

**MINUTES**  
**CITY OF LARGO**  
**PLANNING BOARD/LOCAL PLANNING AGENCY**  
**REGULAR MEETING**  
**THURSDAY, October 4, 2018**  
**6:00 P. M.**

**Members Present:**

David Puckett, Vice-Chairman  
Eric Gerard  
Kathleen DeNardi  
Michael DiBrizzi  
Olivia Brown

**Staff Present:**

Isabella Sobel, Staff Attorney  
Richard Perez, AICP, Planning Manager  
Katrina Lunan-Gordon Planner II

Dottie Mazzucco Office Administrator

Vice Chair Puckett called the Planning Board (Board) meeting to order at 6:00 p.m. Vice Chair Puckett introduced the City of Largo staff present for the meeting. Vice Chair Puckett explained the policies and procedures of the Planning Board/Local Planning Agency for the evening.

The speakers were sworn in by Dottie Mazzucco.

The consideration of the minutes for the August 2, 2018 meeting were presented to the Board for approval.

Motion made by Mr. Gerard seconded by Mr. DiBrizzi to approve the August 2, 2018 meeting minutes.  
APPROVED 4/0

Kathleen DeNardi arrived after the voting of the minutes.

**Public Hearing**

Vice Chair Puckett introduced the first case.

Staff Attorney Isabella Sobel stated this is a Quasi-Judicial case, Staff Attorney Sobel asked Ms. Mazzucco if there was anyone who had applied to be an intervening party to this matter, Ms. Mazzucco stated that no one had applied prior to the meeting.

**1. HR18-002: 929 15<sup>TH</sup> AVE SW SHED SETBACK REDUCTION**

**PRESENTATION BY STAFF:**

The applicant, Preston Eichmen, owner, is requesting hardship relief from sections 16.2.3 A: Detached storage building less than or equal to 150 sq. ft. standards, and 17.5: modifications or improvements to a nonconformity, of the comprehensive development code (CDC), for the property located at 929 15<sup>th</sup> Avenue SW. The applicant currently has a 144sq. ft. shed structure located on the site, and is requesting relief from the required setback, 3 feet from side property line, in order to maintain the current AS-Built 1-foot setback. The property has future land use designation of residential low (RL). **(QUASI-JUICIAL)**

Ms. Lunan-Gordon, Planner II, presten the applicants reque4st for hardship relief to allow the 144 sq. ft. shed to be permitted, as highlighted on the property survey, eliminating the generator room to the south, exceeding the maximum height of 10 f. to 14 f., and to remain with a 1-foot setback where 3 ft. from side and rear property lines is required in accordance to CDC Section 16.2.3 A.

Ms. Lunan-Gordon stated that she had received two phones calls on this case one for and against, Ms. Pakita Leone had objected to a hardship and Mr Larry Powell whom inquired about the hardship.

Staff recommended denial of the proposed Hardship Relief from Sections 16.2.3 A: Detached Storage Buildings less than or equal to 150 Sq. ft. standards, and 17.5: Modifications or Improvements to a Nonconformity, of the Comprehensive Development Code (CDC), within the western side yard to allow the shed structure to maintain the current as-built 1-foot setback and 14foot existing height.

Vice Chair Puckett asked the Board if they had any questions for Staff. There were no questions at this time for staff.

Mr. DiBrizzi asked if the applicant had not torn down the old shed would this not be an issue. Ms. Lunan-Gordon stated that is correct. Vice Chair Puckett asked what evidence do we have that the shed the applicant is replacing was there prior. Mr. Gerard wanted to know what the foundation of the shed was. Ms. Lunan-Gordon stated that Mr. Eichmen would have to speak to that issue.

Staff attorney Sobel stated that Mr. Eichmen would have to be sworn in to speak and asked anyone else to rise if they wanted to speak on behalf of the issue.

Mr. Perez asked Ms. Lunan-Gordon to elaborate on the objection of Ms. Leong. Ms Lunan-Gordon stated that Ms. Leone stated that she objected that he had an opportunity to pull the permits and he changed the location of the shed from the back to the side yard.

Vice Chair Puckett asked the applicant to approach the podium for any presentation and questions by the Board.

The applicant, Preston Eichmen stated that he does not know the neighbor who is objecting that the shed is where it has always been. He thought the shed was grandfathered, however, he did add the generator room after the hurricane.

Mr. DeBrizzi asked if he told the City he was replacing the shed. Mr. Eichman stated several inspectors were out and one did ask if he would be putting the shed back. Vice Chair Puckett asked if the shed was on the plans turned into the City for the home. Mr. Eichman stated that it was not and he applied for it after and was denied. Mr. Gerard wanted to know if the shed was able to be moved. Mr. Eichman stated no it would have to be dismantled.

### Public Hearing

Vice Chair Pucket asked if there was anyone from the public to speak; there was no one present.

Vice Chair Puckett closed the public hearing portion and brought it back to the Board for discussion or vote.

There was no further discussion from the Board.

### BOARD MOTION:

Motion by Ms. DeNardi Seconded by Mr. Dibrizzi to deny HR18-002: 929 15th ave sw SHED SETBACK REDUCTION **APPROVED 5/0**

Mr. Gerard ask if he could address the applicant, and stated to Mr. Eichman that he could appeal the decision to the commission.

**MEETING WAS ADJOURNED AT 6:25 P. M. BY VICE CHAIR PUCKETT.**