



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, October 29, 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 October 29, 2025 agenda.

2. Audience Comments -

If you wish to speak, please complete and submit a speaker's card to the City Clerk. When called, approach the podium and state your name and address for the record. Comments are limited to 3 minutes for both general and agenda items. Public comment on agenda items will be taken when that item is called.

3. Approval of Minutes

a. September 24, 2025 Meeting Minutes

4. Action Items -

a. Review and Approval of 2026 Meeting Dates

Requested Motion: Motion to approve 2026 meeting dates as presented/as amended.

b. Case No. 25118 – 6655 Gulf Blvd.

Unnecessary and Undue Hardship Variance: Troy Willingham, Applicant, for Ryan Broder of 6655 Gulf Blvd. LLC, Owner, requests an unnecessary and undue hardship variance for relief from the installation of a required ten-foot sidewalk following the change of use of the property, maintaining the existing sidewalk (approximately five feet in depth) where the sidewalk cannot be reduced to less than six feet in depth administratively (LDC Sec. 39.10(a)).

c. Case No. 25125 – 1050 Boca Ciega Isle Dr.

Unnecessary and Undue Hardship Variance: Micah Thompson, Gulf & Bay Dock Works, LLC, Applicant, for Scott Brown, Owner, requests an unnecessary and undue hardship variance to construct a 2.5 foot x 20 foot extension of the lower landing on a non-conforming existing dock and relocation of the existing eastern boat lift to the end of the proposed lower landing of creating a length of 106 feet where 37.9 feet is permitted where 91.5 feet currently exists (LDC Sec. 6.23(d)(3))

5. Items for Discussion -

a. Board Duties and Variance Procedures

Reviewing the Board's responsibilities, including the types of variances and the approval criteria outlined in the Land Development Code.

6. Adjournment - Next meeting to be held November 19, 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.