



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Wednesday, October 30, 2024  
2:00 PM

Call to Order  
Pledge of Allegiance  
Roll Call

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**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the October 30, 2024 agenda.**

2. Audience Comments -

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

3. Approval of Minutes

**a. August 25, 2024 Meeting Minutes**

4. Action Items -

**a. Election of Officers**

Following the August Special Election, the Board will need to appoint both a Chair and Vice Chair for the remainder of 2024-25.

Requested Actions:

Motion to APPOINT \_\_\_\_\_ as the Committee Chair for 2024-2025.

Motion to APPOINT \_\_\_\_\_ as the Committee Vice Chair for 2024-2025.

**b. Approval of Board Meeting Dates 2025**

**c. Case No. 24054 - 120 60th Ave.**

*Practical Difficulty Variances:* Michael Keller of Frazee Design requests a four-part

variance to: a) Removal of existing carport and construct new 11'7" x 40', 8' h carport with proposed side yard setback of 2' where 6.7' is required (LDC Sec.6.13(a)(1)); b) Installation of 12'6" x 33' long patio area with side yard setback of 1' where 2' is required (LDC Sec. 6.13(2)(d)(2)); c) Replacement of existing 112 sq. ft. residential storage building where a maximum of 80 sq. ft. is permitted (LDC Sec. 6.13(b)(5)(a)); and, d) Proposed residential storage building to have overall height of 9' where maximum height of 8' is permitted (LDC Sec. 6.13(b)(5)(b)).

**d. Case No. 24060 - 315 Corey Ave.**

*Unnecessary and Undue Hardship Variance:* John A. Bodziak for 315 Corey Ave, LLC requests a variance to reinstall two illuminated marquee signs and two illuminated playbill signs in addition to the existing illuminated blade sign, allowing for a total of five commercial signs where three are permitted and allowing all five to be illuminated along Corey Avenue where none are permitted to be illuminated along Corey Avenue (LDC Sec. 26.33).

**e. Case No. 24061 - 1950 Pass-a-Grille Way**

*Unnecessary and Undue Hardship Variances:* Dustin Ballard, P.E. of Kimley Horn and Associates Inc. for the City of St. Pete Beach requests a five-part variance to: a) reduce the front building setback along 20<sup>th</sup> Avenue to 1.2 feet where 25 feet is required, the secondary front building setback along Pass A Grille Way to 8.4 feet where 15 feet is required, the western side building setback to one foot where 10 feet is required, and the southern rear building setback to 0.5 feet where 15 feet is required, to permit the construction of a new two-story fire station (LDC Sec. 17.7); b) permit the site impervious surface coverage to be no greater than 85% of the lot area where no greater than 80% is permitted (LDC Sec. 17.12); c) permit the property-wide vegetated coverage to be 14% where 16% minimum is required (LDC Sec. 22.4.(f)); d) Reduce the required northern frontage landscaping buffer to zero feet along a portion where five feet is required, and the required southern landscaping buffer adjacent the driveway to 2.5 feet along a portion where six feet is required (LDC Sec. 22.7.(a)(1) & (b)(1)), and; e) Permit the rooftop chimney training element to be located at 15 feet above the maximum height of the roof, or 45 feet above required design flood elevation, where 10 feet and 40 feet respectively is the maximum allowable (LDC Sec. 7.2.(k)).

**f. Case No. 23072 - 2007 Pass-a-Grille Way**

*Unnecessary and Undue Hardship Variance:* Kyle Bass, Weber Crabb & Wein, P.A. for Collom Properties, LLC requests the construction of roofed, open porch extension, 12' x 28.67' (overall dimensions), 11'2" high, to create an approximately 300 sq. ft. covered ride wait area that will encroach entirely into the required 25' secondary front setback while maintaining the existing 1.67' setback where 25' is required (LDC Sec. 15.7.(b)(2)).

**-Progress report as required by condition 6 of the Development Order issued on 5/9/2024 in connection with Case No. 23072:  
Condition 6) Within 120 days from the issuance of the Development Order, the applicant shall provide an update on the status of all open permits, including conditions listed in this variance, and the Board may modify or revoke the variance at that time.**

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

Staff requests a review of revised design features for the project, which was originally approved by the Board of Adjustment on February 28, 2024.

**5. Adjournment - Next meeting to be held November 20, 2024 -**

**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](http://www.stpetebeach.org).**