

**Planning Commission  
Meeting Minutes  
Tuesday May 27, 2025, 4:00 PM**

**CALL TO ORDER**

Meeting called to order at 4:00 pm

Chairman Tom Phares called the meeting to order at 4:00 PM. A quorum was determined with Commissioners Lisa Smith, Margaret Jean Kalif, Amy Wood, Andrew Schatzle and Peggy Johnson in attendance.

**ABSENT**

Planning Commissioners Leah Watters, Rebecca O'Dwyer and Ollie Bailey were not in attendance.

**STAFF ATTENDANCE**

City Attorney Malcom Jones, City Planner Melodie Hayes

**AUDIENCE ATTENDANCE**

Jason Ledford, Claudia Bowman, Cory Washburn, Stan Glover, Perry Pezzarossi, Jennifer Pezzarossi, Gary Landrieu, Mark Savasta

**ADOPTION OF MINUTES**

April 29, 2025 Planning Commission meeting minutes will be presented for approval at next meeting.

**NEW BUSINESS**

A. Chairman Phares introduced Melodie Hayes, who has been hired in the City Code department as our new City Planner.

B. A motion was made by Commissioner Kalif, seconded by Commissioner Johnson to open the public hearings. The motion passed unanimously.

**A. APPLICATION** - Desiree Govitz on behalf of Walmart, located at 1617 E. Beach Blvd. (Tax Parcel /0512K-03-047.000). Consider approving a request for a variance to construct a 2,878 square-foot addition on the south side of the store and a modification of existing wall signs on front of the building.

Ms. Govitz presented the plan to the commissioners via a conference call. She stated that the Garden center on the west side of the building will become the new Walmart pickup staging area. New signage will be similar to the existing signage will be put in place.

A motion was made by Commissioner Kalif, seconded by Commissioner Johnson, to approve the variance. The motion passed unanimously.

**B. APPLICATION** - Amy Doescher, agent on behalf of Jonathan and Leslie Fawer and Claudia Calino for 120 Pinecrest (Tax Parcel #'s 0313K-03-026.001 and 0313K-03-026.002). Consider request for variance to allow front load parking in home and omit under house screening. Finding of wetlands and a unique topography forced the applicants to move the planned location of the pool and other outdoor amenities.

A motion was made by Commissioner Kalif, seconded by Commissioner Johnson, to approve the variance with the requirement that a 15-foot tree/vegetation buffer would be maintained at the road.

The motion passed unanimously.

**C. APPLICATION** - Travis March for 410 Orange Street (Tax Parcel # 0312N-02-133.000). Consider request for variance to allow front load parking in home and allow two driveways not to exceed 12 feet in width and each separated by greenspace in the middle.

A motion was made by Commissioner Kalif, seconded by Commissioner Schatzle, to approve the variance. The motion passed unanimously.

**D. APPLICATION** - James Development, LLC, 223 Clark Avenue (Tax Parcel #0313G-02- 078.000). Consider request for variance to allow front load parking in home to be constructed because of location of protected and other large trees.

A motion was made by Commissioner Kalif, seconded by Commissioner Smith, to approve the variance. The motion passed unanimously.

**E. APPLICATION** - Joseph Bowman, 131 Beachview Drive, (Parcel #0313L-02-078.000). Consider request for variance to allow front load parking in home to be constructed because of location of large tree on neighbor's property extending over applicant's lot.

The owner currently has side load parking with 2 garages. The request is for a new frontload concrete driveway and garage for a boat. Jay Lefford, a neighbor on Terrace Drive, was opposed because it floods in the area now after the new build and amount of dirt brought in to raise the property.

A motion was made by Commissioner Kalif, seconded by Commissioner Johnson, to table the variance for further review. The motion passed unanimously.

**F. APPLICATION** - Cory Washburn, 746 West Beach Blvd. (Tax Parcel # 0313L-02-014.000). Consider request for variance to allow turnaround area in front of home to avoid vehicles having to back out on to Highway 90.

A motion was made by Commissioner Kalif, seconded by Commissioner Wood, to approve the variance. The motion passed unanimously.

**G. APPLICATION** - Stan and Rita Glover, 845 Clark Avenue, (Tax Parcel 0312K-01-006.000). Consider changing zoning classification from a T/T3 zone to Special District — Industrial Marine to allow construction of a "Barn-Dominium", 125 feet x 50 feet in size.

A motion was made by Commissioner Kalif, seconded by Commissioner Wood, to approve the variance noting that it abuts to a Special District zone and changes in the area make it possible to rezone. The motion passed unanimously.

**H.** A motion was made by Commissioner Kalif, seconded by Commissioner Johnson, to amend the agenda to move Pezzarossi application to the end of the meeting. The motion passed unanimously.

**I. APPLICATION** – Gary Landrieu, 407 E. Second Street. Review application for Official Re-Subdivision (Flag Lot fronting Fleitas Avenue) Gary Landrieu 407 East Second Development LLC. Consider approving (BY RIGHT) Application for Re-Subdivision of property located at 407 E. Second Street.

The applicant presented subdivision of one lot into 3 lots. Two lots would have 70' frontage on Second Street and the third lot created would be a non-conforming lot with no street frontage. At least 45' street frontage is required in this zone. The commissioners pointed out that the lot could be subdivided into 3 45' lots, all having frontage on Second Street.

A motion was made by Commissioner Smith, seconded by Commissioner Wood, to deny the variance. The motion passed with 4 votes and one abstain by Commissioner Kailiff.

**J. APPLICATION** - Review -(Not a Public Hearing) Application for official Re-Subdivision Deanna Castenado 240 Davis. Consider approving (BY RIGHT) Application for Re-Subdivision of property located at 240 Davis Avenue.

A motion was made by Commissioner Kalif, seconded by Commissioner Smith, to approve the re-subdivision. The motion passed unanimously.

**H. APPLICATION** - Perry and Jennifer Pezzarossi, 120 Cedar Avenue, (Tax Parcel #0313L-01-025.000). Consider request for variance or review of administrative decision of Zoning Official concerning placement of fence 8 feet in height in front of home for security reasons.

This variance request is after the fact, because fence is already in place. The Commissioners went into executive session to hear about security issues from the applicant and his attorney. After the session, there was a motion made by Commissioner Smith, seconded by Commissioner Schatzle that the applicant did not meet the criteria in Section 7.4.3 for public safety and security plan for the need for a higher fence.

The motion passed with Commissioner Kailiff voting nay and Commission Johnson abstaining. The applicant was supposedly issued a permit, but no one could produce it. Commissioner Kailiff made a motion to approve the variance, seconded by Commissioner Johnson.

The motion was denied with Commissioners Schatzle, Wood and Smith voting against and Commissioners Kailiff and Johnson voting for it. The applicant was advised the next step regarding the application was to appear in front of the Board of Aldermen at the next meeting for a final approval or denial.

### **ADJOURN**

A Motion by Commissioner Kalif, seconded by Commissioner Smith, was made at 6:18 PM to adjourn the meeting. The motion passed unanimously.

Passed and approved on the 29<sup>th</sup> day of July, 2025

Lisa Smith  
Planning Commission Member

Melodie Hayes  
City Planner