

BOARD OF ADJUSTMENT MEETING

MINUTES

AUGUST 26, 2015

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Sandie Lyman, Member
George Scribano, Member
Laurie Vallett, Member

ABSENT:

David Littell, Vice Chairman

ALSO PRESENT:

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

Chairman Skipper opened the meeting by informing the Board that a motion from the July meeting needed to be amended during the meeting.

2. Audience Comments

At this time Chairman Skipper asked for any audience comments not on the agenda. Hearing none, Chairman Skipper moved forward with the changes to the agenda.

1. Changes to the Agenda

Ms. Welden, Planner II, introduced the new Zoning Tech II, Mike Larimore, to the Board of Adjustment members.

Ms. Welden, Planner II, informed the board that a motion for Case #2015-0027 during

the July Board of Adjustment meeting needed to be amended. The motion was made by Member Vallett, and it was seconded by Member Lyman.

Member Vallett made a motion to approve Case #2015-0027 with the addition of a variance to Section 39.12 of the Land Development Code, with a condition of an 18-month duration. The motion was seconded by Member Lyman.

Chairman Skipper asked Staff if the case needed to be re-advertised. Ms. Welden replied that she had spoken with the City Attorney and verified this was the process to follow. Ms. Bryla, Community Development Director, commented it should be included in the minutes.

The motion was unanimously approved by a voice vote, (4 yeses – 0 nos).

Ms. Welden informed the Board that the applicant, Joseph W. Klingel, had submitted an e-mail request to continue Case #2015-0051 until the September 30, 2015 Board of Adjustment meeting.

Member Vallett made a motion to continue Case #2015-0051 until the September 30, 2015 meeting. The motion was seconded by Member Lyman.

Chairman Skipper informed the Board he would submit a conflict of interest form in regard to Case 2015-0051. Chairman Skipper recused himself and did not participate in voting.

The motion was unanimously approved by a voice vote, (3 yeses – 0 nos).

3. Minutes for Acceptance – 7/29/2015

Member Vallett made a motion to approve the minutes of July 29, 2015 as presented. The motion was seconded by Member Lyman and unanimously approved by a voice vote.

4. Public Hearings

I. Case 2015-0042: 1346 Boca Ciega Isle Drive

Applicant requests a variance to Section 9.7(a)(4) of the Land Development Code to permit the construction of an addition that will encroach 5.0' into the required 20.0' rear yard setback.

Ms. Welden announced Case 2015-0042 and gave background information to the Board members. Staff's opinion was to recommend approval of the proposed variance. Ms. Welden offered to answer any questions from the Board. There was a brief discussion between Chairman Skipper and Ms. Welden. There were no questions

posed by Board members.

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

E. Richard Waugh, 4792 Ridgemoor Blvd., Palm Harbor, Florida, explained the details of the amended plan for the fitness room.

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

Thomas Memering, 1346 Boca Ciega Isle Drive, St. Pete Beach, property owner, spoke to the Board in regard to the case and displayed a photograph of the subject area on the document camera for the Board.

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

Chairman Skipper asked if anyone would like to speak in opposition of the application. There were no comments.

Chairman Skipper confirmed with Staff that no letters of opposition were received in regard to this application.

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

Member Vallett made a motion to approve variance 2015-0042. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

II. Case 2015-0050: 3815, 3855, & 3859 Gulf Blvd

Applicant requests a variance to Section 6.11(d)(1) of the Land Development Code for a temporary use permit extension to December 31, 2015.

Ms. Welden announced Case 2015-0050 and informed the Board members the details of the case. Staff's opinion was to recommend approval of the case.

Chairman Skipper asked if the applicant was present. The applicant approached the podium. Chairman Skipper asked the applicant to state his name and address.

Chad Nelson, 309 39th Avenue, St. Pete Beach, was present on behalf of the property owner, Beth Morean, and spoke in support of the case.

Chairman Skipper asked for audience comments for or against the case. Chairman Skipper added there was a letter of objection to the variance. Hearing no audience comments, 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 2015-0050.

Member Vallett made a motion to approve variance 2015-0050. The motion was seconded by Member Scribano and was unanimously approved by an individual roll call vote, (4 yeases – 0 nos).

III. Case 2015-0051: 4945 Gulf Blvd

Applicant requests a variance to Section 26.38(a) of the Land Development Code to permit the continued use of a nonconforming sign that is 3.22' taller than the maximum 8.0'.

This case was continued until the September 30, 2015 Board of Adjustment meeting.

IV. Case 2015-0052: 199 21st Avenue

Applicant requests variance to Section 8.7(a) of the Land Development Code to permit the construction of a pool with a retaining wall and decking that will encroach 15.0' into the required 20.0' rear yard setback.

Ms. Welden announced Case 2015-0052 and gave background information to the Board. Staff recommended approval for the variance.

Chairman Skipper asked if the applicant was present. The applicant approached the podium. Chairman Skipper asked the applicant to state his name and address.

Hunter Booth, 146 Second Street North, St. Petersburg, FL 33701, landscape architect, was present on behalf of the applicant and spoke in support of the case.

Joe Moholland, 199 21st Avenue, St. Pete Beach, owner, thanked the Board members for considering the case.

Chairman Skipper asked if anyone would like to speak on behalf of the case for the applicant. There was no response.

Chairman Skipper asked if anyone would like to speak in opposition of the case. There was no response.

Chairman Skipper advised the Board there were no letters of objection received in regard to the case.

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 2015-0052.

Member Lyman made a motion to approve the variance for 2015-0052. The motion was seconded by Member Vallett. The motion was unanimously approved by an individual roll call vote, (4 yeases – 0 nos).

V. Case 2015-0053: 0 10th Avenue (vacant lot)

Applicant requests a variance to Section 11.7(a) of the Land Development Code to permit the construction of a new single-family residence that will encroach 11.4' into the required 20.0' front yard setback and 4.05' into the 7.05' required side yard setback.

Ms. Welden announced Case 2015-0053 and informed the Board members the details of the case. There was one letter of opposition to the case from a neighbor in regard to the AC units. Staff's opinion was to recommend approval of the front yard setback request but that the applicant considers relocating the AC equipment.

Chairman Skipper asked for audience comments from the applicant.

Erol Gunden, 0 10th Avenue, Florencia Design Build, spoke on behalf of the applicants, John and Gretchen Jones, in support of the case.

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

Chairman Skipper asked for audience comments in opposition of the applicant.

Eileen Guenther, 111 10th Avenue, St. Pete Beach, neighbor, spoke in opposition of the case in regard to the AC units.

Chairman Skipper asked if anyone else would like to speak.

Chris Core, 110 11th Avenue, St. Pete Beach, neighbor, requested to see renderings of the proposed building.

Chairman Skipper asked Ms. Welden to display the plans of the subject area on the document camera for the Board and audience. Ms. Welden complied.

There was discussion between the Board and Staff in regard to the details of Case 2015-0053.

Chairman Skipper asked the applicant to come forward again.

Erol Gunden, 0 10th Avenue, Florencia Design Build, spoke on behalf of their design professional because he was out of town. Mr. Gunden stated the design professionals' desire was to enhance the streetscape and provide maximum privacy to the adjacent neighbors.

Chairman Skipper asked if anyone else would like to speak on this issue.

Kate Curry, 1003 Gulf Way, spoke in support of the neighbors Mike and Eileen Guenther.

Chairman Skipper asked if anyone else would like to speak in regard to this case.

Mike Guenther, 111 10th Avenue, St. Pete Beach, neighbor, posed questions in regard to the plans and setbacks.

Ms. Welden reviewed the plans with Mr. Guenther.

Chairman Skipper asked if anyone else would like to speak in regard to this 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 2015-0053.

Member Lyman made a motion to approve Case 2015-0053 for the front setback and disapprove the side setback. The motion was seconded by Member Scribano and was unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

5. Adjournment

Chairman Skipper stated there was a continued case scheduled for the September meeting, and Ms. Welden informed the Board there were no other cases scheduled for the September 30, 2015 meeting.

There being no further business before the Board, the meeting was adjourned at 2:46 p.m.

Attest:


Rebecca C. Haynes, City Clerk


David Littell, Vice Chairman

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Minutes approved on:

9/30/15