

AGENDA
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, April 19, 2023 - 9:30 a.m.

City of Key Colony Beach Temporary Meeting Place at the Key Colony Inn Banquet Room,
located at 700 W. Ocean Drive, Key Colony Beach, Florida 33051 &
Virtually via Zoom Conferencing <https://us02web.zoom.us/j/81130806274>

1. Call to Order, Pledge of Allegiance & Roll Call

2. Agenda Additions, Deletions, or Changes

3. Citizen Comments & Correspondence

4. Approval of Minutes: Planning & Zoning Board Meeting Minutes – January 18, 2023

5. Administration of Oath of Witnesses

6. Disclosure of Ex-Parte Communication

7. VARIANCE REQUEST: 260 9th Street, Shawn M. & Donna Saban Ogni

Applicant requests a variance to the City of Key Colony Beach Code of Ordinances Chapter 101, Section 26 (11), to allow the installation of a pool within the 10' setback to 5'. Current setback requirements are 10' feet.

a. Proof of Legal Publications & Affidavits of Mailing/Posting

b. Presentation of Variance Request – Building Department

c. Statement by Applicant

d. Applicant Questions & Responses

e. Post Hearing Questions

f. Planning & Zoning Board Recommendation

8. DEVELOPMENT AGREEMENT REQUEST by Garrison Bright Marina Inc, 300/400 Sadowski Causeway, Key Colony Beach:

Applicant requests approval of a Development Agreement pursuant Chapter 101 of Land Development Regulations Article XII, Section 101-176, seeking approval for redevelopment of an existing marina property. The project combines the two (2) properties located at 400 Sadowski Causeway and adjacent 300 Sadowski Causeway, Key Colony Beach into one property (the "Property") that will continue to operate a marina facility as its principal use. The proposed marina facility would comprise (a) a marina and ship store, (b) live-aboard vessel slips and other temporary docking facilities, (c) redevelopment of one (1) 3,894 sq. foot restaurant and (d) renovation of existing commercial 6,465 sq. ft building on the Property. New Restaurant will be tiki style construction and new finished floor will meet current flood zone regulations. The maximum height of structures on the property shall be 40 feet in accordance with building plans and permits issued by the City. The unified Property is zoned B-1 Neighborhood Business District and comprises approximately 1.75 acres with a maximum allowable density of 8 units per acre. The request was submitted by Greg Oropeza, Esq., Oropeza, Stones & Cardenas, 221 Simonton Street, Key West, Florida 33040.

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.

- a. Proof of Legal Publications & Affidavits of Mailing/Posting*
- b. Presentation of Development Agreement*
- c. Statement by Applicant*
- d. Discussion*
- e. Planning & Zoning Board Recommendation*

9. Discussion/Approval: Recommendation to the City Commission to amend the Schedule of Violations and Penalties as set forth in in Ordinance No. 2021-467 adopted October 28, 2021.

- a. Ordinance No. 2021-467*
- b. Schedule of Violations*

10. Other Business

11. Adjourn

The City of Key Colony Beach is inviting you to a scheduled Zoom meeting.

This meeting will be held virtually via Zoom and in person at the City of Key Colony Beach's Temporary Meeting Place at the Key Colony Inn Banquet Room, located at 700 W. Ocean Drive, Key Colony Beach, Florida 33051.

Join Zoom Meeting

<https://us02web.zoom.us/j/81130806274>

Meeting ID: 811 3080 6274

One tap mobile

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Meeting ID: 811 3080 6274

Find your local number: <https://us02web.zoom.us/j/81130806274>