

CITY OF ST. PETE BEACH
BOARD OF ADJUSTMENT MEETING MINUTES
December 15, 2021 2:00 P.M.

PRESENT: Paul Skipper, Chair
Sandie Lyman, Vice Chair
Michael Bomar
Denise Chase
Jake Holehouse

STAFF PRESENT: Andrew Dickman, City Attorney
Amber LaRowe, City Clerk
Wesley Wright, Planning Manager
Lynn Rosetti Senior Planner
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 – Planning Manager Wesley Wright stated that the application for Item 4a. (Case No. 21086) was withdrawn by the applicant and Item 4b. (Case No. 21071) is continued to a future date. Advertising and noticing regulations will be followed when a new date is determined.

2. Audience Comments – There were none.

3. Approval of Minutes - a. 11/17/2021

Motion: Vice Chair Lyman moved, and Member Holehouse seconded the approval of the minutes from the November 17, 2021 meeting; the motion carried unanimously.

4. Action Items -

- a. **Variance - 1207 Gulf Way (Case No. 21086) Withdrawn by Applicant.** This Case was continued from 17 November 2021. Request to construct a swimming pool and spa (13'x25') and related pool deck that are proposed to encroach into the required Gulf Way 20-foot setback area by 12 feet (LDC Sec. 6.13(c)(2)(3).

This application was withdrawn by the Applicant.

- b. **Variance - 1805 Pass-A-Grille Way (Case No. 21072)** This Case was continued from 17 November 2021. 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).

This case has been continued.

- c. **Variance - 242 71st Ave (Case No. 21089)** Request to install a 6-foot tall fence on the east side of the property, along Bay Street, where 4 feet is allowed.

Planner Jordan Elmore reviewed the presentation and exhibits for this Practical Difficulty Variance; the presentation will become part of these minutes. Staff found that the request to be reasonable and recommended approval. The Applicant was present but did not speak. There being no further public comment, the Chair opened Board discussion and deliberation.

Motion: Member Chase moved, and Member Holehouse seconded the approval of the variance for Case 21089 to allow for the construction of a 6-foot tall fence where 4 feet is allowed. The motion carried 5-0.

- d. Variance - 2191 E Vina Del Mar Blvd (Case No. 21088)** Request to construct a residential boatlift to the left of the dock head that is proposed to be 84 feet from the seawall (49 feet allowed). The existing dock is to be rebuilt in the Page 1 of 124 2 previously permitted footprint.

Senior Planner Lynn Rosetti reviewed the presentation and exhibits for this Unnecessary and Undue Hardship Variance; the presentation will become part of these minutes. Staff found the request to be in harmony with the purpose and intent of the Land Development Regulations and recommended approval of the variance. Applicant Peter Eagleson and Tyson Rawson of Marine Edge Construction, 4790 95th St. N., St. Pete, appeared to provide additional information. There being no further public comment, the Chair opened Board discussion.

Motion: Member Chase moved, and Vice Chair Lyman seconded the approval of Variance Case 21088 to allow the residential boatlift to the left of the dock head that is proposed to be 84 feet from the seawall. The motion carried 5-0.

City Attorney Andrew Dickman asked for a short recess at 2:18 PM for a discussion with staff prior to the following item. The meeting reconvened at 2:28 PM.

- e. Variances - 3400 Gulf Blvd (Case No. 21073)** Request by The Don CeSar Hotel to construction a one-story ballroom addition (90 feet x 108 feet approx.) on the north side of the hotel.

City Attorney Dickman stated that an outdated plan was submitted in the meeting packet and recommended that in an abundance of caution, this case be continued to the January 26, 2022 meeting. Attorney Katie Cole of Hill, Ward, Henderson, 600 Cleveland St. Clearwater appeared on behalf of the Applicant and agreed to the continuance to January as newer plans have been submitted.

Motion: Vice Chair Lyman moved, and Member Bomar seconded to continue Case 21073 to the January 26, 2022 meeting. The motion carried unanimously.

5. Adjournment – Next Meeting 1/26/2022

Motion: Member Holehouse moved and Member Bomar seconded adjournment at 2:30 PM.

These minutes were approved at the January 26, 2022 Board of Adjustment meeting.