

AGENDA
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, August 16, 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

[Zoom Login Information at the end of this Agenda](#)

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

2. Agenda Additions, Deletions, or Changes

3. Citizen Comments & Correspondence

4. Approval of Minutes:

- a. *Planning & Zoning Board Meeting Minutes May 17, 2023*
- b. *Planning & Zoning Board Meeting Minutes July 19, 2023*

5. Administration of Oath of Witnesses

6. Disclosure of Ex-Parte Communication

7. Appeal of Building Permit Denial Permit Application #B23-000027 1295 Coury Drive: Applicant appeals the decision of the Key Colony Beach's Building Official pursuant to Sec. 2-2, Sec. 6-14, and Sec. 101-170, for the denial of a building permit for the property located at 1295 Coury Drive, Key Colony Beach, Florida 33051.

- a. *Proof of Legal Publications*
- b. *Presentation of Building Permit Denial – Building Official/City Attorney*
- c. *Statement by Applicant/Representative*
- d. *Board Member Discussion/Questions*
- e. *Planning & Zoning Board Recommendation*

8. VARIANCE REQUEST(s):

A. 521 9th Street – Owners: Jane & Jim Walther: 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' on one side of the lot. 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*

B. 160 13th Street – Owner: Jennifer Goldstein: Applicant requests a variance to the City of Key Colony Beach Land Development Regulations Article IV. Sec. 101-26 (2), to allow the installation of a tiki hut with a maximum floor area of 192 square feet. Current maxim floor area: 80 square feet with maximum roof overhang of 18 inches.

- 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*

C. Sunset Park Tiki Hut – Owner: City of Key Colony Beach: Applicant requests a review and confirmation of no variance requirements to the City of Key Colony Beach Land Development Regulations Article III, Section 101-19, for the replacement of the current Tiki Hut with dimensions of 9' x 9', to a Tiki Hut with the dimensions of 15' x 20' at Sunset Park, Key Colony Beach, Florida 33051

- 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

9. Discussion/Recommendation: Review on Pool Side Setback Requirements to apply to all Zones of Key Colony Beach

- a. Ordinance No. 2023-483 Pool Side Setback Amendment May 8, 2023
- b. Recommendation by the Building Official

10. Discussion/Recommendation on attendance requirements of Alternate Planning & Zoning Board members.

11. Other Business

12. Adjourn

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

This Hearing will be held at the 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.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/89883145796?pwd=QVNpY1A4ZXViUGw4cnQ1OVNHRUVTUT09>

Passcode: 425108

Or One tap mobile:

+13052241968,,89883145796#,,, *425108# US

+19292056099,,89883145796#,,, *425108# US (New York)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 305 224 1968 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000

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