

AGENDA

KEY COLONY BEACH CITY COMMISSION

PUBLIC HEARING

Thursday, June 18th, 2026, 3:30 PM

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. **Approval of Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)
 3. **Citizen Comments & Correspondence**
 4. **Administration of the Oath of Witness**
 5. **Disclosure of Ex-Parte Communication – Pg. 1**
 6. **Discussion/Recommendation of Approval for the Dissolution of Title for the property located at 480/490 9th Street, per the recommendation of the Planning & Zoning Board**
 - a. **Dissolution of Title – Pgs. 2-8**
 - b. **Recommendation by the Planning & Zoning Board – Pg. 9**
 7. **Other Business**
 8. **Adjourn**
-

“Members of the public may speak for three minutes and may speak only 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 the record. Persons who need accommodations to attend or participate in this meeting should contact the City Clerk at 305-289-1212 at least 48 hours prior to this meeting 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 that 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.

**This meeting will be held in person at Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida, 33051,
and via Zoom.**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/86095255367?pwd=KhGZ46NxaTIGkVE25aRkIqGdFkmkh5.1>

Passcode:182077

Phone one-tap:

+13052241968,,86095255367#,,,,*182077# US

+16469313860,,86095255367#,,,,*182077# US

Join via audio:

+1 305 224 1968 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

Webinar ID: 860 9525 5367

Passcode: 182077

International numbers available: <https://us02web.zoom.us/j/86095255367?pwd=KhGZ46NxaTIGkVE25aRkIqGdFkmkh5.1>

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).

This Instrument Was Prepared By:
Patrick M. Stevens
Wolfe Stevens PLLC
5800 Overseas Highway Unit 3
Marathon, FL 33050
305-743-9858

Lot Split and Easement Agreement

480-490 9th Street, Key Colony Beach , Florida
33051
RE: 00075250-000000

Lot Split

KNOW ALL MEN BY THESE PRESENTS: The undersigned Pedro L. Amador and Pedro Amador request a lot split for the real property located at 480 9th Street, Key Colony Beach Florida 33051.

The parcel is currently a duplex which is on parcel as seen in Exhibit A legally described as follows:

Lot 47, Block 5, Amended Plat Key colony Beach First Addition, according to the plat thereof as recorded in Plat Book 4, page 11, Public Records of Monroe County, Florida.

The owners desire to divide the property into 2 parcels.

Newly created parcel A as seen in Exhibit B would legally be described as follows:

The South 1/2 of Lot 47, Block 5 in AMENDED PLAT KEY COLONY BEACH FIRST ADDITION, as recorded in Plat Book 4, at Page 11, of the Public Records of Monroe County, Florida, together with an easement over the following described part of the North 1/2 of Lot 47 Block 5 existing above an elevation of 14.90 Feet NGVD 1929 and more particularly described as follows:

Commencing at the Northwest corner of said Lot 47 in Block 5 thence run N 77°51'00" E along the North line of said Lot 47 for 22.50 Feet; thence run S 12°09'00" E for 14.25 Feet to the Point of Beginning of the herein described Easement; thence continue S 12°09'00" E for 23.25 Feet to the centerline of said Lot 47; thence run N 77°51'00" E along the line dividing the North half from the South half of Lot 47 for 55.90 Feet; thence run N 12°09'00" W for 23.20 Feet; thence run S 77° 54'06" W for 55.90 Feet back to the Point of Beginning.

Newly created parcel B as seen in Exhibit C would be legally described as follows:

The North 1/2 of Lot 47, Block 5 in AMENDED PLAT KEY COLONY BEACH FIRST ADDITION, as recorded in Plat Book 4, at Page 11, of the Public Records of Monroe County, Florida, together with an easement over the following part of the South 1/2 of said Lot 47 more particularly described as follows:

Commencing at the Southwest corner of said Lot 47 in Block 5 thence run N 77°51'00" E along the south line of Lot 47 for 26.00 Feet; thence run N 12°09'00" W for 18.40 Feet to the Point of Beginning; thence continue N 12°09'00" W for 19.10 Feet to the dividing line between the North 1/2 and the South 1/2 of said Lot 47; thence run N 77°51'00" E for 52.40 Feet; thence run S 12°09'00" E for 19.30 Feet; thence run S 78°04'07" W for 52.40 Feet back to the Point of Beginning, the entire easement area is below elevation 14.90 Feet NGVD 1929.

Easement Agreement

1. Easement and Maintenance. Parcel A and Parcel B hereby grant an easement for the parties. Easement is the following ways:

- a. The current structure may remain in its current location with the upstairs dwelling unit owned by the owner of Parcel A and the downstairs dwelling unit owned by the owner of Parcel B.
- b. The parties will mutually share the expenses of maintaining the exterior walls, roof, floor dividing the two dwelling units and will sign off on any necessary permits to make such repairs.
- c. Each party agrees the air conditioning handlers and utilities will remain in their current location and each party shall have reasonable access to the parcel owned by the other part to make any repair to the air conditioning, water, sewer , and electrical, and internet lines.
- d. The parties will mutually share the expenses of maintaining the water, sewer, electric, and the two dwelling units and will sign off on any necessary permits to make such repairs.
- e. The owners of Parcel A and Parcel B shall only park their vehicles, trailers, or RVs wholly within the parcel they own.
- f. The owners of Parcel A and Parcel B shall only dock their vessels adjacent to the parcel they own.

2. Cost of Enforcement. In any litigation, including breach, enforcement or interpretation, arising out of this Agreement, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs and expenses.

3. Notices. All notices or other communications required or permitted to be given hereunder shall be in writing and shall be deemed received: ten days after depositing in the U. S. Mail, by certified mail, return receipt requested to the last address of the party receiving the notice provided to the other party.

4. Governing Law. This Agreement and the rights and obligations of the parties hereto shall be governed by and construed and enforced in accordance with the laws of the State of Florida and shall be performable in Monroe County, Florida.

5. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto and shall run with the land.

6. Counterparts. This Agreement may be executed in counterparts, each of which, when executed and delivered, shall be an original, but such counterparts shall together constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first above written.

Witness #1

By: Pedro L. Amador

Witness #2

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of May, 2026 by Pedro L. Amador company who is personally known or has produced a driver's license as identification.

Notary Public, State of Florida
Printed Name: _____
My Commission Expires: _____

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first above written.

Witness #1

By: Pedro Amador

Witness #2

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of Marh, 2026 by Pedro Amador, who is personally known or has produced a driver's license as identification.

Notary Public, State of Florida
Printed Name: _____
My Commission Expires: _____

SKETCH OF SURVEY

SCALE: 1" = 20'

CANAL

LOCATION MAP

SCALE: N.T.S.
SEC. 5, T. 66 S, R. 33 E.

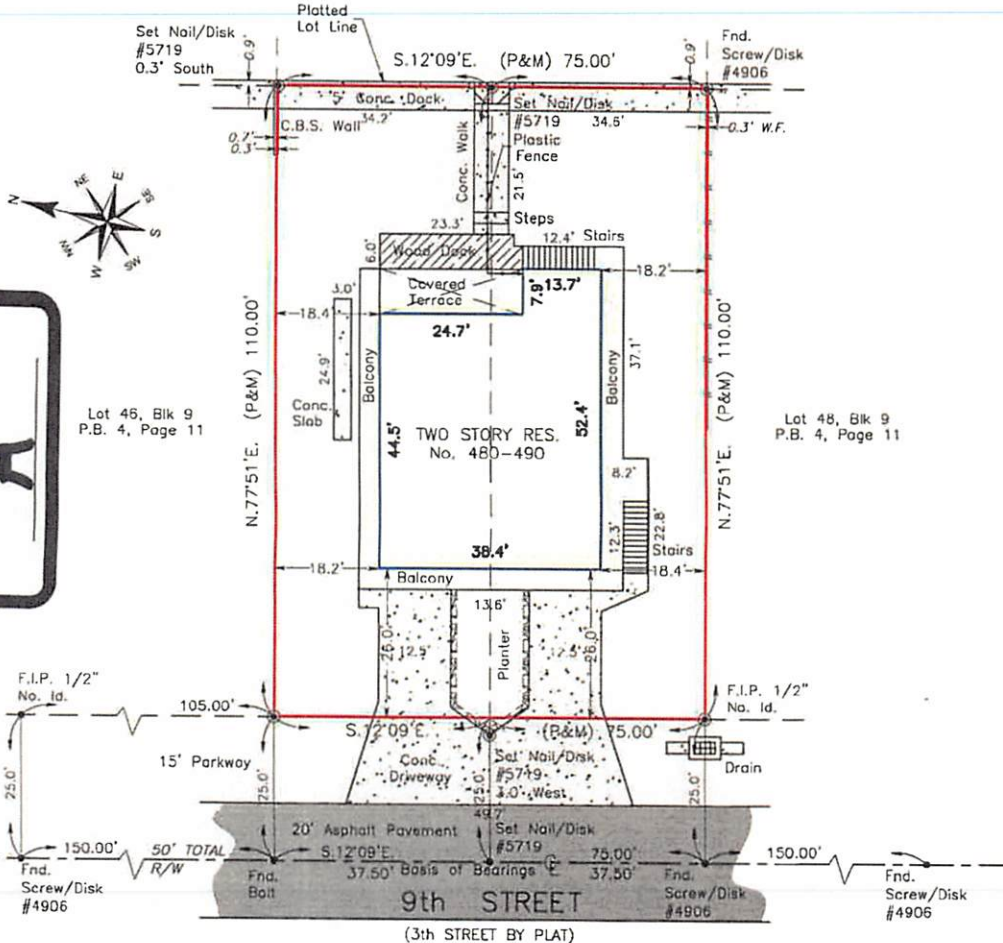


EXHIBIT
A

Lot 46, Blk 9
P.B. 4, Page 11

Lot 48, Blk 9
P.B. 4, Page 11

LEGAL DESCRIPTION:

Lot 47, Block 5 in AMENDED PLAT KEY COLONY BEACH FIRST ADDITION, According to the Plat thereof, as recorded in Plat Book 4, at Page 11, of the Public Records of Monroe County, Florida.

NOTES:

- Land 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: SOUTHSTAR PROPERTY & INVESTMENT, LLC, 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.



Digitally signed by
56874e7e-609f-4f1a
-af94-4c358897279e
Date: 2026.04.13
12:50:44 -04'00'

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.

ABBREVIATIONS & LEGEND

- | | | | | | | |
|--|---|--|--|--|---|---|
| <p>A 3 = ALUMINUM SHED
AC = AIR CONDITIONING PAD
BLK = BLOCK
BM = BENCH MARK
B/D = BENT DRAIN
C 3 = CATCH BASIN
C 8 = CONCRETE BLOCK STRUCTURE
C 9 = CURB & GUTTER
C 5 = CONCRETE SLAB</p> | <p>EL = ELEVATION
CL = CLEAR
CONC = CONCRETE
CH = CHORD DISTANCE
E T P = ELECTRIC TRANSFORMER PAD
ENC = ENCROACHMENT
F F E = FINISHED FLOOR ELEVATION
F I = FIBER OPTIC
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
L P N = LIGHT POLE DISTANCE
M O S = MAINTENANCE & DIMENSION PAINT
M S = METAL SHED ON CONCRETE
M S D = MEASURED</p> | <p>MH = MANHOLE
M H W L = M H AN HIGH WATER LINE
N O I D = NO IDENTIFICATION NUMBER
N T S = NOT TO SCALE
O E L = OVERHEAD ELECTRIC LINE
O R B = OFFICIAL RECORDS BOOK
P A T = PLAT BOOK
P C P = PERMANENT CONTROL POINT
P D = PADE</p> | <p>PL = PLANTER
P O B = POINT OF BEGINNING
P O C = POINT OF COMMENCEMENT
P O E = POINT OF EQUIPMENT
P R M = PERMANENT REFERENCE MONUMENT
R = RANGE
R = RADIAL
R A W = RIGHT OF WAY
S E C = SECTION</p> | <p>REC = RECORDED
RES = RESIDENCE
S I P = SET IRON PIPE NO. 155718
S N = SET NAIL NO. 155718
T = TOWNSHIP
U E = UTILITY EASEMENT
U P = UTILITY POLE
V G = VALLEY GUTTER
W = CENTRAL ANGLE</p> | <p>S = CENTER LINE
S M = MONUMENT LINE
P L = PLAT
P M = PLAT AND MEASURE
C B S = WALL
C L F = CHAIN LINK FENCE (C L F)
D = DISTINGUISH ELEVATION
D = DISTINGUISH ELEVATION
W F F = WOOD FENCE (W F F)</p> |
|--|---|--|--|--|---|---|

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: 07-24-2025 SCALE: 1" = 20' FB: 144 PG: 42

PREPARED FOR: SOUTHSTAR PROPERTY & INVESTMENT, LLC.
ADDRESS: 480 - 490 9th STREET, KEY COLONY BEACH, FLORIDA, 33051.

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM	ZONE	BASE ELEVATION
125121	1382	K	02-18-2005	AE	6

CLOSURE AT LEAST 1:7500 DRAWN BY: J.M. DRAWING No. 26-10201

SKETCH OF SURVEY

SCALE: 1" = 20'

CANAL

LOCATION MAP

SCALE: N.T.S.
SEC. 5, T. 66 S, R. 33 E.

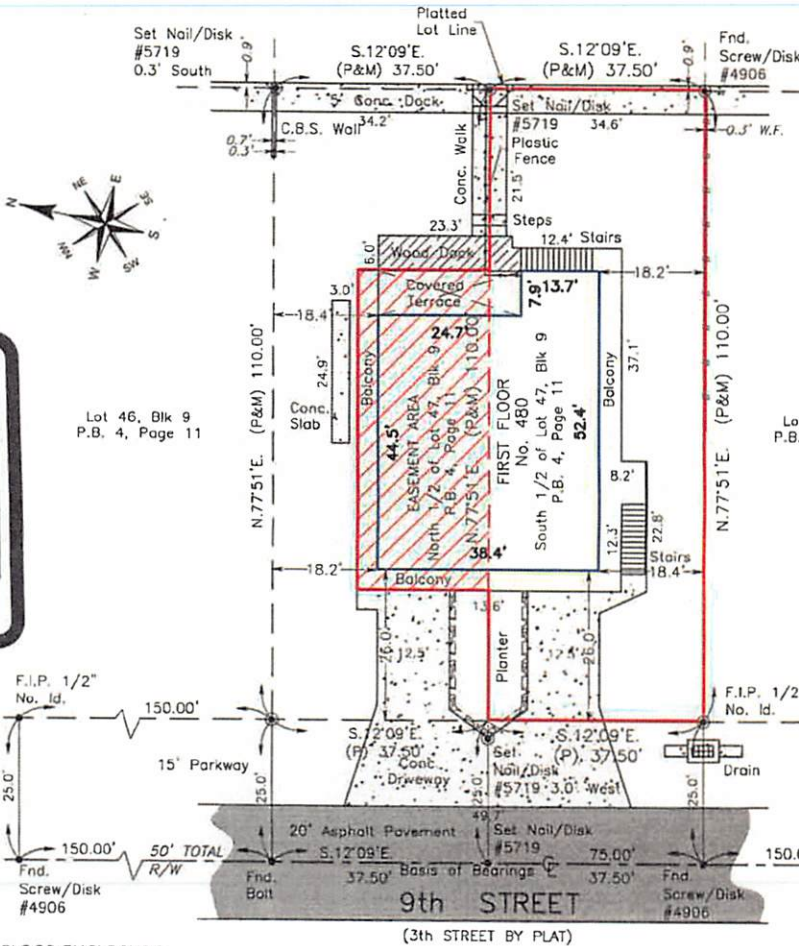


EXHIBIT B

Lot 46, Blk 9
P.B. 4, Page 11

Lot 48, Blk 9
P.B. 4, Page 11

LEGAL DESCRIPTION:

The South 1/2 of Lot 47, Block 5 in AMENDED PLAT KEY COLONY BEACH FIRST ADDITION, as recorded in Plat Book 4, at Page 11, of the Public Records of Monroe County, Florida, together with and easement over the following described part of the North 1/2 existing above an elevation of 14.90 Feet NGVD 1929 and more particularly described as follows:
Commencing at the Northwest corner of said Lot 47 in Block 5 thence run N 77°51'00" E along the North line of said Lot 47 for 22.50 Feet; thence run S 12°09'00" E for 14.25 Feet to the Point of Beginning of the herein described Easement; thence continue S 12°09'00" E for 23.25 Feet to the centerline of said Lot 47; thence run N 77°51'00" E along the line dividing the North half from the South half of Lot 47 for 55.90 Feet; thence run N 12°09'00" W for 23.20 Feet; thence run S 77°54'06" W for 55.90 Feet back to the Point of Beginning.

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: SOUTHSTAR PROPERTY & INVESTMENT, LLC., 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.



Digitally signed by
56874e7e-609f-4f1a-
af94-4c358897279e
Date: 2026.04.13
12:45:17 -0400'

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: 07-24-2025 SCALE: 1" = 20' FB: 144 PG: 42

PREPARED FOR: SOUTHSTAR PROPERTY & INVESTMENT, LLC.
ADDRESS: 480 9th STREET, KEY COLONY BEACH, FLORIDA, 33051.

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM	ZONE	BASE ELEVATION
125129	1382	K	02-18-2005	AE	6
CLOSURE AT LEAST 1:7500			DRAWN BY: J.M.	DRAWING No. 26-10201 A	

- ABBREVIATIONS & LEGEND**
- A.S. - ALUMINUM SHED
 - AC - AIR CONDITIONING PAD
 - BLK - BLOCK
 - BM - BENCH MARK
 - MD - MOUNTAIN DIRT
 - C.B. - CONCRETE BLOCK STRUCTURE
 - C.G. - CURB & GUTTER
 - C.B. - CONCRETE SLAB
 - EL - ELEVATION
 - CL - CLEAR
 - CONC - CONCRETE
 - CH - CHORD DISTANCE
 - E.T.P. - ELECTRIC TRANSFORMER PAD
 - ENG - ENGINEERING
 - C.B. - CONCRETE BLOCK STRUCTURE
 - C.G. - CURB & GUTTER
 - C.B. - CONCRETE SLAB
 - F.N. - FOUND NAIL
 - F.N.D. - FOUND NAIL & DISK
 - F.R. - FOUND REBAR
 - N.T.S. - NOT TO SCALE
 - L.P. - LIGHT POLE
 - L.S.D. - LIGHT SIGN DISTANCE
 - M.D.E. - MAINTENANCE & DRAINAGE EASEMENT
 - M.S. - METAL SHED ON CONCRETE
 - W.C. - WALKWAY
 - W.H. - WALKWAY
 - W.H.W. - WALKWAY HIGH WATER LINE
 - W.H.W. - WALKWAY HIGH WATER LINE
 - N.T.S. - NOT TO SCALE
 - Q.S. - OVERHEAD ELECTRIC LINE
 - D.R. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.C. - PERMANENT CONTROL POINT
 - P.D. - PACE
 - PL - PLANTER
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - T.S. - TOWNSHIP
 - P.E. - PERMANENT REFERENCE MARK
 - R - RANGE
 - R - RANGE
 - R - RANGE
 - REC - RECORDED
 - REG - REGISTRY
 - S.I.P. - SET IRON PIPE No. 15579
 - S.B. - SET IRON No. 15578
 - T - TOWNSHIP
 - U.P. - UTILITY BASEMENT
 - U.P. - UTILITY POLE
 - V.G. - VALLEY GUTTER
 - W.F. - WOOD FENCE (W.F.)
 - C - CENTERLINE
 - M - MONUMENT LINE
 - F - FLAT
 - P.M. - PLAT AND MEASURE
 - C.E.S. - CHAIN LINE FENCE (C.F.P.)
 - O - OVERHEAD ELECTRIC
 - E - EXISTING ELEVATION
 - W - WOOD FENCE (W.F.)

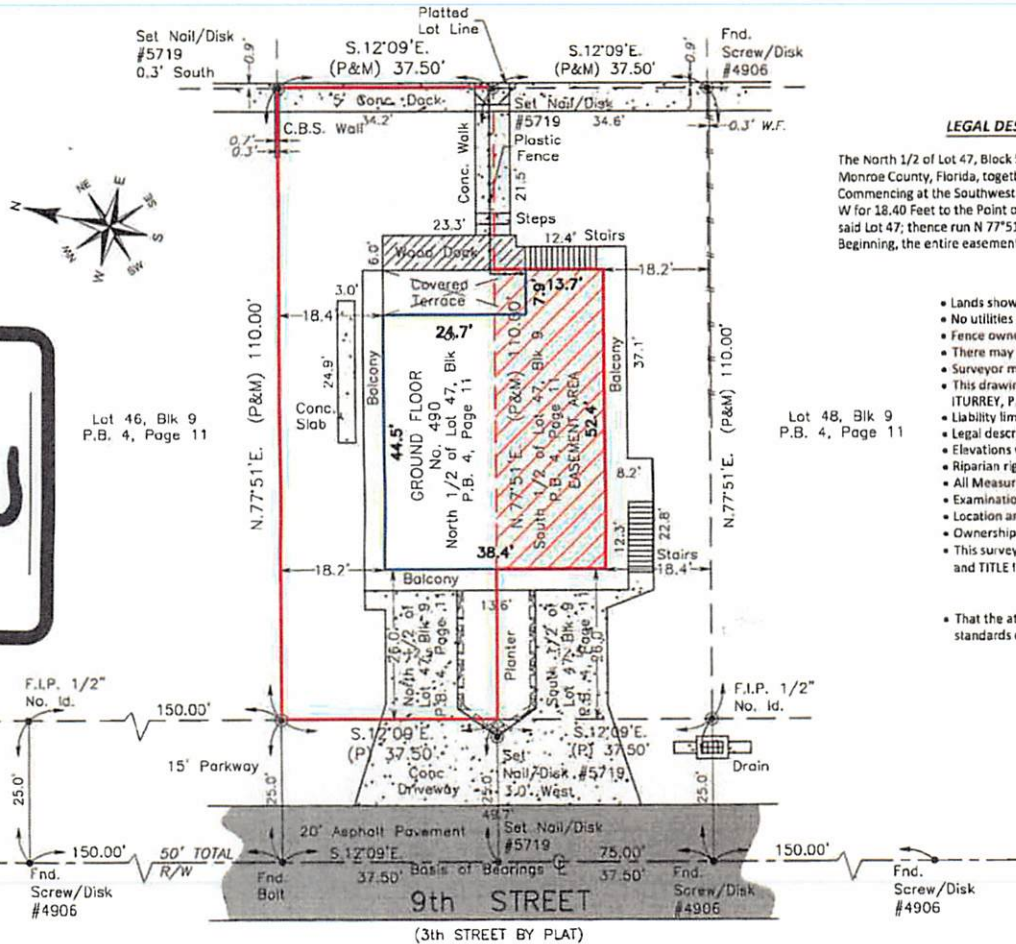
SKETCH OF SURVEY

SCALE: 1" = 20'

CANAL

LOCATION MAP

SCALE: N.T.S.
SEC. 5, T. 66 S, R. 33 E.



LEGAL DESCRIPTION:

The North 1/2 of Lot 47, Block 5 in AMENDED PLAT KEY COLONY BEACH FIRST ADDITION, as recorded in Plat Book 4, at Page 11, of the Public Records of Monroe County, Florida, together with and easement over the following part of the South 1/2 of said Lot 47 more particularly described as follows: Commencing at the Southwest corner of said Lot 47 in Block 5 thence run N 77°51'00" E along the south line of Lot 47 for 26.00 Feet; thence run N 12°09'00" W for 18.40 Feet to the Point of Beginning; thence continue N 12°09'00" W for 19.10 Feet to the dividing line between the North 1/2 and the South 1/2 of said Lot 47; thence run N 77°51'00" E for 52.40 Feet; thence run S 12°09'00" E for 19.30 Feet; thence run S 78°04'07" W for 52.40 Feet back to the Point of Beginning, the entire easement area is below elevation 14.90 Feet NGVD 1929.

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: SOUTHSTAR PROPERTY & INVESTMENT, LLC., 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.



Digitally signed by
56874e7e-609f-4f1a-
af94-4c358897279e
Date: 2026.04.13
12:42:26 -04'00'

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 I.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: 07-24-2025 SCALE: 1" = 20' FB: 144 PG: 42

PREPARED FOR: SOUTHSTAR PROPERTY & INVESTMENT, LLC.
ADDRESS: 450 9th STREET, KEY COLONY BEACH, FLORIDA, 33051.

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM	ZONE	BASE ELEVATION
125129	1382	K	02-18-2005	AF	5
CLOSURE AT LEAST 1:7500			DRAWN BY: J.M.	DRAWING No. 26-10201 B	

GROUND FLOOR ENCLOSURE

ABBREVIATIONS & LEGEND

- | | | | | | | |
|--|--|--|---|--|---|---|
| <p>A.S. = ALUMINUM SHED
ACK AIR CONDITIONING PAD
BLK = BLOCK
DM = BENCH MARK
B.O. = BOAT DOCK
C.B. = CATCH BASIN
C.S. = CONCRETE BLOCK STRUCTURE
CU = CURB & GUTTER
C.S. = CONCRETE SLAB</p> | <p>EL = ELEVATION
CL = CLASH
CDAC = CONCRETE
CH = CHORD DISTANCE
E.T. = ELECTRIC TRANSFORMER PAD
ENC = ENCLOSURE
F.F. = FINISHED FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.P. = FOUNDATION</p> | <p>F.F. = FOUNDATION
F.F.D. = FOUNDATION & DISK
F.W. = FOUNDATION
F.S. = FOUNDATION
L.P. = LIGHT POLE
L.P. = LIGHT POLE
L.P. = LIGHT POLE
M.D. = MANHOLE & DRAINAGE EASEMENT
M.H. = METAL SHED ON CONCRETE
M.B. = MEASURED</p> | <p>M.H. = MANHOLE
M.H. = METAL SHED ON CONCRETE
NO ID = NO IDENTIFICATION NUMBER
N.T.S. = NOT TO SCALE
C.E. = OVERHEAD ELECTRIC LINE
C.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG = PAGE</p> | <p>PL = PLANTER
POS = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PE = POOL EQUIPMENT
P.M. = PERMANENT REFERENCE MONUMENT
R = RANGE
R = RADIAL
R/W = RIGHT OF WAY
SEC = SECTION</p> | <p>REC = RECORDED
RES = RESERVE
S.I.P. = SET IRON PIPE NO. 15719
S.R. = SET ROD NO. 15719
T = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
V.G. = VALLEY GUTTER
V.C. = CENTRAL VALLEY</p> | <p>C = CENTERLINE
M = MEASUREMENT LINE
P = PLAT
P.M. = PLAT AND MEASURE
C.B.S. = C.B.S. WALL
C.S. = CHAIN LINK FENCE (C.I.F.)
U.E. = UTILITY POLE
E = EXISTING ELEVATION
W.F. = WOOD FENCE (W.F.)</p> |
|--|--|--|---|--|---|---|

City of Key Colony Beach

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



May 20th, 2026

To: The City of Key Colony Beach Board of Commissioners

From: The Key Colony Beach Planning & Zoning Board

Re: Discussion/Recommendation for Approval of a Dissolution of Title for 480/490 9th Street

The Planning & Zoning Board reviewed the applicant's request for a dissolution of Title for the property located at 480/490 9th Street. After discussion, the Board voted on the request as follows:


MOTION: Motion made by Lynne Benton to approve the separation of title. Vice-Chair Walsh seconded the motion.

FURTHER DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Final Recommendation: The Planning & Zoning Board recommends that the City of Key Colony Beach Board of Commissioners approve the request for the dissolution of title for the property located at 480/490 9th Street.


George Lancaster, Planning & Zoning Board Chair


Silvia Roussin, City Clerk