

BOARD OF ADJUSTMENT MEETING

MINUTES

JULY 29, 2015

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
David Littell, Vice Chairman
Sandie Lyman, Member
George Scribano, Member
Laurie Vallett, Member

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Chelsey Welden, Planner II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

The following change was made to the agenda:

Ms. Welden noted during the June Board of Adjustment meeting, Case 20150042 was continued. The case was not listed on the July agenda, and the case will be re-advertised for the August meeting on 8/26/15.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 6/24/2015

Member Vallett made a motion to approve the minutes of June 24, 2015 as presented. The motion was seconded by Vice Chairman Littell and unanimously approved by a voice vote.

Public Hearings

Case 20150027: 5800 Gulf Boulevard

Applicant requests variances related to the establishment of an off-premise parking lot: (1) variance to Section 22.4(c)(1) of the St. Pete Beach Land Development Code (LDC) requiring plants to be of a certain height and width at planting; (2) variance to Section 22.7(a)(1) of the LDC requiring the entire length of the property frontage to be landscaped with a minimum depth equal to 10% of the adjacent right-of-way; (3) variance to Section 22.8(d)(6) of the LDC requiring a landscape buffer between commercial properties; and (4) variance to Section 22.7(b) requiring a landscape strip around all vehicular use areas where they abut a property line.

Ms. Welden announced Case 20150027 and gave background information to the Board members. Staff's opinion was to recommend approval of the proposed variances. Ms. Welden offered to answer any questions from the Board. There were no questions posed by Board members.

Chairman Skipper asked Ms. Welden if there were any letters of objection. Ms. Welden replied there were no letters of objection received.

Chairman Skipper asked the applicant to come forward and state his name and address.

Tim Bogott, Tradewinds, gave details of the case to the Board, presented a site plan and requested a variance to the closure of a dumpster. Mr. Bogott offered to answer any questions from the Board. There were no questions from the Board members.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant. There were no comments.

Chairman Skipper asked if anyone would like to speak against the proposal. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

There was discussion among the Board members in regard to Case 20150027.

Member Vallett made a motion to approve variance application 20150027 with the condition of an 18-month timeframe. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

Case 20150038: 5402 Leilani Drive

Applicant requests a variance to Section 6.13 of the LDC to permit the construction/extension of a pool deck that would encroach 5.0' into the 20.0' required rear yard setback.

Ms. Welden announced Case 20150038 and informed the Board members the details of the case. Staff's opinion was to recommend approval of the case.

Chairman Skipper asked for audience comments on behalf of the applicant. There were no audience comments.

Chairman Skipper asked Ms. Welden if there were any letters of objection to the variance, and Ms. Welden replied no.

Josette Stevens, 5402 Leilani Drive, owner, spoke in support of the case.

Chairman Skipper asked for audience comments for or against the case. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board.

There was discussion among the Board in regard to Case 20150038.

Vice Chairman Littell made a motion to approve variance application 20150038. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

Case 20150047: 103 7th Avenue

Applicant requests (1) variance to Section 6.22(d) of the LDC to allow a 3.0' roof eave encroachment on the west side yard in lieu of the maximum 2.0' permitted; and (2) variance to Section 6.13(c)(5) of the LDC to permit a trellis encroachment of 12.7' into the required 20.0' front yard setback.

Ms. Welden announced Case 20150047 and informed the Board the property had received a recommendation for approval from the Historic Preservation Board for both variances. Ms. Welden gave background information to the Board. Staff recommended approval to the Board.

Chairman Skipper asked for audience comments on behalf of the applicant.

Ralph Lickton, 1706 Pass-A-Grille Way, St. Pete Beach, Florida 33706, represented Alan Stalb, owner of the property. Mr. Lickton gave detailed information and presented drawings in regard to the variances for Case 20150047.

Chairman Skipper asked for audience comments on behalf of the applicant. There were no comments.

Chairman Skipper asked if there were letters of opposition to the case. There were no letters of opposition.

Chairman Skipper asked for audience comments in opposition to the case. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board.

There was discussion among the Board in regard to Case 20150047.

Member Lyman made a motion to approve Case 20150047. The motion was seconded by Member Vallett and was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

Case 20150049: 7525 Blind Pass Road

Applicant requests variances to the following Sections of the LDC related to the establishment of an artist studio: (1) Section 22.6(c) which requires a change in use to come into full compliance with the landscaping requirements; (2) Section 22.7(c) requiring 20 sq. ft. of interior landscaping per parking space; (3) Section 22.7(d) requiring shade trees to be placed every 50 linear ft. along pedestrian walkways; (4) Section 22.8(c) requiring a landscape buffer along all "A" streets; (5) Section 22.10(a) requiring all landscaped areas to include in-ground irrigation; (6) Section 23.5 to permit 10 parking spaces in lieu of the required 16 spaces; (7) and Section 39.10 requiring landscaping along 76th Ave and landscaping, pedestrian amenities, and lighting along Blind Pass Rd.

Ms. Welden announced Case 20150049 and gave background information to the Board. Staff recommended approval with the following performance criteria incorporated:

- 1) Replace all crushed shell along Blind Pass Road with a shrub approved by the City and FDOT, no less than 24 inches tall at planting.
- 2) Pedestrian amenities and lighting along Blind Pass Road pursuant to Section 39.10 of the LDC.
- 3) A parking agreement with another property owner to secure at least 10 parking spaces for the site, pursuant to the off-site parking requirements in Section 23.8 of the Land Development Code.

There was discussion among the Board and Staff in regard to the suggested parking agreement from Staff.

Chairman Skipper asked the applicant to come forward and state his name and address.

Luis Alatorre, 7051 South Shore Drive, Pasadena, Florida, applicant, spoke in favor of the case.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant.

Taryn Lumia, 2629 Brandywine Drive, Clearwater, Florida 33761, music teacher and performing arts director, spoke on behalf of Luis Alatorre in support of opening a performance arts academy.

Leonard Stamos, 2491 East Vina Del Mar Boulevard, owner of Lenny's Surf Shop, spoke positively in regard to the current parking arrangement and the proposed case.

Lisa Scamardella, 5950 Pelican Bay Plaza #704, Gulfport, Florida 33707, friend, spoke in favor of the case.

Chairman Skipper asked for audience comments to speak on behalf of the applicant or in opposition of the applicant. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board.

Member Lyman made a motion to approve Case 20150049 with no parking requirement. The motion was seconded by Member Vallett.

Chairman Skipper asked for Board discussion. Member Vallett asked for clarification that the motion included the landscaping requirement. Member Lyman verified that the landscaping will be required but the parking requirement will not be required.

The motion was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

4. Adjournment

Ms. Welden advised the Board there were three cases scheduled for the August meeting on August 26, 2015.

There being no further business before the Board, the meeting was adjourned at 3:11 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 8/26/15