

CITY OF ST. PETE BEACH
BOARD OF ADJUSTMENT MEETING MINUTES
May 26, 2021 2:00 P.M.

PRESENT: Michael Bomar
Jake Holehouse
Paul Skipper, Chair

EXCUSED: Sandie Lyman, Vice Chair
Denise Chase

STAFF PRESENT: Andrew Dickman, City Attorney
Ginny Bodkin, Deputy City Clerk
Lynn Rosetti Senior Planner
Brandon Berry, Planner II
Jordan Elmore, Zoning and Permit Tech

Chair Skipper called the meeting to order at 2:00 PM and led the Pledge of Allegiance.

The Deputy City Clerk swore in all individuals who would be speaking on agenda items.

1. Changes to the Agenda – City Attorney Andrew Dickman asked to move Item 5, Sunshine Law Presentation, to next month when more Board members are in attendance.
2. Audience Comments - There were no audience comments.
3. Approval of Minutes - a. 4/28/2021

Motion: Member Bomar moved and Member Holehouse seconded the approval of the minutes from the April 28, 2021 meeting; the motion carried unanimously.

4. Action Items -

- a. **Variance – 7201 Sunset Way (Case #21001)** - Request to install a freestanding sign that is a total of 10ft in height and that exceeds the maximum 5ft height allowed (LDC Sec. 26.37(d)).

Senior Planner Lynn Rosetti presented the Unnecessary and Undue Hardship Variance request for a double face sign of 40 square feet in area and 10 feet in height. Maximum allowable height in LDC is 5 feet. The presentation included exhibits including the zoning map, photographs of the site and surrounding area signage, conditions of approval and staff findings. Staff found the request reasonable and two (2) conditions if approved: 1) the sign would not be internally illuminated and 2) the Board would consider the materials used.

The City Attorney confirmed, per the Chair's inquiry, that approval of the request would require three votes in the affirmative; a majority of the five members, present or not, is always required.

Applicant/Owner Alon Varsha appeared and provided explanation of the necessity for the variance and his intentions to keep the signage aesthetically pleasing. He provided photographs of the old sign and renderings of the proposed sign.

Chair Skipper explained to the Applicant that three positive votes (all the Board members present) would be required for approval; one negative vote would deny the request. He offered the option to continue the request until a full Board is present.

The Applicant's agent, George Roviro, appeared and indicated the case should proceed today as the request is in compliance with codes except for pole height; he explained that signage needs to be visible to guests.

Ms. Rosetti stated that one letter was received in favor of the variance and sixty-six against. The Chair opened public comment.

Gary Canfield of 7100 Sunset Way, Envoy Point, commented that the property improvements have enhanced the neighborhood, but many of the Envoy Point residents are concerned that the sign height will create a precedent; they want to avoid increased lighting and signage.

Truman Lighthausser, resident of Envoy Point East Building, opined that the property improvements have increased the value of his property and many of his neighbors agree.

Hearing no further comment, Board discussion followed including adherence to City Codes, and the City Attorney explained that one variance does not set a precedent; each case is considered on its own merit.

Motion: Member Bomar moved and Member Holehouse seconded the approval of the Variance for Case #21001 including staff recommendations. The motion failed 2-1 for lack of Board majority.

The City Attorney added that another application may be made in six months unless there are substantial changes to the request.

b. Variance – 450 82nd Ave (Case #21021) - Request to encroach 1.2 feet into the required 6.7-foot side-yard setback for a single-family addition that will align with the existing home. (LDC Sec. 9.7 (a)(3))

Brandon Berry, Planner II, gave a detailed presentation for this Practical Difficulty Variance application which included the property survey, site plan, photographs, and staff findings. He stated that no communication was received for or against the request. Staff recommendation was for approval with the condition that gutters and downspouts be installed as part of the addition.

Applicant Tiffany Secka appeared to provide additional comment and to answer Board questions.

There were no letters received in favor of or against the variance and no one came forward for public comment; hearing none, the Chair opened Board discussion.

Motion: Member Bomar moved and Member Holehouse seconded the approval of the Variance for Case #21021, with staff recommendations; the motion carried 3-0.

c. Variance – 504 Pass-A-Grille Way (Case #21023) - Request to allow a 4.9-foot encroachment of new entry steps into the 5-foot secondary street (6th Ave) setback. (LDC Sec. 20.15)

Ms. Rosetti gave a detailed presentation of this Practical Difficulty Variance request to add an entry to the north side of the house where an existing chimney that has been damaged is located. The requested variance is to allow for entry steps to the landing and door. The property is part of the Pass-a-Grille Historic District/National Register of Historic Places. The Historic Preservation Board previously approved a Certificate of Approval and FEMA Floodplain Variance for the property and recommended approval of this variance. The staff recommendation was for approval.

Matt Schoeppe of Florencia Design Build appeared on behalf of Applicant to answer questions and provide additional details of the project and need for the variance; the proposed plan includes an awning over the steps.

There were no letters received in favor of or against the variance and no one came forward for public comment; hearing none, the Chair opened Board discussion.

Motion: Member Bomar moved and Member Holehouse seconded the approval of the Variance for Case #21023 as presented by the staff. The motion carried 3-0.

d. Variance – 410 81st Ave (Case #21037) - Request to replace an existing sunroom that encroaches to 10'-3" from the rear property line where 20' is required. (LDC Sec. 9.7(a)(4))

Mr. Berry presented full details of this Practical Difficulty Variance request to construct a 22'-6"x32'-6" sunroom and lanai addition that that will encroach into a required 20' rear setback by 9.7'. The sunroom fit in the same footprint as the existing one. The lanai addition is new. Mr. Berry provided photographs, a survey, site plans and staff findings. No communication was received for or against the variance. Staff found request reasonable and recommended approval.

Applicant Eric Burks of 410 81st Avenue appeared to provide information and answer questions. There was no public comment and the Chair opened Board discussion.

Motion: Member Bomar moved and Member Holehouse seconded the approval of the Variance for Case #21037 as presented by the staff. The motion carried 3-0.

5. Presentation: Sunshine Law and Public Records – This item will be continued until the June meeting, when all members are present.

6. Adjournment – Next Meeting 6/30/2021

Motion: Chair Skipper moved to adjourn, Member Bomar seconded at 3:02 PM.

These minutes were approved at the August 28, 2021 Board of Adjustment meeting.