

City of Clearwater

*Main Library - Council Chambers
100 N. Osceola Avenue
Clearwater, FL 33755*



Meeting Minutes

Tuesday, September 7, 2021

2:00 PM

Main Library - Council Chambers

Building/Flood Board of Adjustment and Appeals

Roll Call

Present 3 - Chair Earle Cooper, Board Member Mark Cagni and Board Member Emily Pano

Absent 3 - Vice Chair Kathryn Helmus, Board Member Philip Jester and Alternate Board Member Justin Kimmich

Also Present - Jay Daigneault – Attorney for the Board, Matthew Mytych – Assistant City Attorney, Kevin Garriott – Building Official, Patricia O. Sullivan – Board Reporter

Awaiting approval

1. Call To Order

The Chair called the meeting to order at 2:00 p.m. at the Main Library.

To provide continuity for research, items are in agenda order although not necessarily discussed in that order.

2. Approval of Minutes

- 2.1 Approve the minutes of the June 4, 2019 Building/Flood Board of Adjustments and Appeals meeting.

Member Cagni moved to approve minutes of June 4, 2019 Building/Flood Board of Adjustment and Appeals meeting as submitted in written summation. The motion was duly seconded and carried unanimously.

3. Citizens to be Heard Regarding Items Not on the Agenda: None

4. New Business Items

- 4.1 Approve the request to use mat footing rather than pilings for a new fire station (FS 46) located on the north side of Mandalay Park (534 Mandalay Ave.) (Case: BAA2021-07001)

City of Clearwater has requested a variance to use a mat footing for a new fire station located on the north side of Mandalay Park (534 Mandalay Ave.).

Senior Professional Engineer Jeff Walker, project manager for the fire station replacement, reviewed the Staff Report, Schematic Design (Exhibit A) and Report of Geotechnical Exploration (Exhibit B). Instead of pilings, the City requested a variance to pour a 2-foot thick mat footing featuring significant rebar and sunk into the ground and extending 2 feet beyond the building's footprint. A slab will be installed atop the mat footing.

It was commented that installation of pilings should not negatively affect nearby business and condo structures.

In response to questions, Mr. Walker said the project's architect and structural and Geotech engineers had designed and approved the mat footing. When walking the site, he recognized that piling installation could impact buildings that were closer to the project than he previously realized; driving 134 wood piles would be noisy and may cause vibrations. The City had received no complaints re the construction. A mat footing would increase the amount of concrete used for the project.

Building Official Kevin Garriott reviewed the Chapter 31 amendment to Florida Building Code that affects Pinellas County construction within 300 feet of the CCCL (Coastal Construction Control Line). The engineers had considered scouring in the project's design. The City did not object to the request.

In response to a question, Mr. Garriott said the contract requires the contractor to carry liability insurance. He was unaware of any previous requests for a similar variance in Clearwater. Mr. Walker said the contractor had indicated that a beach hotel had been constructed on a mat footing years earlier.

Concern was expressed approval of the variance could set a precedent. It was noted the method was more expensive than pilings.

In response to a question, Mr. Walker said while the City self-insures, the fire station's flood policy will be carried by an outside carrier. The project will not require flood proofing.

Member Cagni moved to approve Case BAA2021-07001 based on evidence in the record, including the application and Staff Report, and here by adopt the Findings of Fact and Conclusions of Law stated in the Staff Report, with conditions of approval as listed. The motion was duly seconded and carried unanimously.

5. Old Business Items: None

6. Director's Report

Election of Officers

Member Cagni moved to reappoint Earle Cooper as Chair. The motion was duly seconded and carried unanimously.

**Member Cagni moved to appoint Kathryn Helmus as Vice Chair.
The motion was duly seconded and carried unanimously.**

7. Board Members to be Heard: None

8. Adjourn

The meeting adjourned at 2:22 p.m.

Attest:

Chair
Building/Flood Board of Adjustment & Appeals

Board Reporter