

**AGENDA**  
**KEY COLONY BEACH CITY COMMISSION PUBLIC HEARING VARIANCE REQUEST**  
**THURSDAY, JUNE 25, 2009 - 9:30 A.M.**  
**CITY HALL AUDITORIUM**

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

2. ***Introductory Statement***

Variance Request from Request from Orpheus Woodbury, 231 2<sup>nd</sup> Street – (Northern ½ of Lot 9, Block 2, Key Colony Beach Subdivision) for the following:

Applicant requests a variance to the Key Colony Beach Land Development Regulations, Article III. District Regulations, Section 101-12 R-2A Two dwelling unit residence district, Subsection (5) *Setbacks*, to install a room addition which would encroach into the 8.5 foot side setback by 2 feet 10 inches at the north side of the property. Proposed room addition will align with the existing wall and roof on the north side and the existing house wall and roof.

3. ***Proof of Publication, Affidavit of Mailing Notices - City Clerk***

4. ***General Standards for Granting a Variance: LDR 101-171(5)(a)***

Variances from the terms of this chapter shall be approved only if they will not be contrary to public interest. In order to recommend or authorize any variance from the terms of this chapter, all of the specific standards listed in LDR 101-171(5)(a) must be met. However, when all of the 5 conditions are not met, the planning & zoning committee may recommend and the city commission may make an exception and grant a variance when they believe that the granting of the variance will have minimum adverse effect on other citizens of Key Colony Beach or on the city. Approval of a variance under these conditions would require a favorable vote of 4/5 of the city commission. *This variance request was approved by the Planning & Zoning Committee, and met all six conditions, and requires a 3/5 vote of the commission for approval.*

5. ***Review of Variance Request***

- a. Disclosure of Ex Parte Communications - Commissioners
- b. Administration of Oath to Witnesses - City Clerk
- c. Presentation of Variance Request - Planning & Zoning Committee
- d. Statement by applicant if desired
- e. Planning & Zoning Committee Recommendation - City Clerk

6. ***Correspondence and Public Comments***

*Will be considered if they relate to the merits of the case.*

7. ***Commissioner Comments***

8. ***Motion to Approve, Deny, or Approve with Conditions***

If a person decides to appeal any decision made with respect to any matter considered at a hearing, 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.