

# **AGENDA**

## **KEY COLONY BEACH CITY COMMISSION CONDEMNATION & DEMOLITION HEARING**

Thursday, June 23, 2022 – 9:30 A.M  
City Hall Auditorium & Virtually via Zoom Conferencing  
Zoom Meeting ID: 882 9157 9665 Passcode: 512062

### ***1. Call to Order, Pledge of Allegiance, Prayer, Roll Call***

### ***2. Swearing in of Witnesses***

### ***3. Citizen Comments and Correspondence***

### ***4. Agenda Additions, Changes, Deletions***

### ***5. Disclosure of 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 of 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 a particular issue is brought before the board; the Board Member should state on the record the existence of an ex-Parte communication, the nature of the communication, and the party who originated the ex-Parte communication. Similarly, any correspondence received by a board Member must be forwarded to the City Clerk. You should also state whether the ex-Parte communication affects your ability to impartially consider the evidence presented.*

### ***6. Condemnation & Demolition: 1000 West Ocean Drive – Owner: China Beach USA, LLC; Nikol Hazan***

*The City Administrator, Building Official, and City Attorney seek from the City Commission pursuant to Sections 6-41 and 6-42 of the City Code of Ordinances an order condemning the structure located at 1000 West Ocean Drive, previously declared a ‘dangerous building’ by the City Building Official and the City Code Board, and authorizing the City to effect the demolition and removal of the structure and authorizing the cost of same to be specially assessed as a lien against the land.*

- a. Presentation of Evidence & Testimony by City Attorney*
- b. Presentation of Evidence & Testimony by Owner*
- c. May 11, 2022 - Code Board Order*

### ***7. Commissioner Comments***

### ***8. Adjourn***

“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.