

BOARD OF ADJUSTMENT

MINUTES

JUNE 26, 2013

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Park Lampson, Member
Laurie Vallett, Member
Gil Green, Member
David Littell, Member

ALSO PRESENT:

Anne Marr, Zoning and Permit Administrator
Mary Jo Murphy, Recording Secretary

Chairman Skipper began the meeting with the Election of Chair and Vice Chair.

Member Vallett made a motion that Chairman Skipper remain Chair and Member Lampson remain Vice Chair. The motion was seconded by Member Littell and unanimously approved by voice vote.

1. Minutes for Acceptance

In reference to the May 29, 2013 minutes, Case 20130014, Chairman Skipper requested to amend the minutes with a statement that, in his opinion, the case did not meet the hardship standards for a variance. Member Littell made a motion to approve the minutes of April 24, 2013. The motion was seconded by Member Vallett and unanimously approved by voice vote.

2. Public Hearings

Case 20130016: Property address is 7261 Bay Street (Baywaters Inn). Applicant requests a variance from Section 26.27(c)(1)&(2) of the Land Development Code to

permit the installation of a 37 square foot wall sign and locate it above the first floor exterior of the building.

Anne Marr, Zoning and Permit Administrator, stated that Baywaters Inn is a tourist lodging facility and they were requesting a variance to install an attached wall sign. Ms. Marr stated she had not received any phone calls on the request.

John Brooks Murray, 7261 #1 Bay Street, St. Pete Beach, Florida, 33706, explained to the Board that they wanted to replace an old sign with a new, tasteful wood sign suitable for the neighborhood.

John Michael, 7261 #1 Bay Street, St. Pete Beach, Florida, 33706, informed the Board there was no other suitable location for the sign and this sign would be smaller.

Chairman Skipper asked if there was anyone who wanted to speak on behalf of this application.

Clay Travis, 7305 Bay Street, St. Pete Beach, Florida, owner of the apartment building next door to the Baywaters Inn, spoke in favor of installing the new sign.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or against this application. There were no audience comments. Chairman Skipper closed the public hearing portion and asked for discussion from the Board.

Member Lampson made a motion that the application for Case 20130016 to be approved as written. The motion was seconded by Member Littell. An individual roll call vote was taken and the variance was unanimously approved.

Case 20130018: Property address is 610 Boca Ciega Isle Drive. Applicant requests a variance from Section 6.15 of the Land Development Code to permit a 8.0' and 6.0' tall fence within the required 20.0' waterfront rear yard setback.

Anne Marr, Zoning and Permit Administrator, stated the request for the variance was for a fence that was installed with a building permit from the City. It was after the issuance of the permit that the City determined they had issued this permit in error. Ms. Marr stated she had not received any phone calls or e-mails on the application.

Timothy McClain, 610 Boca Ciega Isle Drive, St. Pete Beach, Florida, stated he relied on the fencing company and the City when the fence was installed. Mr. McClain was surprised when the City's inspection revealed that the fence was not in compliance. Mr. McClain also commented he did not feel the \$500 public hearing fee was appropriate.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or opposed to this application. There were no audience comments. Chairman Skipper closed the public hearing portion and opened it up for Board discussion.

Timothy McClain, 610 Boca Ciega Isle Drive, St. Pete Beach, Florida, asked to speak again and added that three of his neighbors had no problems with the fence that was installed.

Member Littell made a motion that the application for Case 20130018 to be approved as written. The motion was seconded by Member Lampson and the variance was approved by a 4-1 roll call vote.

Case 20130019: Property address is 555 Gulf Way. Applicant requests a variance from Section 11.7 of the Land Development Code to permit the installation of covered parking (carports) to encroach 5.0' into the required 10.0' secondary front yard setbacks (5th & 6th Avenues) and encroach 2.5' into the required 20.0' rear yard setback.

Anne Marr, Zoning and Permit Administrator, stated the request was for a variance for the installation of covered parking. The subject property, Pointe Towers Condo Association, had existing carports that were damaged in a storm. Years ago this property was granted variances for carports, but since the structures were destroyed in a storm, the applicants have to reapply for the covered parking. Ms. Marr stated she had not received any objections but had an e-mail that stated there was a concern about the type of structure because of wind and the after effects of a storm. Ms. Marr added she did have a letter of authorization for Mr. Kerr to speak on behalf of the condo association.

Terrance Kerr, 555 Gulf Way, Unit 25, St. Pete Beach, Florida 33706, informed the Board that last year a tornado destroyed the carports. Therefore, they are requesting to replace the carports that were there before.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or opposed to this application. There were no audience comments. Chairman Skipper closed the public hearing portion and opened it up for Board discussion.

Member Vallett posed a question of how many carport spaces were there.

Terrance Kerr, 555 Gulf Way, Unit 25, St. Pete Beach, Florida 33706, advised the Board that there were 14 covered spaces but estimated there may be 15 spaces if they are approved.

Member Littell made a motion that the application for Case 20130019 to be approved as written. The motion was seconded by Member Lampson. An individual roll call vote was taken and the variance was unanimously approved.

Case 20130020: Property address is 108 – 6th Avenue. Applicant request variances from Section 3.10(b), Section 11.7(a)(3)&(4) and Section 6.14 of the Land Development Code to permit the construction of an addition to a non conforming structure that will encroach 11.0' into the required 20.0' rear yard setback and 1.0' into the required 4.0

side yard setback and residential ancillary equipment (A/C) that will encroach 9.0' into the required 16.0' rear yard setback

Anne Marr, Zoning and Permit Administrator, stated the request for a variance was for the construction of an addition to the rear of the structure and relocating an AC unit. Ms. Marr stated she had not received any phone calls, pro or con, on the application.

Richard E. Ham, 635 Riviera Bay Drive, N.E., St. Pete Beach, Florida, agent for David and Jennifer Lovell, advised the board that basically this was the only location available to acquire more room.

Jennifer Lovell, 108 6th Avenue, St. Pete Beach, Florida 33706, informed the Board that they loved Pass-A-Grille but they just needed a little more space.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or opposed to this application. There were no audience comments. Chairman Skipper closed the public hearing portion and opened it up for Board discussion.

Member Lampson made a motion that the application for Case 20130020 to be approved as written. The motion was seconded by Member Vallett. An individual roll call vote was taken and the variance was unanimously approved.

3. Adjournment

Chairman Skipper asked if there was any more business to discuss.

Anne Marr informed the Board, at this point, there would be two cases at the next month's meeting.

There being no further business before the board, the meeting was adjourned at 2:30 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 7/31/13

