

**MINUTES**  
**CITY OF LARGO**  
**PLANNING BOARD/LOCAL PLANNING AGENCY**  
**REGULAR MEETING**  
**THURSDAY, August 2 2018**  
**6:00 P. M.**

**Members Present:**

Cheyrl Bowman, Chairman  
David Puckett, Vice-Chairman  
Kathleen DeNardi  
Michael DiBrizzi  
Olivia Brown  
Kelly Lotze

**Staff Present:**

Isabella Sobel, Staff Attorney  
Richard Perez, AICP, Planning Manager  
Sam Ball, Planner I

Dottie Mazzucco Office Administrator

Chair Bowman called the Planning Board (Board) meeting to order at 6:00 p.m. Chair Bowman introduced the City of Largo staff present for the meeting. Chair Bowman explained the policies and procedures of the Planning Board/Local Planning Agency for the evening. Commissioner Samantha Fenger, Commission Liaison to the Planning Board, was present at the meeting.

The speakers were sworn in by Dottie Mazzucco.

The consideration of the minutes for the June 7, 2018 meeting were presented to the Board for approval.

Motion made by Bowman to approve the June 7, 2018 meeting minutes. APPROVED 6/0

**Public Hearing**

Chair Bowman introduced the first case.

Staff Attorney Isabella Sobel stated this is a Quasi-Judicial case, Staff Attorney Sobel ask if there was anyone who wanted to be made an intervening party to this matter. To be an intervening party you must own property within 500 feet or own a business within the 500 feet. Ms. Sobel asked if the intervening party had a prior application on file, and to step to the podium and state her name and address.

Lorie Esposito resident of 814 3<sup>rd</sup> Ave NW Largo FL 33770, lives next to the property being discussed.

Ms. Sobel asked Ms. Esponsito if she wanted to be an intervening party, Ms. Esponsito asked Ms. Sobel to explain what this ment and after stated that she did want to be an intervening party. Ms. Sobel ask her to have a seat and that she would be given an opportunity to speak on the matter after the case was presented and the applicant had spoken.

**1. HR-18-01: FELKER SETBACK REDUCTION**

**PRESENTATION BY STAFF:**

The applicant, Alan Felker, agent, is requesting Hardship Relief from Sections 8.3.2 and 17.5 of the Comprehensive Development Code (CDC), Development Standards for Infill Lots and Modifications or Improvements to a Nonconformity, for the property located at 816 3rd Avenue NW. The applicant is requesting relief in order for a room addition to be reduced and remain with a 5.4-foot setback where 7.5 feet is required in a r-5.8 infill district. The property has a Future Land Use designation of West Bay Drive CRD (WBD-CRD) and is located in a r-5.8 infill district.

The City cited the property owner on April 26, 2018 for constructing an addition without a permit. Upon hearing

the case on June 13, 2018, the Special Magistrate granted an October 1, 2018 deadline to bring the property into compliance or obtain a building permit to complete the addition.

Staff recommends denial of the proposed Hardship Relief from Sections 8.3.2 and 17.5 (Development Standards for Infill Lots and Modifications or Improvements to a Nonconformity) within the eastern side yard to allow the addition to be completed with a 5.4-foot setback.

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

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

The applicant Alan Felker 816 3<sup>rd</sup> Ave Largo, FL. Mr. Felker stated he wanted to add a small addition and wanted to use the 5 ft set back from prior and not the 7 ft. I built the addition myself and followed the new set back rules. I did not get permits and I measured from the fence line and built from there. I would like to use the 5ft setback as it makes the home uniform and I would not have to remove any trees. Mr. Felker wanted to know if the hardship was for the land, the owner or the trees. Ms. Bowman stated that the hardship is for the setback. Mr. Perez stated that the infill setbacks requires that any new construction meet a 7.5 foot set-back from the side of the property so the hardship is a relief for the building that was built in the set-back without a permit. Mr. Felker wanted to know if they would consider the trees as a hardship. I need 2.5 feet relief for my addition and I will not have to change the whole property.

Ms Bowman ask if he had already built the addition. Mr. Felker stated that yes he had already built as he did not think anyone would care.

### Public Hearing

Chair Bowman ask for the intervening party to approach and speak.

Ms. Esposito stated that she spoke to engineers as he built the addition without a permit and it towers over her property. He does not even live at this property. He has what he calls caregivers living there. He built what he calls a bungalow on the property without permits, there is a debris all over the property there are animals and snakes. The value of my property is going down. There is someone who lives in the house and someone who lives in the garage (bungalow). I had work done to my home when I bought it and had to get permits. I just want him to build it to what is in the code. The only reason I knew about this meeting was the sign that was put in his front yard. The letter that he mailed out had a blank sheet of paper in the envelope.

Chair Bowman ask if there was anyone else to speak about this case. There was no one to speak on this item.

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

Mr. Puckett asked for clarification as to the set back of the home, not the addition. Mr. Ball stated that it is 5.4. Ms. Bowman asked if there had been any inspections and wanted to know if it was up to code. Mr. Ball stated that since there are no permits, no inspections had been completed.

Staff Attorney Sobel stated that the 5 remaining criteria must be met to grant the hardship as staff had stated that 2 of the criteria do not qualify for this case.

There was no further discussion from the Board.

### BOARD MOTION:

Motion by Ms. DeNardi Seconded by Mr. Dibrizzi to deny hr-18-01: felker setback reduction request hardship relief from sections 8.3.2 AND 17.5 Comprehensive Development Code. **APPROVED 6/0**  
Other Items there will be no September Planning meeting

**MEETING WAS ADJOURNED AT 6:28 P. M. BY CHAIR BOWMAN.**