

BOARD OF ADJUSTMENT MINUTES
March 26, 2025 – 2:00 P.M.
Commission Chambers

PRESENT: Denise Chase, Chair
Kathy Garchow, Vice Chair
Al Causey, Member
Chris Core, Member
Dan Small, Member

STAFF PRESENT: Kristin Coman, Senior Planner; Ralf Brookes, Interim City Attorney, Ginny Keeter-Bodkin, Deputy City Clerk

Chair Chase called the meeting to order at 2:00 P.M.

1. Approval of the Agenda -

Motion: Chair Chase moved approval of the agenda as presented and the motion carried unanimously by a voice vote.

2. Audience Comments – There were no comments.

3. Approval of Minutes – February 26, 2025 Meeting

Motion: Member Core moved, Vice Chair Garchow seconded, and the motion carried 5-0 to approve the February 26, 2025 meeting minutes.

4. Action Items

a. Election of Officers 2025-26

Chair Chase and Vice Chair Garchow indicated they would be happy to continue in those offices.

Motion: Member Causey moved, Member Core seconded, and the motion carried 5-0 to reappoint Denise Chase as Board Chair and Kathy Garchow as Vice Chair for 2025-26.

- b. Case No. 24104 – Blind Pass Rd. Parcel: 25-31-15-09234-000-0001
Unnecessary and Undue Hardship Variance: Dan Nelson, St. Pete Beach Yacht and Tennis Club (YTC) for The Weatherly Condo Assn, Inc., requests a variance for replacement/installation of two (2) 160 sq. ft, 10'x16', 10'h storage structures where one (1) structure with a maximum area of 80 sq. ft. and maximum height of 8' is permitted. (LDC Sec. 6.13(b)(5ab).Continued from 1/29/25 and 2/26/25 meetings.

The Board Members disclosed their ex-parte investigation and communication. All those who would be testifying were duly sworn in by the Deputy City Clerk.

Chair Chase explained this was continued from January; she asked for an Applicant update.

Dan Nelson of YTC appeared read a statement to the Board, which is part of the meeting record.

Ann Jongleaux, Captiva Cay Condominiums President, appeared and testified regarding shed materials, locations, fencing, and upkeep.

Public Comment

Nicole Meier, Secretary of Captiva Cay Condominiums commented on the appearance of the cottages, landscaping, and that she has no vendettas against her former board.

Jane McCroary commented on the YTC improvements.

Al Johnson commented on the placement of the sheds and fencing.

The Chair closed public comment and opened Board deliberation. Senior Planner Kristin asked for clarification on length of fencing, landscaping and exterior lighting. Dan Nelson of YTC confirmed the plans that Ms. Coman displayed including the buttonwood tree placement. The plans are part of the meeting record.

Motion: Vice Chair Garchow moved, and Member Small seconded to approve Variance Case No. 24104 with the conditions that: final review and approval of materials for the sheds and fencing be made by City Zoning staff, a contingency on landscaping and buttonwood tree placement across the South border with Captiva Cay, addressing any drainage issues that may arise, ensuring that any lighting considered would be facing away from Captiva Cay, the pen fencing would be a minimum 6 ft. high, solid PVC fencing on the Western side, and any change to the two sheds will need meet the 160 sq. ft. by 10 ft. height requirements. The motion carried 5-0.

c. Case No. 25015 - 3115 W. Maritana Dr.

Unnecessary and Undue Hardship Variance: Dan Rosenthal and Suzanne Levine request variance relief to restore a zoning lot to its original platted lots (Lot 7 & Lot 8) that lack the minimum 60' width required, where 48.18' (Lot 7) and 50.33' (Lot 8) are proposed, for the purposes of single-family development (LDC Sec. 9.6(a)(2)).

Senior Planner Brandon Berry reviewed a presentation for this request, which is part of the meeting record. One staff recommended condition was that any building permit or permit for demolition or lot split would happen within one year, if approved.

Lauren Rubenstein, Attorney from Hill, Ward, Henderson appeared and provided testimony on the variance request on behalf of Applicant.

Applicant Dan Rosenthal provided testimony on the condition of the home and agreed to the lot split and demolition conditions.

There was no public comment. The Chair opened Board discussion.

Motion: Member Small moved, and Member Causey seconded to approve the Variance for Case No. 25105 with the staff recommended condition that the Applicant obtain a building permit for demolition and initiate the lot split within one year of approval; the motion carried 5-0.

c. Case No. 25033 – 3103 1st St. W.

Practical Difficulty Variance: Stuart Shrode requests a variance for the proposed replacement/installation of an 8' x 10' (80 sq. ft.), max. 8' high, residential storage building that has a proposed front yard setback of 50.3' from the front property line where 60' is required (LDC Sec. 6.13(b)(4)).

Senior Planner Kristin Coman reviewed the presentation for this variance request, which is part of the meeting record. One letter in support was received from a neighbor.

Applicant Stuart Shrode appeared and provided testimony on the replacement of the storage shed.

There was no public comment. The Chair opened Board discussion.

Motion: Vice Chair Garchow moved, and Member Core seconded to approve Variance Case No. 25033 with the staff recommended condition that stormwater runoff should be directed and maintained on the property per the Land Development Code compliance; the motion carried 5-0.

5. Items for Discussion –

a. Case No. 23072 – 2007 Pass-A-Grille Way – Progress Report #2

Unnecessary and Undue Hardship Variance: Kyle Bass, Weber Crabb & Wein, P.A. for Collom Properties, LLC requests the construction of a roofed, open porch extension, 12' x 28.67' (overall dimensions), 11'2" high, to create an approximately 300 sq. ft. covered ride wait area that will encroach entirely into the required 25' secondary front setback while maintaining the existing 1.67' setback where 25' is required (LDC Sec. 15.7. (b)(2)).

Attorney Kyle Bass appeared and testified on behalf of Applicant Collom Properties, LLC. Ms. Coman had provided a list of open and closed permits, which is part of the meeting record. Attorney Bass addressed and provided updates on the open permits. He testified that the Applicant will be getting in touch with contractors to ensure closure of the permits.

General Contractor John Shapiro of Ranmar Development, 16245 Racetrack Road, Tampa, testified as to the installation of impact windows for the cooler enclosure in order to get that permit closed. He testified to an expected completion timeline by the end of May.

Board consensus was to have another status update at the June 25th meeting.

6. Adjournment – The next meeting is scheduled for April 30, 2025.

Member Core moved to adjourn at 3:41 PM; all were in favor.

These minutes were approved at the April 30, 2025, Board of Adjustment meeting.