

MINUTES

KEY COLONY BEACH CITY COMMISSION

PUBLIC HEARING

Thursday, August 21st, 2025, 9:30 AM

Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& 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 Vice-Mayor Doug Colonell, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster (via Zoom), Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** Marathon Fire Chief James Muro, Police Chief Kris DiGiovanni, Public Works Department Head Mike Guarino, Building Official Tony Loreny, Building Assistant Samantha Rodamer, City Attorney Dirk Smits, Administrative Assistant Linda Jones, City Clerk Silvia Roussin, Planning & Zoning Board Chair George Lancaster.

Public Attendance: 5

Vice-Mayor Colonell found good cause for Mayor Foster to attend the meeting via Zoom.

City Clerk Roussin informed that Vice-Mayor Colonell will preside over the day's meeting proceedings.

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

There were no changes to the agenda, and Vice-Mayor Colonell asked for a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments & Correspondence:** None.
4. **Administration of Oath of Witnesses:** City Clerk Roussin administered the Oath of Witness to the applicant and the Building Official.
5. **Disclosure of Ex-Parte Communication:** None.
6. **Variance Request(s 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 pool that would encroach on the setback by 5 feet.**
 - a. Proof of Legal Publications & Affidavits of Mailing/Posting
 - b. Presentation of Variance Request – Building Department
 - c. Planning & Zoning Board Recommendation
 - d. Planning & Zoning Board Meeting Minutes
 - e. Motion to approve, deny, or approve with conditions

Vice-Mayor Colonell presented the variance request and asked Building Official Loreno to elaborate. Building Official Loreno explained that the request was typical and that the Planning & Zoning Board will review a change to the setback requirements at their upcoming meeting. Planning & Zoning Board Chair Lancaster advised that the Board had unanimously approved the requested variance and confirmed that the discussion would be on the agenda for the next meeting.

MOTION: Motion made by Commissioner Harding to approve. Commissioner DiFransico seconded the motion.

DISCUSSION: Building Official Loreno confirmed the material of the surface surrounding the pool.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. **Other Business:** None.

8. **Adjourn:** The meeting adjourned at 9:37 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

ADOPTED: September 18, 2025

Silvia Roussin

City Clerk