



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Wednesday, March 26, 2025  
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 \_\_\_\_\_ agenda.**

2. Audience Comments -

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

3. Approval of Minutes

**a. February 26, 2025, Meeting**

4. Action Items -

**a. Election of Officers 2025-26**

Sec. 22-39. - Election of officers; conduct of meetings.

(a) The board of adjustment shall annually, at the first meeting held following the appointment of members, organize by electing a chairman and vice-chairman and such other officers as may be necessary from among its members.

The Board may option to maintain current appointments.

Current: Chair Denise Chase; Vice Chair Kathy Garchow

Requested Action:

Motion to APPOINT \_\_\_\_\_ as the Committee Chair for 2025-2026.

Motion to APPOINT \_\_\_\_\_ as the Committee Vice Chair for 2025-2026.

**b. Case No. 24104 - Blind Pass Rd., Parcel: 25-31-15-09234-000-0001**

*Unnecessary and Undue Hardship Variance:* Dan Nelson, St. Pete Beach Yacht and Tennis Club for The Weatherly Condo Assn, Inc., requests a variance for replacement/installation of two (2) 160 sq. ft, 10'x16', 10'h storage structures where one (1) structure with a maximum area of 80 sq. ft. and maximum height of 8' is permitted. (LDC Sec. 6.13(b)(5a-b). **Continued from 1/29/2025 and 2/26/2025 meeting(s).**

**c. Case No. 25015 - 3115 W. Maritana Dr.**

*Unnecessary and Undue Hardship Variance:* Dan Rosenthal and Suzanne Levine request variance relief to restore a zoning lot to its original platted lots (Lot 7 & Lot 8) that lack the minimum 60' width required, where 48.18' (Lot 7) and 50.33' (Lot 8) are proposed, for the purposes of single-family development (LDC Sec. 9.6(a)(2)).

**d. Case No. 25033 - 3103 1st St. W**

*Practical Difficulty Variance:* Stuart Shrode requests a variance for the proposed replacement/installation of an 8' x 10' (80 sq. ft.), max. 8'high, residential storage building that has a proposed front yard setback of 50.3' from the front property line where 60' is required (LDC Sec. 6.13(b)(4)).

5. Items for Discussion -

**a. Case No. 23072 - 2007 Pass-a-Grille Way - Progress Report #2**

*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)).

**Continued from 2/26/25 meeting.**

- *Progress Report #2 to be provided on the status of all open permits and conditions outlined in the Development Order for Case No. 23072, as requested by the Board following Progress Report #1 presented at the 10/30/24 hearing.*

6. Adjournment - Next meeting to be held April 30, 2025 -

**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).**