5 J-17 Florida Administrative Code.



lincoln
D
Iturrey
LINCOLN ITURREY, P.A. No. 5719
Digitally signed by
lincoln D Iturrey
DN: c=US, o=Florida,
dnQualifier=A01410C0
0000183C3598C15000
1E2BD, cn=lincoln D
Iturrey
Date: 2024.01.29

This survey not valid without the original signature and seal of the appropriate registered Land Surveyor and Mapper.

PREPARED BY:		LINCOLN ITURREY, P.A.			
		Professional Land Surveyors and Mappers LB. 8190			
		Mailing Address: P.O. BOX 755, LONG KEY, FLORIDA, 33001.			
		Office Address: 65821 OVERSEAS HIGHWAY, No. 255, LONG KEY, FLORIDA, 33001.			
		PHONE: (305) 664-2727 / (305) 975-3141 (CEL.) Email: liturrey@gmail.com			
DATE:	01-27-2024	SCALE:	1" = 20'	FB FILE	PG FILE
PREPARED FOR: LIONEL W. TREBIL and CYNTHIA L. TREBIL.					
ADDRESS: 821 W. OCEAN DRIVE, UNIT 8, KEY COLONY BEACH, FLORIDA, 33051.					
COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM	ZONE	BASE ELEVATION
125121	1382	K	02-18-2005	AE	9/10
CLOSURE AT LEAST 1:7500		DRAWN BY: J.M.		DRAWING No. 24-9824-B	

ABBREVIATIONS & LEGEND

A.S. = ALUMINUM SHED A.C. = AIR CONDITIONING PAD B.K. = BLOCK B.M. = BENCH MARK B.D. = BOAT DAWT C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE C.G. = CURB & GUTTER C.S. = CONCRETE SLAB	EL = ELEVATION CL = CLEAR CONC. = CONCRETE CH = CHORD DISTANCE E.T.P. = ELECTRIC TRANSFORMER PAD ENC. = ENCROACHMENT F.F. = FINISHED FLOOR ELEVATION F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE	F.N. = FOUND NAIL F.N.D. = FOUND NAIL & DISK F.R. = FOUND REBAR F.S. = FOUND SINK L.P. = LIGHT POLE L. = ARC DISTANCE M.D.E. = MAINTENANCE & DRAINAGE EASEMENT M.S. = METAL SHED ON CONCRETE MEAS. = MEASURED	P.I. = PLASTER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.P. = POWER POLE P.R.M. = PERMANENT REFERENCE MONUMENT R. = RANGE R. = RADIUS R.W. = RIGHT OF WAY SEC. = SECTION	REC. = RECORDED RES. = RESIDENCE S.I.P. = SET IRON PIPE No. 1.5 3718 S.R. = SET ROD No. 1.5 5718 T. = TOWNHIP U.E. = UTILITY EASEMENT U.P. = UTILITY POLE V.G. = VALLEY GUTTER V. = CENTRAL ANGLE	A. = CENTER LINE M. = MONUMENT LINE P. = PLAT P.B.M. = PLAT AND MEASURE C.S. = C.S. WALL C.L.F. = CHAIN LINK FENCE (C.L.F.) O. = OVERHEAD FEEDER E. = EXISTING ELEVATION W.F. = WOOD FENCE (W.F.)
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LEGAL DESCRIPTION:

PARCEL 8

A parcel of land being a part of Lots 15 and 16, AMENDED PLAT OF THE AMENDED AND EXTENDED PLAT OF STEVENS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 109 of the Public Records of Monroe County, Florida:

COMMENCING at the Northwesterly corner of said Lot 16, bear South 27 Degrees 50 Minutes 00 Seconds East, along the Southwesterly line of said Lot 16, for a distance of 202.95 feet; Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 35.11 feet, to a point, said point to be known as the POINT OF BEGINNING;

Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 14.11 feet, to a point;

Thence bear South 27 Degrees 50 Minutes 00 Seconds East, for a distance of 14.00 feet, to a point;

Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 9.02 feet, to a point;

Thence bear South 27 Degrees 50 Minutes 00 Seconds East, for a distance of 102.15 feet, to a point;

Thence bear South 62 Degrees 10 Minutes 00 Seconds West, for a distance of 23.13 feet, to a point;

Thence bear North 27 Degrees 50 Minutes 00 Seconds West, for a distance of 116.15 feet, back to the POINT OF BEGINNING. Containing an area of 2560.316, plus or minus, square foot (0.059 Acres, more or less).

EXHIBIT "C"
LEGAL DESCRIPTION AND SURVEY OF UNIFIED PARCEL AS A WHOLE

LEGAL DESCRIPTION BOTH:

PARCEL 7

A parcel of land being a part of Lots 15 and 16, AMENDED PLAT OF THE AMENDED AND EXTENDED PLAT OF STEVENS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 109 of the Public Records of Monroe County, Florida:

COMMENCING at the Northwestern corner of said Lot 16, bear South 27 Degrees 50 Minutes 00 Seconds East, along the Southwesterly line of said Lot 16, for a distance of 202.95 feet; Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 21.00 feet, to a point, said point to be known as the POINT OF BEGINNING:

Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 14.11 feet, to a point;
Thence bear South 27 Degrees 50 Minutes 00 Seconds East, for a distance 116.15 feet, to a point;

Thence bear South 62 Degrees 10 Minutes 00 Seconds West, for a distance of 23.13 feet, to a point;
Thence bear North 27 Degrees 50 Minutes 00 Seconds West, for a distance of 102.15 feet, to a point;
Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 9.02 feet, to a point;
Thence bear North 27 Degrees 50 Minutes 00 Seconds West, for a distance 14.00 feet, back to the POINT OF BEGINNING. Containing an area of 2560.281, plus or minus, square foot (0.059 Acres, more or less).

And

PARCEL 8

A parcel of land being a part of Lots 15 and 16, AMENDED PLAT OF THE AMENDED AND EXTENDED PLAT OF STEVENS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 109 of the Public Records of Monroe County, Florida:

COMMENCING at the Northwestern corner of said Lot 16, bear South 27 Degrees 50 Minutes 00 Seconds East, along the Southwesterly line of said Lot 16, for a distance of 202.95 feet; Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 35.11 feet, to a point, said point to be known as the POINT OF BEGINNING;

Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 14.11 feet, to a point;
Thence bear South 27 Degrees 50 Minutes 00 Seconds East, for a distance of 14.00 feet, to a point;
Thence bear North 62 Degrees 10 Minutes 00 Seconds East, for a distance of 9.02 feet, to a point;
Thence bear South 27 Degrees 50 Minutes 00 Seconds East, for a distance of 102.15 feet, to a point;
Thence bear South 62 Degrees 10 Minutes 00 Seconds West, for a distance of 23.13 feet, to a point;
Thence bear North 27 Degrees 50 Minutes 00 Seconds West, for a distance of 116.15 feet, back to the POINT OF BEGINNING. Containing an area of 2560.316, plus or minus, square foot (0.059 Acres, more or less).

MINUTES
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, February 21, 2024 - 9:30 a.m.

Key Colony Inn Banquet Room, located at 700 W. Ocean Drive, Key Colony Beach, Florida 33051
& via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance & Roll Call:** The Key Colony Beach Planning & Zoning Hearing was called to order by Chair George Lancaster at 9:30 am followed by the Pledge of Allegiance and Rollcall. **Present:** Chair George Lancaster, Bob Glassman, Lin Walsh. **Absent:** Mike Yunker. Also present: Mayor/Administrator Joey Raspe, Administrative Assistant Cheryl Baker, City Clerk Silvia Gransee.

Public Attendance: 4

2. **Swearing in of new Planning & Zoning Board Member Doug Colonell:** City Clerk Gransee administered the Oath of Office to newly appointed Board Member Doug Colonell. Doug Colonell took his seat on the dais.
3. **Election of Chair & Vice-Chair:** Chair George Lancaster asked City Clerk Gransee to perform the election of Chair. City Clerk Gransee explained the nomination process and asked for a nomination.

NOMINATION: Bob Glassman nominated George Lancaster for Chair.

There were no other nominations.

ON THE NOMINATION: City Clerk Gransee asked for a show of hand in support for George Lancaster as Chair. All members raised their hands. Chair George Lancaster was re-elected for Chair to the Planning & Zoning Board.

Chair Lancaster asked for a nomination for Vice-Chair.

NOMINATION: Chair Lancaster nominated Lin Walsh for Vice-Chair.

There were no other nominations.

ON THE NOMINATION: City Clerk Gransee asked for a show of hands in support of Lin Walsh for Vice-Chair. All members raised their hand.

4. **Agenda Additions, Deletions, or Changes:** Chair Lancaster informed of Agenda Item 10 to be postponed until the March Planning & Zoning Hearing due to not all parties being present.
5. **Citizen Comments & Correspondence:** None.
6. **Approval of Minutes:**
 - a. Planning & Zoning Board Meeting Minutes December 20, 2023: Chair Lancaster asked for any changes to the minutes. There were none and Chair Lancaster accepted the minutes as written.
7. **Administration of Oath of Witnesses:** City Clerk Gransee administered the Oath of Witness.
8. **Disclosure of Ex-Parte Communication:** None.
9. **Discussion/Approval of a Unity of Title for the property located at 821 W. Ocean Drive, Parcel 7 & 8**
 - a. Presentation by the Building Department
 - b. Statement by Applicant
 - c. Planning & Zoning Board Discussion
 - d. Motion to approve, deny, or approve with conditions

Building Assistant Karl Bursa presented the Request for the Unity of Title for the property located at 821 W.

Ocean Drive and recommended approval of the request.

Attorney Patrick Stevens spoke to the Board as the representative for the applicant and asked for approval for the request.

MOTION: Motion made by Vice-Chair Walsh to recommend approval of the request for the unity of title.

Chair Lancaster asked for a second. Bob Glassman seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

10. ~~Discussion/Approval to install a 16,000 lb. boatlift at the property located at 948 West Ocean Drive~~

a. ~~Presentation by the Building Department~~

b. ~~Statement by Applicant~~

c. ~~Planning & Zoning Board Discussion~~

d. ~~Motion to approve, deny, or approve with conditions~~

****Tabled until the next Planning & Zoning Board Hearing on March 20th, 2024****

11. Other Business

- a. **Discussion/Approval on the move of the tentative meeting from June 19th, 2024, to June 26th, 2024:** The Board agreed to cancel the tentative meeting for June 19th, 2024, and for City Clerk Gransee to inform the Board of any pressing matters in June.

12. Adjourn: The meeting adjourned at 9:41 am.

Respectfully submitted,

Silvia Gransee

City Clerk

City of Key Colony Beach

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February 21, 2024

To: The City of Key Colony Beach Board of Commissioners

From: The Key Colony Beach Planning & Zoning Board

Re: Approval of a Unity of Title for the properties located at 821 W. Ocean Drive, Parcel 7 & 8.

The Planning & Zoning Board heard the applicant's request for a Unity of Title for the properties located at 821 W. Ocean Drive, parcel 7 & 8.

MOTION: Motion made by Vice-Chair Walsh to recommend approval for the request for the Unity of Title. Chair Lancaster asked for a second. Bob Glassman seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Final Recommendation: The Planning & Zoning Board recommends to the City of Key Colony Beach Board of Commissioners for the requested Unity of Title for the properties located at 821 W. Ocean Drive, Parcel 7 & 8 to be approved.

George Lancaster, Planning & Zoning Board Chair