

CITY OF ST. PETE BEACH
BOARD OF ADJUSTMENT MEETING MINUTES
April 26, 2023 2:00 P.M.

PRESENT: Paul Skipper, Chair
Michael Bomar, Member
BJ Lawson, Member
Dan Small, Member

EXCUSED: Denise Chase, Member

STAFF PRESENT: Kristin Coman, Senior Planner
Brandon Berry, Senior Planner
Matthew McConnell, Assistant City Attorney
Ginny Bodkin, Deputy City Clerk

Chair Skipper called the meeting to order at 2:00 PM and led the Pledge of Allegiance. The Deputy Clerk swore in all individuals who would be speaking on agenda items.

1. Approval of the Agenda – Per Assistant City Attorney McConnell Case 23018, 2007 Pass-a-Grille Way, should be moved to the May meeting to provide staff with additional time for research due to a recently cited property line matter.

Motion: Member Bomar moved, and Member Small seconded to move Case 23018 to the May meeting; the motion carried unanimously.

Motion: Member Bomar moved, and Member Lawson seconded the approval of the agenda with the continuation of Case 23018; the motion passed unanimously.

2. Audience Comments – Charles Collom of 2381 E. Vina Del Mar Blvd. asked for confirmation that his Case No. 23018 was continued to May and staff affirmed.

3. Approval of Minutes -

Motion: Member Lawson moved, and Member Bomar seconded the approval of the March 29, 2023 meeting minutes as presented. The motion passed unanimously.

4. Action Items

a. Election of Officers 2023-24

Chair Skipper indicated that he was willing to serve another term.

Motion: Member Bomar moved, and Member Small seconded the appointment of Paul Skipper as Board Chair for 2023-24; the motion passed unanimously.

Mr. McConnell stated that Member Chase (excused) expressed willingness to serve as Vice Chair.

Motion: Chair Skipper moved, and Member Small seconded the appointment of Michael Bomar as Board Vice Chair for 2023-24; the motion passed unanimously.

b. Case No. 23004 – 8720 Gulf Blvd. Practical Difficulty Variance; *Greg and Michelle Olson request to retain existing fencing that exceeds the permitted maximum height of 4 feet within the waterfront yard (LDC Sec. 6.15).*

Senior Planner Kristin Coman presented the exhibits (including proof of posting) and details of this variance request. Her presentation is part of the meeting record. The presentation included staff comments and suggested questions for the applicants.

Staff found the request reasonable given the existing conditions of the lot and recommended approval with the condition that the fence height is limited to 5'5" as constructed, beginning 6'4" from the rear property line to 20' setback along the southern property line and rear property fencing from property line to 6'4" have a maximum height of 4' per the Land Development Code. No letters for or against the application were received.

Michelle and Greg Olson appeared to testify regarding their request. They presented a photo of the dog next door with the current fencing, testified that they did not install the current fencing, and answered Board questions.

Lisa McKnight of 8700 Gulf Blvd. gave public comment on the fencing, permitting, interactions with the applicants and in objection to the 6-foot fence.

Michelle and Greg Olson rebutted to Ms. McKnight's comments.

There was no additional audience comment. The members testified that they had no ex-parte communications with the applicant or regarding the application. The Chair opened Board discussion.

Motion: Vice Chair Bomar moved to deny the variance for Case No. 23004; there was no second and the motion died.

Motion: Member Small moved and Member Lawson seconded to approve the variance for Case No. 23004 as presented with the staff recommended condition. Motion carried 3-1 with Vice Chair Bomar voting no.

c. Case No. 23018 – 2007 Pass-a-Grille Way. Unnecessary and Undue Hardship Variance; *Charles Collom for Collom Properties, LLC requests removal of existing 6' high fencing and installation of 8' high fencing that exceeds maximum permitted height of 4' within waterfront and secondary front yards (LDC Sec.6.15).*

This case was moved to the May 31, 2023 meeting.

d. Case No. 23022 – 550 Corey Ave. Unnecessary and Undue Hardship Variance; *Gulf Coast Heating and AC, LLC for KAO Capital Partners Florida, LLC requests to install elevated mini-split ac systems for 4 units that do not meet the location requirements (LDC Sec. 39.5(g)) and 8 units that do not meet required side and rear yard setbacks of 10' with 3'2" to 4' provided (LDC 30.8(a)).*

Ms. Coman presented the exhibits (including proof of posting) and details of this variance request. Her presentation is part of the meeting record. The Technical Review Committee's comments from their April 19th review were included and staff comments and suggested questions for the applicants.

Staff found the request reasonable given the existing conditions of the lot and recommended approval with the condition that a landscaping plan be submitted and approved for the proposed frontages along Corey Ave., Coquina Way, and the eastern property line. No letters were received for or against the application.

Randy Gruber of Gulf Coast Heating & AC appeared on behalf of the applicant and provided testimony regarding some of the details of the project including the number of units, and wall and debris removal for drainage. He testified that he agreed with the staff recommended conditions.

General Contractor Anthony Pavsek of Yehovah International appeared on behalf of the applicant and testified that there is no additional unit and summarized the work he will be doing on the project. KAO Property acquired the property within the last year. Discussion followed on the air conditioners proximity to the sidewalk and landscaping. Mr. Gruber again testified that the air conditioners will be mounted with consideration of pedestrians on the sidewalk; plantings will prevent them from doing so. Roof units can be used for the second-floor units; Mr. Gruber was agreeable to working with the building inspector to keep them invisible from the street using setbacks or the roof parapet.

Mr. McConnell stated for the record that staff was not informed of the 14/15 units today, although that has no bearing on this variance.

There was no additional audience comment. Three members testified that they had no ex-parte communications with the applicant or regarding the application; Mr. Bomar testified that he did drive by the property. The Chair opened Board discussion.

Motion: Member Lawson moved, and Vice Chair Bomar seconded to approve the variance for Case No. 23022 with the inclusion of the staff recommended condition of a landscaping plan and setbacks on the roof; the motion carried 4-0.

5. Adjournment – The next meeting 5/31/23.

Vice Chair Bomar moved and Member Small seconded to adjourn the meeting at 3:04 PM.

These minutes were approved at the May 31, 2023 Board of Adjustment meeting.