



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Wednesday, June 25, 2025  
2:00 PM

Call to Order  
Pledge of Allegiance  
Roll Call

---

**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the June 25, 2025 agenda.**

2. Audience Comments -

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

3. Approval of Minutes

**a. May 28, 2025 Meeting Minutes**

4. Action Items -

**a. Case No. 25074 - 107 20th Ave.**

*Practical Difficulty Variance: Mark Zdrojewski of Strobel Design Build for Patrick Dufour requests to construct a new House-Medium structure that will encroach to 8'-0" from the rear property line where 15'-0" is required (LDC Sec. 20.15.)*

5. Items for Discussion -

**a. Case No. 23072 - 2007 Pass-a-Grille Way - Progress Report #3**

*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 #3 is 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 #2 presented at the 3/26/25 hearing and Progress Report #1 presented at the 10/30/24 hearing.*

6. Adjournment - Next meeting to be held July 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).**