

CITY OF ST. PETE BEACH
BOARD OF ADJUSTMENT MEETING MINUTES
October 27, 2021 2:00 P.M.

PRESENT: Paul Skipper, Chair
Sandie Lyman, Vice Chair
Jake Holehouse

EXCUSED: Michael Bomar
Denise Chase

STAFF PRESENT: Andrew Dickman, City Attorney
Amber LaRowe, 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 City Clerk swore in all individuals who would be speaking on agenda items.

1. Changes to the Agenda – There were no changes.
2. Audience Comments – There were none.
3. Approval of Minutes - a. 9/29/2021

Motion: Member Holehouse moved, and Vice Chair Lyman seconded the approval of the minutes from the September 29, 2021 meeting; the motion carried unanimously.

4. Action Items -

a. 2022 Board of Adjustment Meeting Dates

Motion: Vice Chair Lyman moved, and Member Holehouse seconded the approval of the meeting schedule for 2022. The motion carried 3-0.

- b. Variance - 460 59th Ave (Case No. 21071)** Request to construct a 15'x30' residential addition that is proposed to encroach into the required 59th Avenue front setback area by 10 feet (20 feet required).

Brandon Berry, Planner II, reviewed a detailed presentation and staff analysis on the variance request, which included photographs, zoning information, and other exhibits; the presentation will become part of these minutes. One letter in opposition was received.

Staff recommendation was to deny the request, as their findings were that the addition would appear to cause the home to encroach substantially closer to the street than most other homes on similar lots along the block and create a larger development than present on most lots of similar sizes along 59th. It also appears that an addition of the size proposed for use of vehicle storage

space could possibly be accommodated at the front of the site without the need for a variance. Mr. Berry read the two staff-recommended conditions, should the Board approve the variance.

Applicant/Owner Tyler Roshau and Marta Neumann, representative for the Applicant's General Contractor, appeared and provided additional details.

Chair Skipper advised the Applicant that a consensus vote requires a majority of Board members (3). As only three members were present, all would need to vote for approval, or the request would be denied. If denied, there would be a six-month waiting period to reapply. The Applicant could opt to continue his request to the next meeting, when the other two members may be present. Mr. Roshau indicated that he would prefer to continue.

Motion: Vice Chair Lyman moved, and Member Holehouse seconded the continuance of the Variance for Case #21071 to the November 17, 2021 meeting; the motion carried 3-0.

- c. Variance - 6850 Bay St (Case No. 21076)** Request to allow the installation of a 6.0 foot fence in the front yard setback area around the existing pool area of the property where maximum fence height allowed is 4.0 feet.

Jordan Elmore, Planning and Zoning Tech, reviewed a detailed presentation on the variance request, which included photographs, zoning information, staff analysis, and other exhibits; the presentation will become part of these minutes. One phone call was received in support of the application.

Applicant Lynn Jacobsen Breul appeared to provide additional details. Chair Skipper advised the Applicant of the same option to continue as the previous Case 21071. She opted to proceed with the three members present.

There was no public comment and the Chair opened Board discussion.

Motion: Member Holehouse moved, and Vice Chair Lyman seconded the approval of the Variance for Case #21076 as presented; the motion carried 3-0.

- d. Variance - 1805 Pass-A-Grille Way (Case No. 21072)** Request to construct a residential dock that is proposed to be 30 feet in length (25 feet allowed) and to be located 9.58 feet from the left side riparian setback and 9.08 feet from the right-side riparian setback (12.5 feet required on each side). Staff recommends Partial Approval of this request to exceed the allowable length.

Senior Planner Lynn Rosetti's detailed presentation of this variance request included a staff analysis of the request with photographs, zoning, surveys and other exhibits. The presentation will become part of these minutes. One letter of objection was received.

Staff found that the request was not the minimum for reasonable use and that although the variance request to length was not dissimilar to that of the abutting properties, a 25-foot dock structure could support a boat lift, and the variance to the dock width could be eliminated by narrowing the width of the dock walkout to 5 feet in width. Staff recommendation was for denial of the request.

General Contractor Domonic Colutes appeared on behalf of the Applicant. Chair Skipper again advised the Applicant, William Adams, that due to the presence of only three Board members, all three would have to vote affirmatively for approval to be given. He opted to continue.

Motion: Vice Chair Lyman moved, and Member Holehouse seconded the continuance of Case #21072 to the November 17, 2021 meeting. The motion carried 3-0.

- e. **Case Continued until 11/17/2021. Variance - 6800 Gulf Blvd (Case No. 21075).** Request to allow an abandoned nonconforming freestanding sign that is proposed to remain in a manner that encroaches into the required front setback area by 3.21 feet.

Motion: Member Holehouse moved, and Vice Chair Lyman seconded to move Case #21075 to the November 17, 2021 meeting. The motion carried 3-0.

5. Adjournment – Next Meeting 11/17/2021

Motion: Vice Chair Lyman moved and Member Holehouse seconded adjournment at 2:38 PM.

These minutes were approved at the November 17, 2021 Board of Adjustment meeting.