

BOARD OF ADJUSTMENT MEETING

MINUTES

JUNE 29, 2016

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

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

ALSO PRESENT:

Andrew Dickman, City Attorney
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

There were no audience comments.

3. Minutes for Acceptance – 5/25/2016

Member Bomar made a motion to approve the minutes from the May 25, 2016 meeting. The motion was seconded by Member DeYampert and unanimously approved by a roll call vote (5 yeses – 0 nos).

4. Public Hearings

- I. **Continuation of Case 2016-0018:** 6712 Gulf Blvd. – Applicant requests a variance to Section 23.5 of the Land Development Code to reduce the number of required parking spaces for a restaurant use.

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

Chairman Skipper asked the applicant to come forward.

Richard Myers, proprietor of Rick's Reef, spoke in regard to his request for a variance.

There was board discussion between the board, City Attorney Dickman and the applicant.

Chairman Skipper stated a continuance would be in order again. Chairman Skipper advised Mr. Myers of the following:

- have the City Attorney review his documentation
- obtain documents that are acceptable to the City
- bring the approved documentation back to the next Board of Adjustment meeting

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

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

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members to consider a continuation for 30 days.

Member DeYampert made a motion to continue Variance Case No. 2016-0018 for 30 days. The motion was seconded by Member Bomar. The motion was approved by an individual roll call vote, (5 yeases; 0 nos).

- II. **Case 2016-0042:** 293 Mar St. – Applicant requests a variance to section 8.7 of the Land Development Code to reduce the required rear yard setback from 20' to 9.4' to allow for the construction of an addition.

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

Chairman Skipper asked if the applicant was present.

John Allan, agent for the applicant, spoke in regard to adding a bedroom to the rear of the house.

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 to the variance.

Deborah Matthews, 2222 West Vina, spoke in regard to the height of the addition to the property and the possible effect to her neighboring property.

Chairman Skipper asked if anyone else would like to comment.

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

Member Lyman made a motion to approve the request for Variance Case No. 2016-0042. The motion was seconded by Member Bomar. The motion was approved by an individual roll call vote, (5 yeses; 0 nos).

There was board discussion in regard to a memo from City Attorney Dickman to the Board of Adjustment members referencing the criteria for granting variances. City Attorney Dickman stated he would speak to the City Manager in regard to adopting new legislation that allows for minor encroachments, setbacks, pools, HVAC issues, parking, etc.

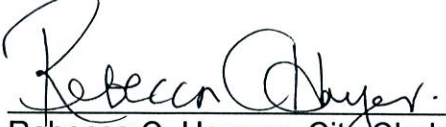
Member DeYampert inquired of Ms. Bryla the results of a study the City performed in regard to other island-based resort cities. Ms. Bryla replied that she would research the information.

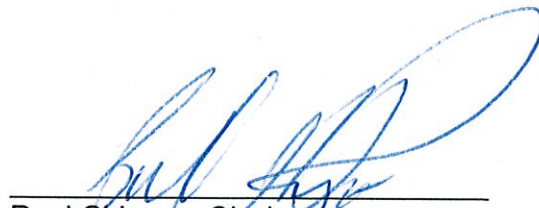
City Attorney Dickman suggested that the board formulate a letter in regard to recurring variances and vote to have a member address the City Commission or have it put on the City Commission's agenda as a discussion item.

5. Adjournment

There being no further business before the board, the meeting was adjourned at 3:15 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 8/31/16