

**BAYFRONT ADVISORY COMMISSION  
APPROVED MINUTES  
June 17, 2021  
Ocean Park Fire and Rescue**

**BAC MEMBERS PRESENT:**

Chair Phil Davenport, Wally Damon, Bill Hearst, Stacey Shiflet, Frank Rabena, Charles Guthrie, Morgan Ayers

**STAFF PRESENT:**

Mark Shea – Planning, Kay Wilson – City Attorney

**APPLICANTS/PRESENTORS PRESENT:**

Billy Garrington, Mimi Kopassis, Eleni Kopassis

**OTHERS PRESENT:**

Todd Solomon – Shore Drive Community Coalition, Empsy Munden – Cape Story by the Sea, Tim Solanic - SDCC, Bill Crespo

**CALL TO ORDER:**

Due to lack of quorum, the meeting convened at 3:30 and a quorum was reached prior to votes.

**APPROVAL OF MINUTES:**

Mr. Damon made a motion to approve the June minutes, Mr. Malbon seconded the motion and the motion was approved by unanimous vote.

**CHAIRMAN REPORT:**

Chairman Davenport introduced design committee member Joe Bovee. He asked Mr. Bovee to sit with the Commission to provide the committee comments related to the 2416 Seaview Avenue application.

Staff was asked to check into the sign that advertises the Marlin Bay Apts. for review by the Planning Commission on 7/14/21.

**STAFF REPORTS:**

- Ms. Wilson mentioned that City Council continued the short term rental ordinance and will hold a workshop to go over the ordinance line by line at the next City Council meeting.

- Mr. Shea mentioned that STIR could provide facilitation of the BAC Strategic Plan development in September

Design: Mr. Bovee briefly discussed the 2416 Seaview Avenue item.

Transportation/Infrastructure:

Mr. Rabena gave an update on the Lynnhaven Inlet dredging project.

### **PRESENTATIONS:**

Mr. Shea was asked to postpone discussion of virtual plan for members unable to make meeting due to low attendance. Ms. Wilson indicated that she could discuss this at next meeting.

Earlier in the day, Mr. Shea provided BAC with the applicant's preferred design that differs somewhat from the BAC design committee recommended version. Mr. Bovee indicated that the changes are somewhat minor.

Mr. Garrington continued discussion of the 2416 Seaview Avenue item for the non-conforming duplex expansion item. He indicated that the replacement of the 1950's duplex with a modern structure will reduce lot size by 35% and this was a 30% reduction in size from the original application. He also indicated that the structure meets all setbacks, the non-conforming garage will be destroyed, and will meet parking requirements on site. He also indicated that the applicant appreciated the efforts of the design committee but preferred to make a few modifications, particularly with the front dormers.

Mr. Davenport cited assessment information that the structure had very little value (\$92,900) while the land had substantial value (\$310,800)

Mr. Rabena stated that he supported the application and that the committee report should not reference zoning issues. He made a motion to approve the application as being in keeping with the Shore Drive Corridor Design Guidelines. Ms. Shiflet seconded the motion. Mr. Damon expressed concern that the structures still was not a great fit to the neighborhood but he would relent to go with the motion. Ms. Ayers stated that the new design went further in the right direction and the design conforms better than many of the new structures in Ocean Park. A concern was raised about the wide driveway (36') eliminating on street parking. Mr. Rabena modified his motion to state that the driveway at the curb should be only 19' wide but can flair out to 36' at the property line. The motion was approved 6-0.

**OLD BUSINESS:** No Old Business

**NEW BUSINESS:** Mr. Shea will inquire with STIR office about Strategic Plan process and may poll members about future date.

**CITIZEN COMMENTS:**

- Question for staff about speed devices on Shore Dr. between Great Neck and First Landing State Park.
- Discussion of a pedestrian being hit on 2900 block.
- Ms. Munden stated a golf cart problem at Cape Story Beach. Ms. Wilson stated that they needed a permit and to call Nancy Bloom, with City Manager's Office.

The meeting adjourned at 4:35