



**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, August 28, 2024
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the August 28, 2024 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general or agenda items. Public comment on agenda items will be allowed when that item is called. Please complete and submit a public comment card to the Clerk.

3. Approval of Minutes

a. Meeting Minutes June 20, 2024

4. Action Items -

a. Case No. 24040 - 3112 Pass-a-Grille Way

Unnecessary and Undue Hardship Variance: Vivian Herald on behalf of PAGSUP LLC requests installation of a 34"x52" frame sign, with sign face of 8 SF, approximately 102" (8.5 feet) from grade, projecting/hanging sign under the eave of the existing building along the Pass-a-Grille Way frontage (LDC Sec. 26.19).

b. Case No. 24046 - 6390 2nd Palm Point

Practical Difficulty Variance: Amy Rebecca and Nicholas Laffler request to construct an in-ground swimming pool of approximately 21'x17' with 9'x6' spa and 20'x9' sun shelf that is elevated less than two feet above grade and proposed to be installed 5' from the southeastern side property line where 7' is required (LDC Sec. 6.13.(c)(1)c.1.).

c. Case No. 24047 - 402 39th Ave.

Practical Difficulty Variance: Sam Angelides, ASPBS LLC on behalf of SPBN LLC requests additional relief for the rear yard setback of the recently constructed 2-car detached garage (22' x 24'), which does not meet the previously approved 15' setback (BOA Case No. 22018), now measuring at 14.5' existing after construction (LDC Sec. 6.13(a)(2)).

d. Case No. 24048 - 0 Gulf Blvd. [Parcel #07-32-16-51660-000-0011] Gulf Beach Water Booster Station

Unnecessary and Undue Hardship Variance: Christopher Baggett of Wright-Pierce for Pinellas County Utilities requests to construct a new building in the Community Redevelopment District without providing either of the two required energy and environmental design standards (LDC Sec. 39.9.).

e. Case No. 24042 - 3700 Gulf Blvd. [Parcel #07-32-16-21852-028-0001]

Preliminary Plat: Ely Payne of Baysite Engineering LLC for SMILEYS SNACK SHACK-ST PETE BEACH INC requests preliminary plat approval to replat the subject property to four fee-simple parcels proposed for residential townhouses, with remaining land held in common homeowners' association ownership.

5. Item(s) for Discussion -

a. Board Procedures

During the April 24, 2024 Board of Adjustment meeting, the Board Attorney requested a discussion on board procedures.

6. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.