

BOARD OF ADJUSTMENT MEETING

MINUTES

MARCH 30, 2016

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
David Littell, Vice Chairman
Sandie Lyman, Member
Tom DeYampert, Member

ABSENT:

Laurie Vallett, Member

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Rebecca Haynes, City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

Chairman Skipper asked for audience comments in regard to items that were not on the agenda. There were no audience comments.

3. Minutes for Acceptance – 2/24/2016

Member DeYampert made a motion to approve the minutes from the February 24, 2016 meeting. The motion was seconded by Vice Chairman Littell and unanimously approved by a roll call vote (4 yeses – 0 nos).

4. Public Hearing

I. Case 2015-0068: 3216 El Centro, #A – Applicants request a variance to Section 12.7(a) of the Land Development Code to allow for construction of an elevator and interior walkway within the required side yard setback.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was for the applicants to explore other options.

Chairman Skipper advised the board that the survey refers to this as a condominium association; therefore, everything outside the footprint of the building would be considered common area. Chairman Skipper commented to Staff that the correct applicant needs to be identified because if this is a condominium association, then the condo association should be the applicant. Ms. Bryla, Community Development Director, agreed with Chairman Skipper.

Chairman Skipper asked the applicants to come forward and to state their name and address.

Susanne Ward, 3216 El Centro Street, Unit A, homeowner, commented the President of the condo association was present for the meeting and stated they could apply in the name of the association if needed to do so.

Chairman Skipper asked if anyone would like to speak in opposition of the application.

Gary Chmielewski, spoke in opposition to the variance on behalf of Kathy Chmielewski, 3214 El Centro.

Chairman Skipper asked if anyone else would like to speak.

Michael Rauchway, 3216-C El Centro, St. Pete Beach, President of the condominium association, spoke in favor of the variance.

Chairman Skipper asked for any other comments from the audience.

Susanne Ward, 3216 El Centro Street, Unit A, homeowner, spoke further in favor of the variance.

Chairman Skipper asked for any other comments from the audience.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Vice Chairman Littell made a motion to continue Variance Case No. 20150068 and for the application to be made in the name of the

condominium association, if indeed this is common property. The motion was seconded by Member Lyman.

Member DeYampert inquired of City Staff if the applicant is the condominium association, would the process have to start once again. Ms. Bryla responded no and that the association would have to obtain an owner authorization to apply.

City Clerk, Rebecca Haynes, requested a date certain be included in the motion. Chairman Skipper replied it would be the next Board of Adjustment meeting, April 27, 2016. Chairman Skipper asked Member Lyman, who made the second, if she agreed, and Member Lyman replied affirmatively.

The motion was unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

II. Case 2016-0009: 2308 Sunset Way – Applicant requests a variance to Section 6.22(c) of the Land Development Code to allow for the installation of a decorative pergola within the required front yard setback.

Mike Larimore gave Staff's presentation to the board. Mr. Larimore commented that before the board meeting today the applicant provided two letters of support for the subject property. Mr. Larimore stated he will forward the letters to the Board of Adjustment members and the City Clerk. Staff's recommendation was for approval of the variance.

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

Jean-Claude Nageon de Lestang, 1611 59th Street South, Gulfport, Florida, West Central Design Build, general contractor, spoke in favor of the variance.

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.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Member DeYampert made a motion to approve Variance Case No. 20160009. The motion was seconded by Vice Chairman Littell. The motion was unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

III. Case 2016-0011: 2901 East Vina del Mar Blvd. – Applicant requests a

variance to Section 6.13(c) of the Land Development Code to allow for the construction of a pool within the required rear yard setback.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was for the applicants to explore alternative layouts regarding their request.

Chairman Skipper asked the applicants to come forward and to state their name and address.

Renee Benson, 2091 East Vina del Mar Boulevard, homeowner, spoke in favor of the variance.

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 in opposition of the application. There were no comments.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Vice Chairman Littell made a motion to approve Variance Case No. 20160011. The motion was seconded by Member Lyman.

Member DeYampert asked the applicant about the location of the pool equipment. Chairman Skipper asked the applicant to come forward to reply to Member DeYampert.

Renee Benson, 2091 East Vina del Mar Boulevard, homeowner, spoke in regard to the location of the pool equipment.

If the variance is approved, Chairman Skipper advised the applicant that the pool equipment could not be located in the setback on the side yards.

Mr. Larimore spoke in regard to the setbacks and the pool equipment. Mr. Larimore advised the board that the code allows for 4 feet of allowable encroachment in the front or rear yard setback for pool equipment.

At this time there was further board discussion in regard to the variance request.

The motion was approved by an individual roll call vote, (3 yeses – 1 no, Member DeYampert).

IV. Case 2016-0012: 6400 Gulf Blvd. – Applicant requests a variance to Section 26.35(a) of the Land Development Code to allow for the substantial improvement & reconstruction of legally nonconforming signs.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was for denial.

Chairman Skipper asked the applicants to come forward and to state their name and address.

David White, 10831 Canal Street, Largo, Florida, speaking on behalf of the owner of Pappy's Liquor, Mr. Madison, spoke in favor of the variance.

Richard Madison, 6461 3rd Palm Point, St. Pete Beach, Florida, owner of Pappy's Liquor, spoke in favor of the variance.

David White, 10831 Canal Street, Largo, Florida, speaking on behalf of the owner of Pappy's Liquor, Mr. Madison, spoke further in favor of the variance.

Richard Madison, 6461 3rd Palm Point, St. Pete Beach, Florida, owner of Pappy's Liquor, spoke further in favor of the variance.

David White, 10831 Canal Street, Largo, Florida, speaking on behalf of the owner Pappy's Liquor, Mr. Madison, spoke further in favor of the variance.

Member Lyman made a motion to approve Variance Case No. 20140012 in regard to the repair and lowering of the sign to the specifications as stated and as a legal nonconforming use; furthermore, approve the removal of the side sign on the building. The motion was seconded by Member DeYampert. The motion was unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

5. Adjournment

There being no further business before the board, the meeting was adjourned at 3:07 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 4/27/16