

AGENDA
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, July 23rd, 2025 - 9:30 am

Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida 33051 & via Zoom Conferencing
[Zoom Conferencing Information at the end of the Agenda](#)

- 1. Call to Order, Pledge of Allegiance & Roll Call**
- 2. Approval of the Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)
- 3. Citizen Comments & Correspondence**
- 4. Approval of Minutes:** Planning & Zoning Board Minutes June 18th, 2025 – **Pgs. 1-3**
- 5. Administration of the Oath of Witness**
- 6. Disclosure of Ex-Parte Communication – Pg. 4**
- 7. Variance Request(s): A Variance Request from Dale and Jennifer Hamill, owners of the property at 150 11th Street, Key Colony Beach, Florida 33051, for the construction of a residential pool that would encroach into the setback by 5 feet.**
 - a.** Proof of Legal Publications & Affidavits of Mailing/Posting – **Pgs. 5-9**
 - b.** Presentation of Variance Request – Building Department
 - c.** Variance Application - **Pgs. 10-19**
 - d.** Applicant Questions & Responses - **Pg. 11**
 - e.** Post-Hearing Questions - **Pgs. 20-21**
 - f.** Recommendation to approve, deny, or approve with conditions
- 8. Any Other Business**
- 9. Next meeting:** August 20th, 2025 ****tentatively****
- 10. Adjourn**

This meeting will be held at the City Hall Auditorium ‘Marble Hall’, 600 W. Ocean Drive, Key Colony Beach, and via Zoom.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84477083653?pwd=j1Gl4h1Ch7T96WDkrPnjW0w7QaaTm5.1>

Passcode:493236

Join via audio:

+1 305 224 1968 US

Webinar ID: 844 7708 3653

Passcode: 493236

“Members of the Public may speak for three minutes and may only speak once unless waived by a majority vote of the commission.”

Letters submitted to the City Clerk to be read at the Commission Meeting will be made part of the record but not read into record. Persons who need accommodations in order to attend or participate in this meeting should contact the City Clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. 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.

MINUTES
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, June 18th, 2025 - 9:30 am

Marble Hall, 600 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 Board was called to order by Vice-Chair Walsh at 9:30 AM followed by the Pledge of Allegiance and Rollcall. **Present:** Vice-Chair Lin Walsh, Bob Glassman, Leonard Geronemus, Chair George Lancaster (via phone), Lynne Conkling (via phone). **Also present:** City Administrator John Bartus, Building Official Tony Loreno, Assistant City Clerk Danielle Spinola, City Clerk Silvia Roussin.

2. **Approval of the Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)

Bob Glassman requested adding a discussion item on Seawalls under Item 8. There were no objections, and Vice-Chair Walsh called for a motion to approve.

MOTION: Motion made by Bob Glassman to approve. George Lancaster seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments & Correspondence:** None.

4. **Approval of Minutes:** Planning & Zoning Board Minutes May 21st, 2025

There were no changes to the minutes, and Vice-Chair Walsh asked for a motion to approve.

MOTION: Motion made by Bob Glassman to approve. Lenny Geronemus seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

5. **Administration of Oath of Witnesses:** City Clerk Roussin administered the Oath of Witness to Building Official Loreno.

6. **Disclosure of Ex-Parte Communication:** None.

7. **Variance Request(s): A Variance Request by Sharon Power, owner of the property at 150 9th Street, Key Colony Beach, Florida 33051, for the construction of a pool that would encroach on the setback by 2 feet.**

- a. Proof of Legal Publications & Affidavits of Mailing/Posting
- b. Presentation of Variance Request – Building Department
- c. Variance Application
- d. Applicant Questions & Responses
- e. Post-Hearing Questions
- f. Recommendation to approve, deny, or approve with conditions

Vice-Chair Walsh introduced the variance request and asked Building Official Loreno to provide more details. Building Official Loreno discussed the requested variance and expressed no objections. Lenny Geronemus identified himself as the neighbor of the applicant for disclosure purposes. City Clerk Roussin stated that she had advised Lenny Geronemus of the recusal requirements and that they do not apply in this case.

City Clerk Roussin provided the reading of the applicant's questions and responses.

A discussion took place regarding the necessity of obtaining neighbor approval for the requested variance. City Clerk Roussin clarified that letters of approval are not required according to the city's code for variance applications. Further discussion centered on whether unanimous approval is needed for post-hearing questions. There were no additional comments, and Vice-Chair Walsh then requested the reading of the Post-Hearing Questions.

1.) Has the applicant shown good and sufficient cause to grant the variance?

Bob Glassman	Yes
George Lancaster	Yes
Lin Walsh	Yes
Leonard Geronemus	Yes
Lynne Conkling	Yes

2.) Will denial of the variance result in unnecessary hardship to the applicant?

George Lancaster	Yes
Lin Walsh	Yes
Leonard Geronemus	Yes
Lynne Conkling	No
Bob Glassman	Yes

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?

Lin Walsh	Yes
Leonard Geronemus	Yes
Lynne Conkling	Yes
Bob Glassman	Yes
George Lancaster	Yes

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.

Leonard Geronemus	No
Lynne Conkling	No
Bob Glassman	Yes
George Lancaster	Yes
Lin Walsh	Yes

5.) Granting this variance would not confer any special privileges in terms of established development in the immediate neighborhood?

Lynne Conkling	Yes
Bob Glassman	Yes
George Lancaster	Yes
Lin Walsh	Yes
Leonard Geronemus	Yes

Vice-Chair Walsh asked for a recommendation to approve, deny, or approve with conditions.

MOTION: Motion made by Bob Glassman to approve. George Lancaster seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

8. Any Other Business: Discussion on Seawalls

Vice-Chair Walsh handed the meeting over to Bob Glassman for discussion. Bob Glassman explained the background of his request and shared his experience with seawall repairs and conversations with Building Official Loreno about permitting and licensing requirements. Building Official Loreno discussed the licensing and permitting requirements for injection foam and soil amendments, the need for a licensed contractor, and the provision of engineering drawings for seawall repairs. He gave additional details on the permitting approval process and how wiring, electrical work, and plumbing are determined through either building plans or a licensed contractor. Bob Glassman mentioned the ability to verify contractors' licenses on the Department of Business and Professional Regulation (DBPR) website. Building Official Loreno advised verifying a General Contractor (GC) license. Bob Glassman also noted that permit fees and a seawall owner's manual are available on the city's website. Commissioner Colonell asked for clarification on the responsibilities of owners and general contractors regarding permit requirements and the usefulness of foam injection. Building Official Loreno commented on the current permitting process and the responsibilities of owners and contractors depending on how the permit is pulled. He further explained Florida Statutes that protect homeowners and outline contractors' liability when pulling permits. Building Official Loreno provided additional details about the lack of certified testing in Florida, the purpose, and the scope of foam injections. Building Official Loreno clarified that certified contractors cannot be denied working in the city and spoke on the contractor's responsibility for inspecting seawalls and filling cracks. Bob Glassman gave additional comments on his experience with foam injections and contractors.

City Clerk Roussin confirmed to check with the City Attorney's office on the voting requirements for variances.

9. Next meeting: July 23, 2025, at 9:30 AM (moved from the regular meeting date on July 16th, 2025)

10. Adjourn: The meeting adjourned at 10:05.

Respectfully submitted,

Silvia Roussin

City Clerk

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).

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF MONROE

Before me, the undersigned authority personally appeared Cheryl Baker, who, having been first duly sworn according to law, deposes and says:

1. I am the Administrative Assistant to the City Clerk for the City of Key Colony Beach.
2. I hereby confirm that on the 13 day of June, 2025 (no less than 30 days prior to the Planning & Zoning Public Hearing on July 23rd, 2025, and the City Commission Public Hearing on August 21st, 2025) I mailed the Notice of Hearing by first class U.S. mail to the address on file with the Monroe County Property Appraiser's Office for all property owners within 300 feet of the property at 150 11th Street, Key Colony Beach, Florida, 33051.



Signature

Sworn and subscribed before me this
13 day of June, 2025.



Notary Public, State of Florida

My commission expires: 7/1/28

☒

Personally known

☐ Produced _____ as identification



City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone #305-289-1212 • Fax# 305-289-1767



To: Property Owners within 300 feet of 150 11th Street
From: The City of Key Colony Beach
Key Colony Beach Planning & Zoning Board and the Key Colony Beach City Commission

**NOTICE IS HEREBY GIVEN,
THAT THE CITY OF KEY COLONY BEACH WILL BE HOLDING
PUBLIC HEARINGS ON:**

DATE/TIME:

Planning & Zoning Hearing: Wednesday, July 23rd, 2025, 9:30 A.M.
City Commission Public Hearing: Thursday, August 21st, 2025, 9:30 A.M.

LOCATION:

City of Key Colony Beach
City Hall Auditorium 'Marble Hall'
600 W. Ocean Drive, Key Colony Beach, Florida 33051,

To hear a Variance Request from Dale and Jennnifer Hamill, owners of the property at 150 11th Street, Key Colony Beach, Florida 33051. This meeting will be available via Zoom Meetings. Members of the public who wish to attend virtually may email the City Clerk at cityclerk@keycolonybeach.net or call 305-289-1212, Ext. 2 for further instructions on attending via Zoom Meetings.

The applicant requests a variance to the City of Key Colony Beach Land Development Regulations, Article IV, Sec. 101-26, for the construction of a residential pool that would encroach into the setback by 5 feet.

Interested parties may attend the Hearing and be heard with respect to the requested variance.

If any person decides to appeal any decision made by the City Commission of the City of Key Colony Beach with respect to any matter considered at the Variance Hearing, 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.

If you are unable to attend the Hearings on Wednesday, July 23rd, 2025, or Thursday, August 21st, 2025, but wish to comment, please direct correspondence to the City Clerk at P.O. Box 510141, Key Colony Beach, FL 33051, or via email at cityclerk@keycolonybeach.net, and your comments will be entered into the record.

Mailed: On or before June 23rd, 2025
City Clerk, City of Key Colony Beach



Parcel ID 00076870-000100

Account# 9098688

Property ID 9098688

Millage 50KC

Group

Location 150 11TH St, KEY COLONY BEACH

Address

Legal

Description

BK 11 NLY PT LT 69 KEY COLONY BEACH FIRST ADDN AMENDED PLAT PB4-11 SHELTER KEY OR533-1082 OR682-297 OR682-297 OR682-298 OR793-558 OR793-559 OR10251821 OR1091-316 OR1288-902 OR1399-1009 OR1424-314C OR2108-1502 OR2508-2465-67 OR3250-1853 OR3250-1857
(Note: Not to be used on legal documents.)

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF MONROE

Before me, the undersigned authority personally appeared Cheryl Baker, who, having been first duly sworn according to law, deposes and says:

1. I am the Administrative Assistant to the City Clerk for the City of Key Colony Beach.
2. I hereby confirm that on the 7 day of July, 2025 (no less than 14 days prior to the Planning & Zoning Public Hearing on July 23rd, 2025, and the City Commission Public Hearing on August 21st, 2025) I posted the Notice of Hearing for the property located at 150 11th Street, Key Colony Beach, Florida, 33051, at the United States Postal Office and City Hall.

Cheryl Baker

Signature

Sworn and subscribed before me this
7 day of July, 2025.

Danielle Spinola

Notary Public, State of Florida

My commission expires: 7/1/28

☒ Personally known

☐ Produced _____ as identification



• CLASSIFIEDS, PUBLIC & LEGAL NOTICES • 305.743.0844



INVITATION TO BID ITB 2025-04

SHELTER BAY DRIVE - WET DETENTION POND FOUNTAIN SYSTEM - PHASE 2.1 CITY OF KEY COLONY BEACH, FLORIDA

Sealed Bids for the construction of the Shelter Bay Drive - Wet Detention Pond Fountain System project will be received by the City of Key Colony Beach, Florida at the office of the City Administrator, Key Colony Beach City Hall, 600 West Ocean Drive, Key Colony Beach, Florida 33051, until July 24, 2025, at 2:00 p.m. local time. At that time, the Bids received will be publicly opened and read aloud.

The Project includes the following Work: Furnish and install electrical service and fountain system for wet detention system being constructed through a separate contract.

Bids are requested for the following Contract: Shelter Bay Drive - Wet Detention Pond Fountain System.

The Issuing Office for the Bidding Documents is: CPH Consulting, LLC, 580-1 Wells Road, Orange Park, Florida 32073, (904) 278-0030. Prospective Bidders may access and download the Bidding Documents online at www.mittauer.com upon submission of contact information and registering as a Plan Holder. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including

addenda, if any, obtained from sources other than the Issuing Office.

A Pre-Bid conference will not be held.

To be considered qualified, Bidder must be licensed to engage in the business of contracting in the State of Florida by the Construction Industry Licensing Board. In addition, the Bidder shall have successfully completed, as prime contractor, a minimum of 3 projects of a similar nature within the past 3 years.

The City of Key Colony Beach, Florida is an Equal Opportunity Employer.

Instructions to Bidders.

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

ISSUING OFFICE
CPH CONSULTING, LLC
580-1 WELLS ROAD
ORANGE PARK, FL 32073
904-278-0030

PLEASE CONTACT THE ISSUING OFFICE WITH QUESTIONS!

Publish: July 10, 2025. The Weekly Newspapers



INVITATION TO BID ITB 2025-05

SHELTER BAY DRIVE - WET DETENTION SYSTEM LANDSCAPING PHASE 2.2 CITY OF KEY COLONY BEACH, FLORIDA

Sealed Bids for the construction of the Shelter Bay Drive - Wet Detention System Landscaping project will be received by the City of Key Colony Beach, Florida at the office of the City Administrator, Key Colony Beach City Hall, 600 West Ocean Drive, Key Colony Beach, Florida 33051, until July 31, 2025, at 2:00 p.m. local time. At that time, the Bids received will be publicly opened and read aloud.

The Project includes the following Work: Furnish and install landscaping package around a wet detention system as shown on the Drawings.

Bids are requested for the following Contract: Shelter Bay Drive - Wet Detention System Landscaping.

The Issuing Office for the Bidding Documents is: CPH Consulting, LLC, 580-1 Wells Road, Orange Park, Florida 32073, (904) 278-0030. Prospective Bidders may access and download the Bidding Documents online at www.mittauer.com upon submission of contact information and registering as a Plan Holder. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including

addenda, if any, obtained from sources other than the Issuing Office.

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580-1 WELLS ROAD
ORANGE PARK, FL 32073
904-278-0030

PLEASE CONTACT THE ISSUING OFFICE WITH QUESTIONS!

Publish: July 10, 2025. The Weekly Newspapers

LEGAL NOTICES

THE CITY OF KEY COLONY BEACH WILL BE HOLDING PUBLIC HEARINGS To: Property Owners within 300 feet of 150 11th Street From: The City of Key Colony Beach Key Colony Beach Planning & Zoning Board and the Key Colony Beach City Commission NOTICE IS HEREBY GIVEN, THAT THE CITY OF KEY COLONY BEACH WILL BE HOLDING PUBLIC HEARINGS ON: DATE/TIME: Planning & Zoning Hearing: Wednesday, July 23rd, 2025, 9:30 A.M. City Commission Public Hearing: Thursday, August 21st, 2025, 9:30 A.M. LOCATION: City of Key Colony Beach City Hall Auditorium/ Marble Hall 600 W. Ocean Drive, Key Colony Beach, Florida 33051. To hear a Variance Request from Dale and Jennifer Hamill, owners of the property at 150 11th Street, Key Colony Beach, Florida 33051. This meeting will be available via Zoom Meetings. Members of the public who wish to attend virtually may email the City Clerk at cityclerk@keycolonybeach.net or call 305-289-1212, Ext. 2 for further instructions on attending via Zoom Meetings. The applicant requests a variance to the City of Key Colony Beach Land Development Regulations, Article IV, Sec. 101-26, for the construction of a residential pool that would encroach into the setback by 5 feet. Interested parties may attend the Hearing and be heard with respect to the requested variance. If any person decides to appeal any decision made

LEGAL NOTICES

by the City Commission of the City of Key Colony Beach with respect to any matter considered at the Variance Hearing, 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. If you are unable to attend the Hearings on Wednesday, July 23rd, 2025, or Thursday, August 21st, 2025, but wish to comment, please direct correspondence to the City Clerk at P.O. Box 510141, Key Colony Beach, FL 33051, or via email at cityclerk@keycolonybeach.net, and your comments will be entered into the record. Published: On or before July 13th, 2025 City Clerk: City of Key Colony Beach Publish: July 10, 2025 The Weekly Newspapers

NOTICE OF REQUEST FOR COMPETITIVE SOLICITATIONS NOTICE IS HEREBY GIVEN that on Thursday, August 7, 2025, at 3:00 P.M., the Monroe County Purchasing Office will receive and open sealed responses for the following: Native Habitat Restoration Project on Monroe County Conservation Lands Pursuant to F.S. § 50.0211(3) (a), all published competitive solicitation notices can be viewed at: www.floridapublicnotices.com, a searchable Statewide repository for all published legal notices. Requirements for submission and the selection criteria may be requested from the County's electronic bidding platform

LEGAL NOTICES

at <https://monroecounty-fl.bonfirehub.com> OR www.monroecounty-fl.gov/BonfireBids. The Public Record is available upon request. Monroe County Purchasing Department receives bids via the Bonfire electronic bidding platform. Please do not email, mail or attempt to deliver in person any sealed bids. Emailed/mailed/physically delivered bids/proposals/responses WILL NOT be accepted. The Monroe County Purchasing Department hereby directs that bids be submitted via the Bonfire electronic bidding platform at <https://monroecounty-fl.bonfirehub.com>, no later than 3:00PM on August 7, 2025. There is no cost to the bidder to use the Bonfire platform. Please do not submit your confidential financial information as part of your proposal. There are separate uploads for each set of documents, including confidential financial information. All proposals will be made public on the platform after an intended decision or 30 days, whichever is earlier, unless the bids/proposals are rejected in accordance with F.S. 119.071. If your proposal document includes financial information, that information will not be considered confidential and will be available and viewable to the public in accordance with public records law. The bid opening for this solicitation will be held virtually, via the internet, at 3:00 P.M. on Thursday, August 7, 2025. You may call in by phone or internet using the following: Join Zoom Meeting <https://mcboccc.zoom.us/j/4509326156>

LEGAL NOTICES

Meeting ID: 4509326156 One tap mobile: +16465189805, 4509326156# US (New York) +16699006833, 4509326156# US (San Jose) Dial by your location: +1 646 518 9805 US (New York) +1 669 900 6833 US (San Jose) Publish: July 10, 2025 The Weekly Newspapers

NOTICE OF REQUEST FOR COMPETITIVE SOLICITATIONS NOTICE IS HEREBY GIVEN that on Thursday, August 21, 2025, at 3:00 P.M., the Monroe County Purchasing Office will receive and open sealed responses for the following: East Martello Casemate Windows Replacement Monroe County, Florida Pursuant to F.S. § 50.0211(3) (a), all published competitive solicitation notices can be viewed at: www.floridapublicnotices.com, a searchable Statewide repository for all published legal notices. Requirements for submission and the selection criteria may be requested from the County's electronic bidding platform at <https://monroecounty-fl.bonfirehub.com> OR www.monroecounty-fl.gov/BonfireBids. The Public Record is available upon request. Monroe County Purchasing Department receives bids via the Bonfire electronic bidding platform. Please do not email, mail or attempt to deliver in person any sealed bids. Emailed/mailed/physically delivered bids/proposals/responses WILL NOT be accepted. The Monroe County Purchasing Department hereby directs that bids be submitted via the Bonfire electronic bidding platform at <https://monroecounty-fl.bonfirehub.com>, no later than 3:00PM on August 21, 2025. There is no cost to the bidder to use the Bonfire platform. Please do not submit your confidential financial information as part of your proposal. There are separate uploads for each set of documents, including confidential financial information. All proposals will be made public on the platform after an intended decision or 30 days, whichever is earlier, unless the bids/proposals are rejected in accordance with F.S. 119.071. If your proposal document includes financial information, that information will not be considered confidential and will be available and viewable to the public in accordance with public records law. The bid opening for this solicitation will be held virtually, via the internet, at 3:00 P.M. on Thursday, August 21, 2025. You may call in by phone or internet using the following: Join Zoom Meeting <https://mcboccc.zoom.us/j/4509326156>

John Sheldon, O.D. Island Vision Care 6400 Overseas Highway Marathon, Florida 33050

Dr. John Sheldon will be closing his optometry practice, Island Vision Care, located at 6400 Overseas Highway, Marathon, Florida 33050, effective August 8, 2025. Patients wishing to pick up their medical records may do so until August 7th, 2025. Please call 305-743-2020 before August 8th if there are any questions.

Patient's medical records will remain with Dr. John Sheldon. He will be joining Key West Optical, located at 1444 Kennedy Dr, Key West, Florida 33040, beginning on September 2nd, 2025. Please call 305-294-9711 to schedule appointments, to request records or for any questions starting September 2nd.

Publish:
July 10, 17, 24 & 31, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-249-K IN RE: THE ESTATE OF RHONDA LYNN KUNTZ,

CITY OF KEY COLONY BEACH
P.O. BOX 510141
KEY COLONY BEACH, FL 33051-0141
305-289-1212 FAX: 305-289-1767

APPLICATION FOR VARIANCE

APPLICANT: Dale + Jennifer Hamill 616-299-2129
Property Owner Name Phone Number
158 11th St. KCB N469/11 KCB 1st Add.
Street Address of Variance Lot Block Subdivision
158 11th St. KCB
Mailing Address of Property Owner

Owners may have an agent complete this application and represent them at the hearings. In this case, owners must attach to this application a written, signed statement stating the name of the individual or business that may represent them in this matter.

Agent Name Agent Phone Number

VARIANCE REQUESTED to: Land Development Regulations Chapter 101, Section 26
Code of Ordinances Chapter _____, Section _____

DESCRIPTION OF VARIANCE: Please describe the variance request in regard to type of structure, location on lot, distance from side, rear or front lot lines, or details of the variance, including the current rule in effect and the reason for the variance (for example, building would encroach into the setback by 5 feet). Also state if this is for future construction or existing conditions.

Pool-Back Yard
To Be constructed
Encroaching 5 feet.

Please attach the following to this application:

- A sketch or site plan of the property showing the variance requested.
- Written responses to the five criteria (questions attached).
- Fee of \$700.00

Signature of Applicant J Hamill

Office Use Only

Date Filed 6-2-2025

Date Paid 6-2-25 Check # 1533

Variance granted / denied on (date) _____

Shirley Ross
Signature of City Official

Applicant Questions and Responses-

Summarizing Land Development Code 101-171 (5)(a): Variances shall be approved only if the applicant can demonstrate a good and sufficient cause, that denial would result in unnecessary hardship, it will not be contrary to the public interest, that special conditions exist, and that it will not confer any special privilege on the applicant. Please see the attached pages for the entire city codes relating to Variances.

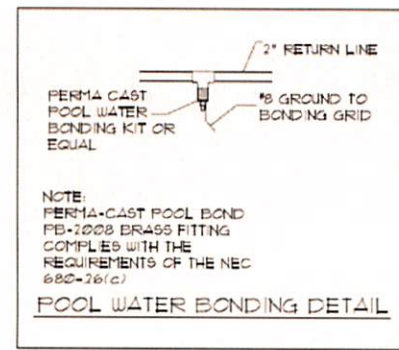
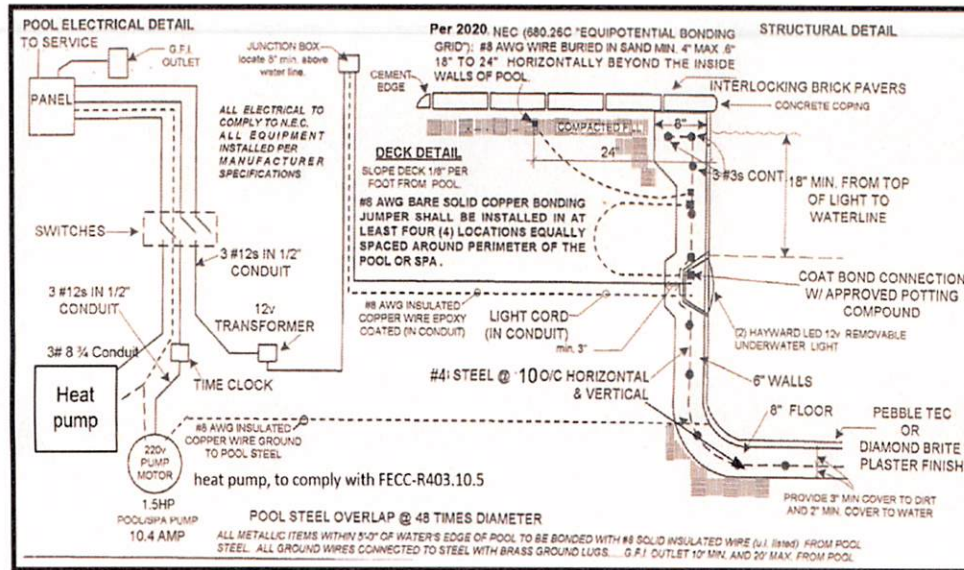
To assist the Planning & Zoning Committee and City Commission in evaluating this variance request, please answer the following questions:

1. What is the "good and sufficient cause" that explains why this variance should be granted?
~~Because~~ Aesthetically Pleasing based on contractors recommendations.
2. What are the unnecessary hardships that would result if the variance is not granted?
No unnecessary hardships on neighbors
3. If this variance is granted, would there be any increase to public expense that would not otherwise occur? Would it create a threat to public health and safety? Would it create a nuisance? Or cause fraud or victimization of the public?
No increased expense or health/safety caused by pool.
4. What are the unique or peculiar physical/geographical circumstances or conditions that apply to this property, but do not apply to other properties in the same zoning district?
Per our contractors recommendation - this is the best fit for our yard w/ this particular function in our back yard.
5. If the variance is granted, would it confer upon the applicant any special privilege that is denied to other properties in the immediate neighborhood in terms of the established development pattern?
The effect on surrounding properties would be minimal if at all.

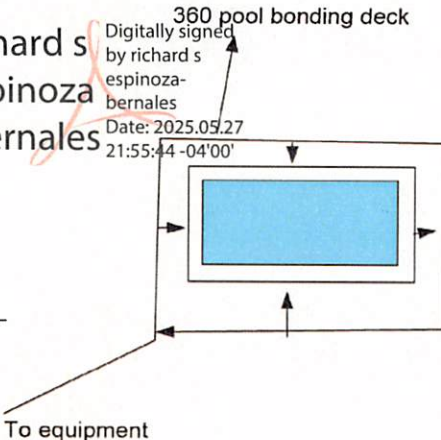
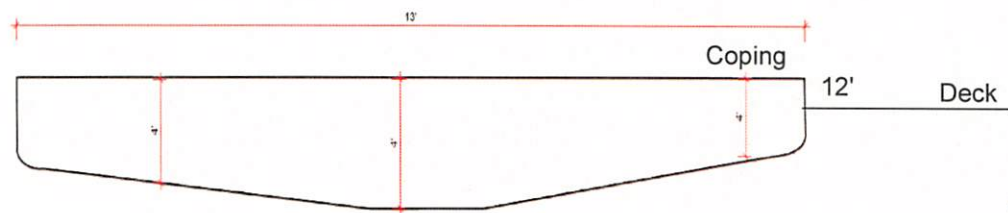
Office Use Only

Comments and Recommendation of the Building Official

UNIQUE SIZE OF DUPLEX BACKYARD IS SIMILAR TO 7th ST. LOTS AND REQUIRES THE 5' SETBACK TO ACCOMMODATE POOL THE 5' WILL NOT ENCRUCH OR AFFECT NEIGHBORING HOMES OR DOCK ACCESS - THESE SMALLER LOTS AND BACKYARDS ON 11th ST. ARE FEW THAT WILL BE IMPACTED BY THEIR EXISTMENTS



Digitally signed by richard s espinoza-bernales Date: 2025.05.27 21:55:44 -04'00'



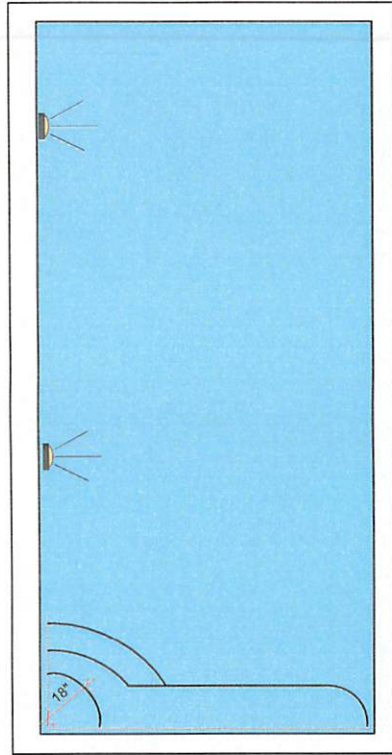
Dale & Jennifer Hamill
150 11 St KCB

Swimming Pools
Spa-Decks
Construction &
Remodeling



ECO POOLS, INC

Pool Layout



8'

13'

Alumini Fence

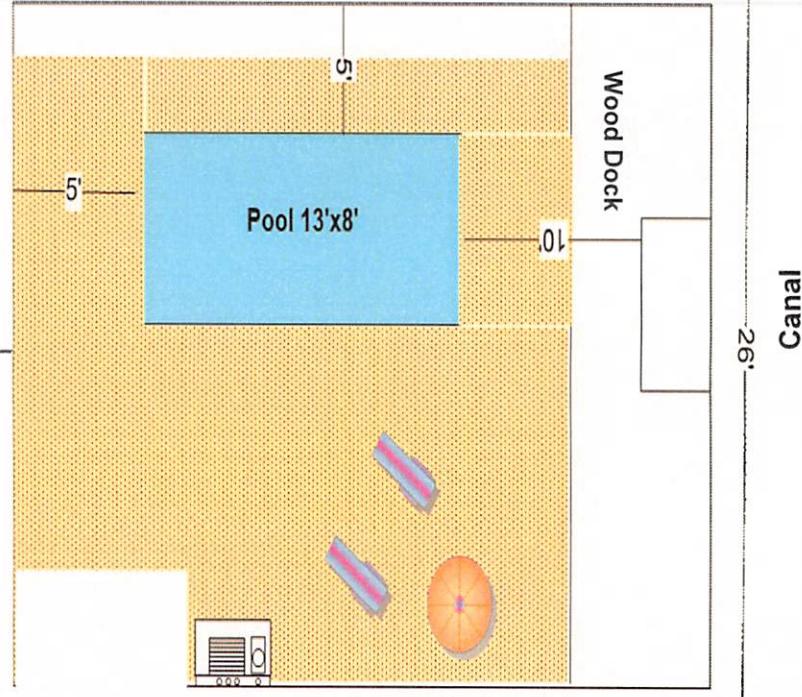


House

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Site Plans



Swimming Pools
Spa-Decks
Construction &
Remodeling

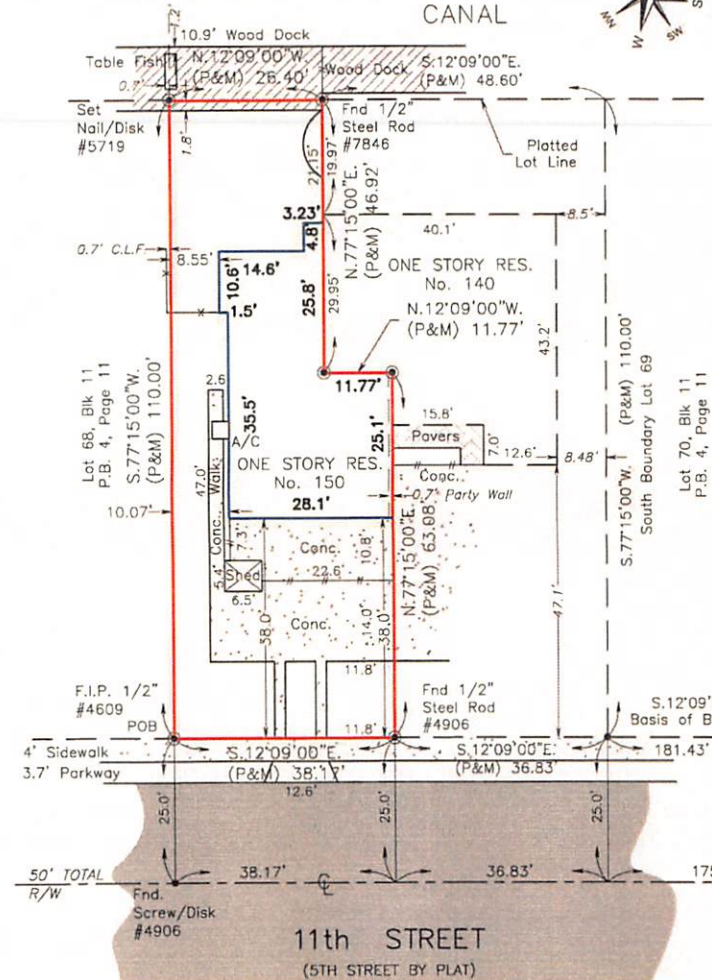


ECO OOLS, INC

Dale & Jennifer Hamill
150 11 St KCB

SKETCH OF SURVEY

SCALE: 1" = 20'



ABBREVIATIONS & LEGEND

A.S. = ALUMINUM SHED
A.C. = AIR CONDITIONING PAD
B.L. = BLOCK
B.M. = BENCH MARK
B.C. = BOAT CAVE
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.E. = 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 SPIKE
L.P. = LIGHT POLE
L.A.C. = LIGHT ARCH DISTANCE
M.D.E. = MAINTENANCE & DRAINAGE EASEMENT
M.S. = METAL SHED ON CONCRETE
MEAS. = MEASURED

M.H. = MANHOLE
M.H.W. = MEAN HIGH WATER LINE
NO ID. = 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.D. = PAGE
P.L. = 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. = RADIUS
R.W. = RIGHT OF WAY
SEC. = SECTION

REC. = RECORDED
RES. = RESIDENCE
S.L.P. = SET IRON PIPE NO. 13 5719
S.R. = SET ROD NO. 13 5719
T. = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
V.G. = VALLEY GUTTER
W. = WOOD FENCE (IN P.)

1. = CENTER LINE
+ = MONUMENT LINE
(P) = PLAT
(P&M) = PLAT AND MEASURE
--- = C.B.S. WALL
--- = CHAIN LINE (LINE, C.L.F.)
--- = OVERHEAD ELECTRIC
--- = EXISTING ELEVATION
--- = WOOD FENCE (IN P.)

LEGAL DESCRIPTION:

The Northerly portion of Lot 69, Block 11, AMENDED PLAT KEY COLONY BEACH FIRST ADDITION, a subdivision of a part of Sections 5 and 8, Township 66 South, Range 33 East, on Shelter Key, as shown by Plat recorded in Plat Book 4, Page 11, of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

COMMENCING on the easterly right-of-way line of Fifth Street, at the northwesterly corner of Lot 69, Block 11 of the Amended Plat of Key Colony Beach, First Addition, as shown by Plat recorded in Plat Book 4, Page 11, of the Public Records of Monroe County, Florida; said corner also the POINT OF BEGINNING of that portion of Lot 69, Block 11 herein intended to be described, From said Point of Beginning bear South 12 degrees, 09 minutes, 00 seconds East along said right-of-way line, 38.17 feet to a point thereon distant North 12 degrees, 09 minutes, 00 seconds West, 36.83 feet measured along said right-of-way line from the southwesterly corner of said Lot 69, Block 11; thence bear North 77 degrees, 51 minutes, 00 seconds East, 54.04 feet to a point on the centerline of and existing party wall; thence to and through said centerline of an existing party wall for the next three courses; thence continue bearing North 77 degrees, 51 minutes, 00 seconds East, 9.04 feet; thence bear North 12 degrees, 09 minutes, 00 seconds West, 11.77 feet; thence bear North 77 degrees, 51 minutes, 00 seconds East through said centerline of an existing party wall and its northeasterly projection a distance of 46.92 feet to a point on the Easterly boundary line of the said Lot 69, Block 11 distant North 12 degrees, 09 minutes, 00 seconds West, 48.60 feet measured along said Easterly boundary line from the Southeast corner of the said Lot 69, Block 11; thence bear North 12 degrees, 09 minutes, 00 seconds West, 26.40 feet to the Northeast corner of the said Lot 69, Block 11; thence bear South 77 degrees, 51 minutes, 00 seconds West and along the Northerly boundary line of the said Lot 69, Block 11 a distance of 110.0 feet back to the Point of Beginning.

CERTIFIED TO:

Dale R. Hammil and Jennifer L. Hammil.
Wolfe Stevens PLLC.
Lake Michigan Credit Union, ISAOA.
Old Republic National Title Insurance Company.

LOCATION MAP

SCALE: N.T.S.
SEC. 5, 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: DALE R. HAMMIL and JENNIFER L. HAMMIL, 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

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 L.B. 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: 10-21-2023

SCALE: 1" = 20'

FB: 142 PG: 50

PREPARED FOR: DALE R. HAMMIL and JENNIFER L. HAMMIL.
ADDRESS: 150 11th STREET, KEY COLONY BEACH, FLORIDA, 33051.

COMMUNITY No.

PANEL No.

SUFFIX

DATE OF FIRM

ZONE

BASE ELEVATION

125121

1382

K

02-18-2005

AE

8

CLOSURE AT LEAST 1:7500

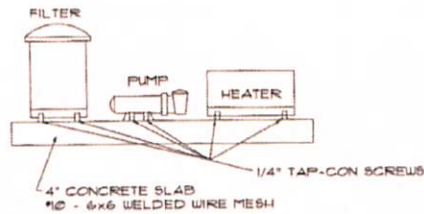
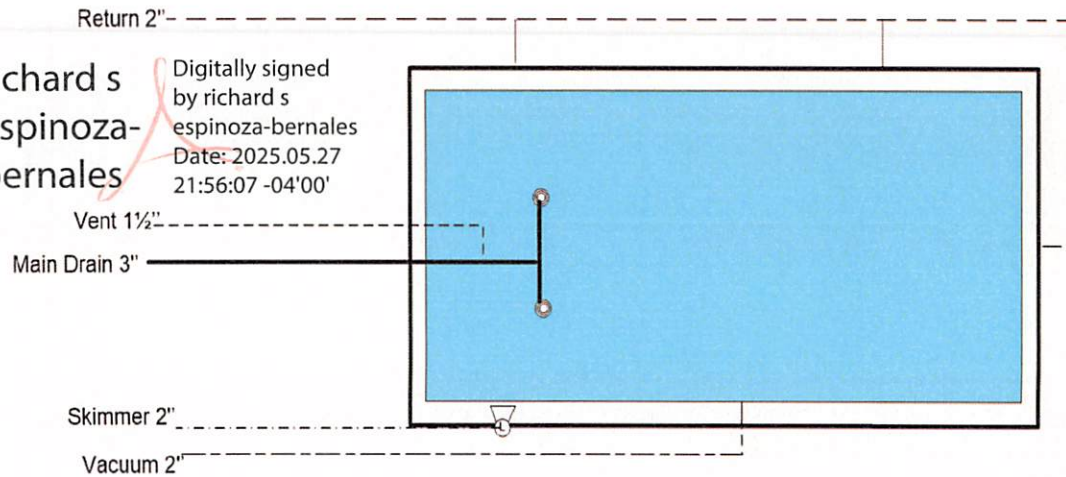
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DRAWING No. 23-9800

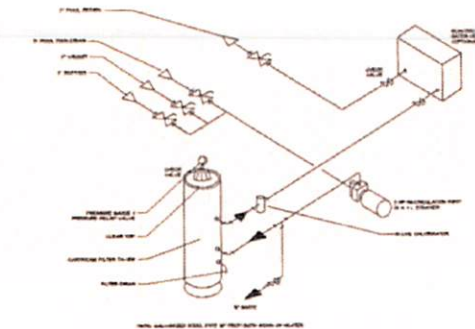
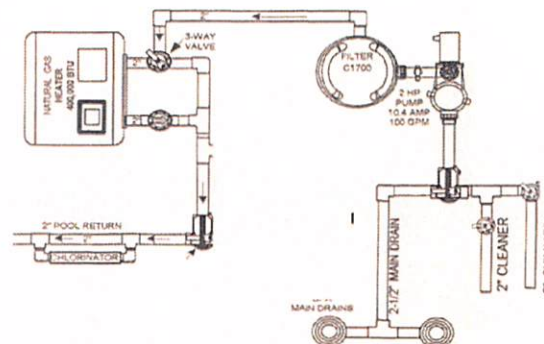
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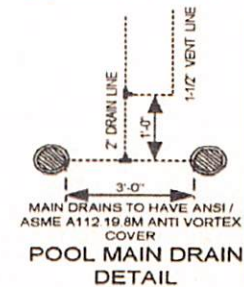


ANCHOR DETAIL
NOT TO SCALE



POOL PIPING ISOMETRIC
NOT TO SCALE

ANTI-ENTRAPMENT



POOL MAIN DRAINS TO BE
INSTALLED 3' APART

Swimming Pools
Spa-Decks
Construction &
Remodeling



Dale & Jennifer Hamill
150 11 St KCB

ECO OOLS, INC

Parcel ID
00076870-000100
Account#
9098688
Property ID
9098688
Millage Group
50KC

Location Address
150 11TH St, KEY COLONY BEACH
Legal Description

BK 11 NLY PT LT 69 KEY COLONY BEACH FIRST ADDN
AMENDED PLAT PB4-11 SHELTER KEY OR533-1082
OR682-297 OR682-297 OR682-298 OR793-558 OR793-559
OR10251821 OR1091-316 OR1288-902 OR1399-1009
OR1424-314C OR2108-1502 OR2508-2465-67 OR3250-
1853 OR3250-1857

(Note: Not to be used on legal documents.)

Neighborhood
5044

Property Class
SINGLE FAMILY RESID (0100)
Subdivision
KEY COLONY BEACH 1ST ADD
Sec/Twp/Rng
05/66/33

Affordable Housing

No

Owner

HAMILL DALE R
22780 20 Mile Rd
Paris MI 49338
HAMILL JENNIFER L
22780 20 Mile Rd
Paris MI 49338

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-bernales

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Pool: 13'x8'

Pool Area: 104 Per: 42'
Depth: 4' IA:

Equipment:

Filter: 100 Cartiched Pump: 1. hp
Heat pump 45000BTU Chlorinator: salt 15G

Finishes:

1 - UMB

Interior: Plaster (DB)

Coping : Travertine

Tile: 6" x 6"

Plumbing:

Skimmer: 1 (') Drains: 2

Returns: 3 AWL: 1

Vac Line: 1 Bubblers

Electrical:

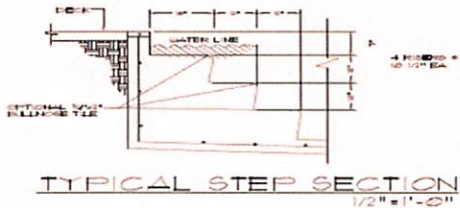
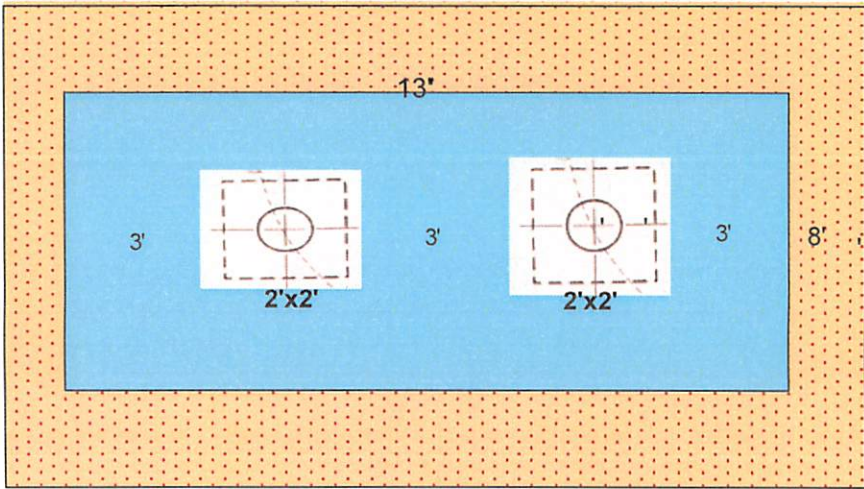
Light: 2-20w color LED

Dale & Jennifer Hamill
150 11 St KCB

Swimming Pools
Spa Decks
Construction &
Remodeling

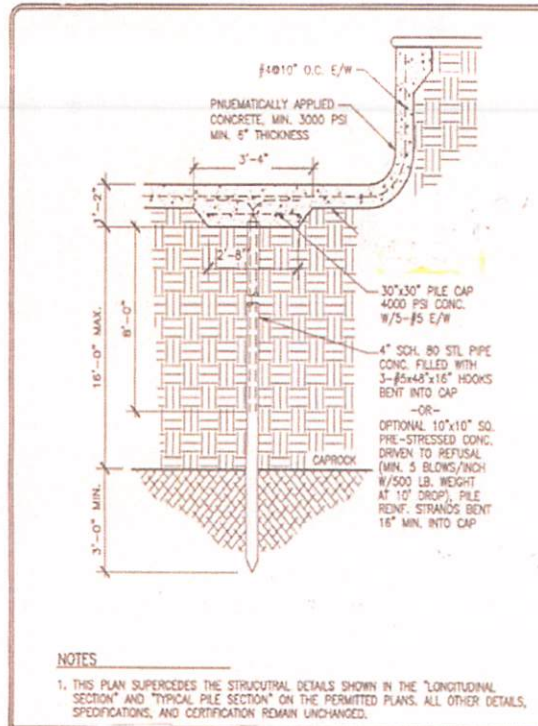


FOUNDATION PLAN



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Dale & Jennifer Hamill
150 11 St KCB

**Swimming Pools
Spa-Decks
Construction &
Remodeling**



Pool Notes

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1 this pool and equipment was designed and shall be constructed in accordance with the requirements and the lastest edition of 2023 FI building code residential and plumbing ,the lastest editions of national electric code NEC:2017, and article 680.26 (C) for water bond requirements. provide water bond detail

2 The pool and structure shall bear on undisturbed bedrock notify engineer of record if any deleterious material shall remove complete and replace with approved structural select fill approved select fill shall be compacted to 95% proctor density

3The contractor shall back fill the pool shell with caution the plumbing shall not be disturbed backfill shall be provide with clean sands and compacted 90% standard proctor density soils

4 Concrete may be pneumatically applied in floor ,walls and steps the concrete shall develop strength 5000 PSI in 28 dais pool deck 3000PSI mim

5 All reinforcing steel conform to ASTM615 grade 60provide min 3" coverage reinforcing steel reinforcing stell shall be # 4 at 10"

6 All metallic pool fitting within 5 feet of inside wall the deck .reinforcing stell shall be bonded to pool stell with a #8 awg coper wire

7 Piping shall be N.S.F. approved and shall be schedule 40 PVC otherwise noted short 90 bend are not permitted in suction line piping water velocity not exceed10 fts

8 pump impellers shafts, wear rings and another parts shall be corrosion resistant

9 Provide backup suctions relief with Vacuum relief systems ,vent, piping another approved devices

10 All the pool shall be equipped with ladder or steps in shallow end where the water exceeds 24"where the water depth exceeded 5'shall be ladder swimouts at the deep end

11 Provide pool barrier in accordance with sections R4101.17.1of 2004 FI residential code

12 The contractor shall determine the locations for pool equipment's the design engineer assumes no responsibility for pool setback

13 the contractor shall protect all existing structures from damages.

RESIDENTIAL SWIMMING POOL SAFETY COMPLIANCE
FLORIDA BUILDING CODE, RESIDENTIAL. SECTION R410 (PRIVATE SWIMMING POOLS) SHALL GOVERN POOL SAFETY REQUIREMENTS. CONSTRUCTION SHALL INCLUDE THE FOLLOWING AS REQUIRED:

1. A BARRIER WHICH ENCLOSES THE POOL AND PROVIDES ISOLATION FROM THE HOME THAT MEETS ALL THE FOLLOWING CONDITIONS.
 - A. IS AT LEAST 48" HIGH
 - B. IS NOT PASSABLE OR CLIMBABLE FOR SMALL CHILDRENS
 - C. IS LOCATED AROUND THE PERIMETER OF THE POOL, BUT PLACED A SUFFICIENT DISTANCE FROM THE WATERS EDGE TO PREVENT A PERSON FROM FALLING INTO THE POOL IF THEY GET PAST THE BARRIER.
 - D. IS NOT SITUATED CLOSE TO ANY PERMANENT STRUCTURES OR EQUIPMENT THAT COULD BE USED TO CLIMB OVER THE BARRIER.
2. AN APPROVED POOL & SAFETY COVERS (ASTM F1346-91) IS REQUIRED
3. AUDIBLE EXIT ALARMS (85 DECIBELES AT 10FT.) INSTALLED ON ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL. THE DEACTIVATION SWITCH SHALL BE LOCATED 54" ABOVE FISNISHED FLOOR.
4. SELF-CLOSING AND SELF-LATCHING DEVICES, WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54" ABOVE GRADE.

SAFETY RELEASE SYSTEM

1. PROVIDE A SSAFETY VACUUM RELIEF SYSTEM WHICH SHALL BE A NON- MECHANICAL VENT SYSTEM THAT WILL LIMIT THE TRANSMISSION OF SUCTION AT THE OUTLET TO A MAXIMUM OF 4.5" INCHES OF MERCURY.
2. THE SYSTEM SHALL BE PROVIDED AS A BACKUP SUCTION RELIEF TO PRECLUDE ENTRAPMENT.
3. POOL AND SPA INLETS SHALL BE PROVIDED WITH COVERS THAT COMPLY WITH ANSI/ASME A 112.19.8M.
4. THE VELOCITY ON THE SUCTION SIDE OF THE CIRCULATION SYSTEM SHALL NOT EXCEED SIX FPS.
5. CHECK VALVES SHOULD NOT BE INSTALLED IN THE SUCTION SYSTEM.
6. THE SYSTEM SHALL BE INSTALLED AND TESTED BY A LICENSED SWIMMING POOL CONTRACTOR.
7. THE VENT LINE LENGTH MUST NOT EXCEED THE TOTAL LENGTH OF THE MAIN DRAIN LINE.
8. THE VENT OPENING SHALL BE COVERED WITH WIRE MESH SCREENING TO PREVENT INSECT AND DEBRIE COLLECTION.

Dale & Jennifer Hamill
150 11 St KCB

Swimming Pools
Spa Decks
Construction &
Remodeling



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Swimming Pools
Spa-Decks
Construction &
Remodeling

City of Key Colony Beach

Planning & Zoning Board

Post Hearing Questions

1.) Has the applicant shown good and sufficient cause to grant the variance?

Bob Glassman	Y / N
George Lancaster	Y / N
Lin Walsh	Y / N
Leonard Geronemus	Y / N
Lynne Conkling	Y / N

Carman Slusher – Alt	Y / N
Patricia Diebold – Alt	Y / N

2.) Will denial of the variance result in unnecessary hardship to the applicant?

George Lancaster	Y / N
Lin Walsh	Y / N
Leonard Geronemus	Y / N
Lynne Conkling	Y / N
Bob Glassman	Y / N

Carman Slusher – Alt	Y / N
Patricia Diebold – Alt	Y / N

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?

Lin Walsh	Y / N
Leonard Geronemus	Y / N
Lynne Conkling	Y / N
Bob Glassman	Y / N
George Lancaster	Y / N

Carman Slusher – Alt	Y / N
Patricia Diebold – Alt	Y / N

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.

Leonard Geronemus	Y / N
Lynne Conkling	Y / N
Bob Glassman	Y / N
George Lancaster	Y / N
Lin Walsh	Y / N

Carman Slusher – Alt	Y / N
Patricia Diebold – Alt	Y / N

5.) Granting this variance would not confer any special privileges in terms of established development in the immediate neighborhood?

Lynne Conkling	Y / N
Bob Glassman	Y / N
George Lancaster	Y / N
Lin Walsh	Y / N
Leonard Geronemus	Y / N

Carman Slusher – Alt	Y / N
Patricia Diebold – Alt	Y / N