

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

PRESENT: Paul Skipper, Chair
Denise Chase, Member
BJ Lawson, Member

EXCUSED: Michael Bomar, Vice Chair
Dan Small, Member

STAFF PRESENT: Kristin Coman, 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** – No changes to the agenda.

Motion: Member Lawson moved, and Member Chase seconded the approval of the agenda for July 26, 2023; the motion passed unanimously.

2. **Audience Comments** – None.

3. **Approval of Minutes** -

Motion: Member Chase moved, and Member Lawson seconded the approval of the June 28, 2023 meeting minutes as presented. The motion passed unanimously.

4. **Action Items** –

a. **Case No. 23025 – 5575 Gulf Blvd.: *Unnecessary and Undue Hardship Variance***; Affordable Aluminum for Regency West Apartments 2 Assoc. requests replacement of an existing carport, approximately 410' x 21' (8,596 sf) within a required side yard setback where 27.3 feet is required with a 3.8-foot setback to columns and 1-foot setback to the roof leading edge is provided (LDC Sec. 38.9).

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 variance conditions, staff comments and suggested questions for the Applicant. The Technical Review Committee (TRC) comments from their June 5, 2023 meeting were in the meeting packet.

Staff found the request to be reasonable and the recommendation was for approval with the conditions that wheel stops be installed if necessary, gutters and downspouts be installed to direct runoff away from the property line, and the carport be utilized by vehicles only and not outdoor storage. No communication for or against the request was received.

Applicant Scott Walker of Affordable Aluminum Construction, 1990 Starkey Rd., Largo, appeared and provided testimony and additional details of the project.

There was no ex-parte communication by any of the Board members.

There was no public comment and the Chair opened Board member discussion.

Motion: Member Chase moved, and Member Lawson seconded to approve the Variance for Case No. 23035 with the staff recommended conditions outlined in the meeting packet; the motion passed unanimously.

Following the case hearing, Member Lawson suggested adding a discussion item to an upcoming meeting regarding the possibility of expanding the scope of administratively granted variances for more rote requests, such as replacing window air conditioners with smaller more efficient split units. Ms. Coman explained the current scope of administrative variances (up to a 12 inch variance for setbacks and accessory structure height); adding to that scope would require a modification to the Land Development Code. Assistant City Attorney McConnell suggested staff compile a list of administrative variances granted in the past 5-6 months to include in that discussion item.

Mr. McConnell directed the members present to the list of Board meetings for the remainder of 2023 and asked that members review them and try to notify staff well in advance if they will be unable to attend. One meeting was cancelled in February; the full Board has not been present for any meetings during 2023, and three votes are required for any approvals. He added that staff could alter the meeting time or day if that would work better for everyone's availability.

5. Adjournment – Next meeting 8/30/23.

Member Chase moved and Member Lawson seconded adjournment at 2:21 PM.

These minutes were approved at the September 27, 2023 Board of Adjustment meeting.