

MINUTES

PLANNING & ZONING BOARD

REGULAR MEETING AND VARIANCE HEARING

Wednesday, March 15, 2017, 2016 9:30 a.m.

- City Hall Conference Room

1. The meeting was called to order at 9:30 AM by Chairman Bob Glassman Roll Call: *Present:* Bob Glassman, Gail Cortelyou and Joey Raspe. *Excused:* Ron Anderson, George Lancaster. and Trudy Troiano. *Also present:* City Clerk Kathryn McCullough, Building Official Ed Borysiewicz, and City Attorney Tom Wright,. Public – 1.
2. Approval of Minutes – February 15, 2017
Motion: Motion made by Board Member Cortelyou, seconded by Board Member Raspe, to approve the minutes of the February 15, 2017 Planning and Zoning Board meeting.
On the Motion: Unanimous approval.
3. Swearing in Witnesses to Testify Attorney Wright swore in the witnesses who will be testifying at this hearing.
4. Ex-Parte Communications:
5. Variance Request: - 201 8th Street, George Artz
Building Official Borysiewicz explained this meeting is a continuance of the February 15, 2017. This is a single family house at 201 8th Street with a grandfathered T-Dock with a tiki hut. Mr. Artz is requesting a variance to extend the existing dock to the southern property line. This requires a 13 foot variance. Mr. Artz is also requesting a variance to install at 15,000 lb elevator boat lift with 10 foot arms. The dock in this area is 5 feet wide. This requires a 6 foot variance. Attorney Wright asked how far this would extend into the canal. Mr. Borysiewicz answered it would extend 23 feet into the canal. Attorney Wright asked Mr. Artz if he is amending the variance request from the original 13 foot arms to 10 foot arms. Mr. Artz answered in the affirmative. Board Member Raspe asked what size boat Mr. Artz was planning to put on the lift. Mr. Artz reported owning a 25 foot Royal Cat. A catamaran requires wider arms to accommodate the pontoons. The lift manufacturer reported to him that 10 foot arms would hold this boat. A mono-hull boat would only require 8 foot arms. Joe Raspe asked the length overall (loa) of his boat including the motors and bow pulpit. Mr. Artz answered the loa is 30 feet. Attorney Wright reminded the Board the criteria questions were voted on at the the last meeting. The Board then voted on whether or not to recommend approval to the City Commission. The Board has the power to reconsider their action. Joe Raspe asked Mr. Artz the intent of extending the dock to the south. Mr. Artz reported having a vacation rental license for the property. The extension of the dock to the southern property line would provide more dock space for a renter. Attorney Wright reported, in the 1990's, the City purchased a large parcel of submerged land in the lower keys and

donated it the Federal government in exchange for a blanket permit from the Army Corps to allow property owners, without a seawall, to install one. The City put a lot of effort into informing property owners and encouraging them to install a seawall during this time. However not all property owners took advantage of the opportunity. Chairman Glassman read a letter from Marilyn Paterson, 260 9th Street, not objecting to the extension of the nonconforming T dock to the southern property line, but objecting to the 15,000 lb boat lift with 13 foot arms.

MOTION: Motion made by Board Member Raspe, seconded by Board Member Cortelyou, to recommend approval of a variance for 15,000 pound boat lift with 10 foot arms to be connected to the northerly 5 foot width dock.

ON THE MOTION: Roll call vote. Unanimous approval.

MOTION: Motion made by Board Member Cortelyou, seconded by Chairman Glassman, to recommend approval of a variance to extend to extend the nonconforming dock approximately 8 feet to the southern property line.

ON THE MOTION: Roll call vote. Board Member Raspe, no. Board Member Cortelyou, yes. Chairman Glassman, yes. Motion passes.

The Public Hearing, before the City Commission, will be scheduled for April 27, 2017.

6. Any Other Business

Chairman Glassman reminded the members three Board Member positions are terminating and will need to be reappointed at the April 3, 2017 Commission Reorganizational Meeting. Gail Cortelyou offered, for the purpose of continuity, to remain on the Board as an alternate. Tucker DeGraw has volunteered to serve on the Board.

The meeting adjourned at 10:10 AM.



Kathryn McCullough, City Clerk

There may be attendance and participation of city commission members at this meeting. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.