



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, July 30, 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 July 30, 2025 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 comment card to the Clerk.

3. Approval of Minutes

a. June 25, 2025 Meeting Minutes

4. Action Items -

a. Case No. 25060 - 4107 Miller Dr.

Unnecessary and Undue Hardship Variance: Micah Thompson, Gulf & Bay Dock Works, LLC for Marilyn Orbach-Rosenberg requests demolition of an existing 10' x 25.5' dock to construct a new 6' x 20' long dock which exceeds the maximum length allowed, with 20 feet proposed where 19.5 feet is permitted, and a proposed southeastern riparian line setback of 0.6 feet where 9.75 feet is required (LDC Sec. 6.23.(d)(3-4)).

b. Case No. 25089 - 3214 W. De Bazan Ave.

Unnecessary and Undue Hardship Variance: Kristen Hansen of George F Young, Inc. for Jeffrey, John and Scott Trull requests to split a zoning lot to create two lots each capable of supporting one single-family residence, with both created lots averaging 59.91 feet in width where 60 feet is required (LDC Sec. 9.6.(a)(2)).

c. Case No. 25087 - 565 Belle Point Dr.

Practical Difficulty Variance: James Kearney requests to construct a 22'10" x 15' addition for expansion of existing attached garage with the proposed front yard setback of 13.6 feet where 20 feet is required (LDC Sec. 8.7(a)(1)).

d. Case No. 25084 - 3314 E. Maritana Dr.

Unnecessary and Undue Hardship Variance: Joshua Trosclair for Charlotte and Allen Schmitt requests to retain the existing residential storage building of 99 sq. ft. that exceeds the maximum of 80 sq. ft. permitted (LDC Sec. 6.13(b)(5)).

5. **Adjournment - Next meeting to be held on August 27, 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.