



**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.

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

Agenda Report

Agenda Title Name: September 24, 2025 Meeting Minutes

Action Request:

Strategic Objective:

Date: October 29, 2025

Prepared By:

Through:

Summary of Issue:

Funding:

Attachments: 1. BOA 9-24-25 DRAFT

BOARD OF ADJUSTMENT MINUTES
September 24, 2025 – 2:00 P.M.
Commission Chambers

PRESENT: Denise Chase, Chair
Kathy Garchow, Vice Chair
Chris Core, Member
Dan Small, Member

ABSENT: Al Causey, Member

STAFF PRESENT: Kristin Coman, Planning Manager; Brandon Berry, Senior Planner; Ralf Brookes, City Attorney; Ginny Keeter-Bodkin, Deputy City Clerk

Chair Chase called the meeting to order at 2:00 P.M. The Chair informed the applicants that with only four board members present, they had the option to postpone their hearing for a full board, if requested.

1. Approval of the Agenda -

There were no changes to the agenda.

Motion: Vice Chair Garchow moved, and Member Core seconded to approve the September 24, 2025 as presented; the motion carried 4-0.

The Deputy Clerk swore in all those who would be speaking or presenting to the Board.

2. Audience Comments – No one came forward for comment.

3. Approval of Minutes – August 27, 2025 Meeting

Vice Chair Garchow asked to add to her ex-parte declaration that the DCPOC had no discussions on Case# 25101 while it was under this board’s consideration.

Motion: Vice Chair Garchow moved, Member Small seconded, and the motion carried 4-0 to approve the August 27, 2025 meeting minutes as amended.

4. Action Items

Members declared their ex-parte communications: Vice Chair Garchow had conversations with staff and the community; Member Core made a site visit.

- a. Case No. 25052 – 100 Pass-a-Grille Way
Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA, LLC request a three-part unnecessary and undue hardship variance associated with a courtyard apartment redevelopment of the property.

Senior Planner Brandon Berry explained that this a rehearing from a few months ago; it was duly readvertised. Mr. Berry reviewed a detailed presentation on the request, including zoning, the parts of the proposed project, setbacks, elevations, photographs (three one story buildings will be

removed to accommodate the development), and the summary of staff findings; the presentation is part of the meeting record. The project has been scaled back from the original request. The applicant is now requesting to:

1. Develop three-story structures on the subject property containing 1,290 developed square feet for each of the redeveloped eight residential units, comprised of 450 square feet of ground-floor area and 840 square feet of living space, where units cannot be redeveloped at current density with greater than the 475 existing developed square feet (LDC Sec. 20.07.(b));
2. Permit the encroachment of a redeveloped three-story 'Units 5 & 6' building to encroach to 5'-5" from the rear property line where 20' is required (LDC Sec. 20.15 - Courtyard Apartment);
3. Permit encroachment of open stairs to 8'-1" from the rear alleyway property line where 17' is required (LDC Sec. 6.22.(b)).

Staff found that the applicant supplied adequate justification for the alleyway setback encroachments for stairs and reconstructed Units 5 & 6 building (Variances 2 & 3) and the exclusion of the 450 square feet of ground-floor, non-habitable parking, storage, and access. They found that partial justification for the increase in the living square footage from 475 square feet to 840 square feet (Variance 1 – partial).

Staff suggested that the applicant provide testimony to reiterate the justification for how redeveloping the units as single-floor stacked units would not reduce the overall square footage demands based on current FHA and Florida Building Code requirements and why the additional square footage (~195 sq. ft.) per unit is necessary over and above the already-justified additional square footage for the powder room, vertical circulation, mechanical, and electrical space.

Attorney Brian Aungst, of 625 Court St., Clearwater, testified for the applicant and provided a presentation, which is part of the meeting record. He specified that this is a hurricane relief hardship to reach compliance with modern codes. He reviewed their three requests. They are only redeveloping the 3 units that were substantially damaged by the hurricanes and adding a pool in the courtyard. He reviewed the proposed site conditions vs. the existing. He reviewed why this is the minimal variance required for the units, as requested by staff. A slide is included in the presentation. There is no request for a height variance; he provided a building heights study. The option for this lot would be three three-story dwellings that would exceed the square footage of what is being presented.

Architect Istvan Peteranecz, of 2142 Burlington Ave. N., St. Petersburg, testified to the applicant's desire to maintain the historic nature and minimal size for the redevelopment while maintaining ADA and Fair Housing requirements. He testified that the project meets the city's eight criteria, which were included in the presentation. The City's design consultant has reviewed the plans and found them to meet the design criteria and compliance requirements.

The Board members asked questions. Mr. Peteranecz testified to designing the project to keep with the historic aesthetic of Pass-A-Grille. Owner Eric Abel of 102 8th Avenue testified that these may be condominiums or rental properties, but that has not yet been determined; the goal was to create something the city could be proud of.

Public Comment –

Bill Loughery commented as the Historic Preservation Board Chair that the board did not have the

option to deny this project. He opined that the project could be rebuilt the same as it was. He spoke about the project height and that a different design could have been used. He felt the design looked urban.

Cathy Cann of 203 Gulf Way spoke about FEMA flood codes including breakaway walls, given threats to the area. She commented that the alleyways are heavily utilized and the potential danger of stairs coming down into that area.

Jay Anderson of 202 Pass-A-Grille Way thanked the applicant for scaling the project back. He inquired about the use of the rooftops.

Amy Loughery commented that an empty lot does not create a hardship.

Brandon Tecklenburg of 3112 Pass-A-Grille Way spoke about other successful restorations to the area and expressed disappointment in people in power in the city not wanting to allow others to build their dream homes when they have already done so. These are neighbors building back. Start becoming a city of yes, not no.

Attorney Aungst briefly rebutted comments; substantially damaged properties must be brought up to modern codes to mitigate damage. The alternative would be more intense, higher homes that do not require a variance. There will be no commercial activity on the site or on the roof, just chairs and umbrellas. Mr. Peteranecz concurred. The stairs do not come down into the alleyway; they come down into the setback. Access to the roof is allowed by code; removing it could be a fire safety hazard for the 2nd floor residents. Option 3 in the meeting packet depicted what the setbacks would have looked like if they had maintained a single floor design.

The Chair closed public comment and opened board discussion. Significant work has gone into decreasing the project to fit and to give back to the community. The community has had negative comments. The board needs to be consistent among single family and multi-family development. The new asks are minimal. Mr. Berry testified that an encroachment will be necessary in any case for the stairs. The members asked further questions from staff.

Motion: Vice Chair Garchow moved and Member Small seconded, to approve the variance for Case No. 25052 with staff conditions as outlined for the 840 square foot living space and rear alleyway setback and denial of the encroachment of the rear alleyway stairs to 8'1". The motion carried 3-1 with Member Core voting no.

b. Case No. 25096 – 103 24th Avenue

Practical Difficulty Variance: Michael J. and Gina M. Pezza, Owners, request a practical difficulty variance to allow for the retention of a 12.2' x 20' residential storage building formerly developed as a garage that is nonconforming to required setbacks, with a side setback of three feet proposed where twenty-five feet is required, following redevelopment of the primary dwelling (LDC Sec. 3.10.(e)(1) & 20.15. – House Large – Accessory Structure Envelope)

Planning Manager Kristin Coman reviewed the request. Her presentation included zoning, a request detail, survey, zoning review, proposed site plan, and photos; the presentation is part of the meeting record. No letters in opposition were received.

Staff found that the applicant had addressed the criteria but suggested that the Board may wish to consider the conditions that the applicant shall obtain a building permit for the removal of the previously completed, non-permitted improvements to the satisfaction of the Building Official and that the structure be used solely for storage in accordance with the LDC.

Applicant Gina Pezza testified as to plans prior to the hurricanes and other difficulties. They would like to keep the structure because access to the under the home storage is only in the front and this structure could store pool equipment when storms are approaching.

Bill Loughery commented that the house could be saved and not demolished or moved, but he was in favor of the variance as it keeps with the historic aesthetic of Pass-A-Grille.

The Chair closed public comment and opened board discussion. The shed is not causing any harm and the non-compliant aspects have been removed.

Motion: **Member Core moved to approve the variance for Case No. 25096; Vice Chair Garchow amended the motion to add the staff recommended conditions to obtain a building permit for the removal of the previously completed, non-permitted improvements to the satisfaction of the Building Official and that the structure be used solely for storage in accordance of LDC 6.13, with the approval of Member Core. Member Small seconded the motion and it carried 4-0.**

c. Case No. 25107 – 106 20th Avenue

Practical Difficulty Variance: Cassandra E Guess, Trustee, for Iliana Guess, Owner, requests a practical difficulty variance to install exterior access stairs, associated with a new residence to be constructed to the House-Medium standards of the Pass-A-Grille Overlay District, with a front setback of 5'-1" proposed where seven feet is required (LDC Sec. 6.22.(b)).

Mr. Berry reviewed a presentation for this variance which included photos, zoning, survey, request detail, site plan layout, proposed floor plan, proposed front elevation. The presentation is part of the meeting record. The property to the west will also be redeveloped into a two-story dwelling.

Staff found that the applicant addressed the criteria and designed a structure that is in keeping with the overall compatibility standards of the Pass-A-Grille Overlay District. The winder stairs are in keeping with the design of the structure and represent a lesser overall volume encroachment into the front yard than a standard stair type would provide. However, staff asked that the applicant address whether shortening the front porch would allow for reduction or elimination of the need for the subject variance.

Applicant Cassandra Guess appeared and testified to their efforts to keep their design compatible with the neighborhood and like the previous duplex. She had a presentation of photos that depicted the request; she expressed that it is of minimal impact. Compact yet accessible stairs are a challenge with an elevated home. The new home must be wheelchair accessible for disabled family members.

Their neighbors expressed only minimal concerns when she showed them her presentation. They are installing a lift at the rear of the house for wheelchair access. She showed an aerial photo of the alleyway parking access and mentioned their desire to increase their greenspace.

Board members asked questions of the applicant regarding what other designs they had considered to avoid a variance. Ms. Guess showed photos and provided testimony on alternatives they had explored.

There being no public comment, the Chair opened board deliberation. They felt that the applicant had presented their case well.

Motion: Member Small moved, Member Core, and the motion carried 4-0 to approve the variance for Case No. 25107.

d. Case No. 25109 – 419 59th Avenue

Practical Difficulty Variance: Frances Stites, Owner, requests a practical difficulty variance to elevate an existing 12' x 31.9' concrete slab to create a rear elevated seating deck balcony and ground floor deck cover, with a proposed rear setback of 10.9 feet where 17 feet is required for the balcony and 15 feet is required for the deck cover, following elevation of the primary dwelling (LDC Sec. 3.10.(e)(1), 6.13.(c)(3)a., & 6.22.(b)).

Mr. Berry reviewed a presentation for this variance request including photos, zoning, noticing, request detail, survey, elevation of the variance request and what is allowed by right. Only the slab is being elevated.

Staff found that the applicant had adequately addressed the required criteria and recommended one condition – that the living-floor balcony walkout be enclosed by an open railing or balustrade that would not require supports or be walled. The ground-level deck cover may be inset with insect screening or screen panels but not walled. Neither space should be enclosed in a way that would constitute floor area as defined in the LDC.

Applicants Frances and Ryan Stites appeared and showed a brief presentation on their current home, their desire to elevate it after the hurricanes, and how the patio slab would be affected.

The board members asked questions of the applicants. Mr. Berry clarified that a balcony or second-floor walkout requires a 17-foot rear setback. A ground-floor deck cover requires a 15-foot rear setback. The existing patio would not meet those requirements, as its setback is 10.9 feet. Portions of the primary home can be elevated in place, even if within a setback. Accessory structures, however, must be brought into compliance. If the elevation project does not count as a substantial improvement, then compliance is not triggered. In practice, most elevation or reconstruction projects exceed the 50% substantial improvement threshold, which then requires compliance.

There being no public comment, the Chair opened board deliberation. Outdoor space is living space in Florida; do not want to penalize for elevating. Encroachment on the water is still an encroachment.

Motion: Vice Chair Garchow moved and Member Small seconded, to approve the variance for Case No. 25109 with the condition as outlined that the living-floor balcony walkout be enclosed by an open railing or balustrade that would not require supports or be walled. The ground-level deck cover may be inset with insect screening or screen panels but not walled. Neither space should be enclosed in a way that would constitute floor area as defined in the Land Development Code. The motion carried 4-0.

5. Items for Discussion

a. Board Duties and Variance Procedures

This discussion was continued to a future meeting due to time constraints.

5. Adjournment - The next meeting is scheduled for October 29, 2025.

Chair Chase adjourned the meeting at 4:45 PM.

These minutes will be considered for approval at the October 29, 2025 Board of Adjustment meeting.

DRAFT Notice of Meetings
Board of Adjustment
2026

The Board of Adjustment meets on the last Wednesday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>
January 28, 2026	2:00 pm
February 25, 2026	2:00 pm
March 25, 2026	2:00 pm
April 29, 2026	2:00 pm
May 27, 2026	2:00 pm
June 24, 2026	2:00 pm
July 29, 2026	2:00 pm
August 26, 2026	2:00 pm
September 30, 2026	2:00 pm
October 28, 2026	2:00 pm
December 2, 2026*	2:00 pm *moved due to Thanksgiving holiday
December 30, 2026	2:00 pm

Meeting to elect the Chair and Vice Chair will be on April 29, 2026, or the soonest meeting thereafter.

The Code of Ordinances pertaining to this board can be found at:
https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BOCOCO_ARTIIBOAD

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

Agenda Report

Agenda Title Name: Case No. 25118 – 6655 Gulf Blvd.

Action Request: Motion to [approve/approve with conditions/deny] Variance Case 25118 for 6655 Gulf Boulevard.

Strategic Objective:

Date: October 29, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: *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)).

Funding: n/a

Attachments:

1. 25118 - Staff Report
2. 25118 - Certificate of Completeness with Submittal



City of St. Pete Beach · 155 Corey Avenue, St. Pete. Beach, Florida 33706 727-367-2735 · www.stpetebeach.org

PLANNING DEPARTMENT

Date: October 17, 2025
To: Board of Adjustment
Re: Staff Findings Report
Unnecessary and Undue Hardship Variance
Address: 6655 Gulf Boulevard
Parcel Number: 36-31-15-34776-005-0150
Troy Willingham for Ryan Broder of 6655 GULF BLVD LLC
Variance Case No: 25118
Prepared by: Brandon Berry, Senior Planner

Hearing Date: October 29, 2025

Please be advised that staff has received and reviewed the following items submitted in support of the application:

1. Completed Unnecessary and Undue Hardship Variance package with application form.
2. Portion of Site Plan prepared by Troy Willingham, Architect, signed 4/14/2025 consisting of 1 sheet.
3. Boundary Survey prepared by Alexander Duchart, dated 8/9/2024 consisting of 1 sheet.

Staff offers the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is an approximately 8,400 square foot (80x105') property located in the CC-2 Commercial Corridor Gulf Boulevard zoning district, with a future land use designation of CC-2 within the City's Special Planning Area 1. CC-2 is a medium-intensity commercial zoning district that permits standalone restaurant, retail, and similar commercial uses, as well as mixed-use on zoning lots of one-half acre. The property owner is currently undertaking a change in use from a prior wedding venue use to a grocery store, both of which are permitted uses within the subject zoning. The building will remain, and will not be substantially improved while this development is undertaken. Development, by the City's definition, includes the change in use of the land, which the applicant is undertaking despite the lack of exterior alteration to the structure where the grocery store will be located.

The subject property has frontage along Gulf Boulevard and the owner is required, when undertaking development, to install a sidewalk of ten feet in depth pursuant to Land Development Code Section

39.10.(a). However, as the property fronts Gulf Boulevard between 75th Avenue and 64th Avenue which is considered an “A” street for this segment, the owner is not required to provide for the frontage improvements required by the remainder of that section, including landscaping and pedestrian-scale lighting improvements. Staff, through Technical Review Committee, is eligible to reduce the depth of the sidewalk to six feet. The applicant is proposing to maintain the existing sidewalk depth of approximately five feet along the frontage.

The owner received a permit for renovations associated with the change in use in July (Permit No. 2502286). At the time they consented to providing the sidewalk, and provided a bond for its cost. They applied for a variance later that month. The owner has advanced ineffectiveness of the sidewalk and concerns about safety as the basis for the request, as stated in the application narrative.

Figure 1: Aerial Photography



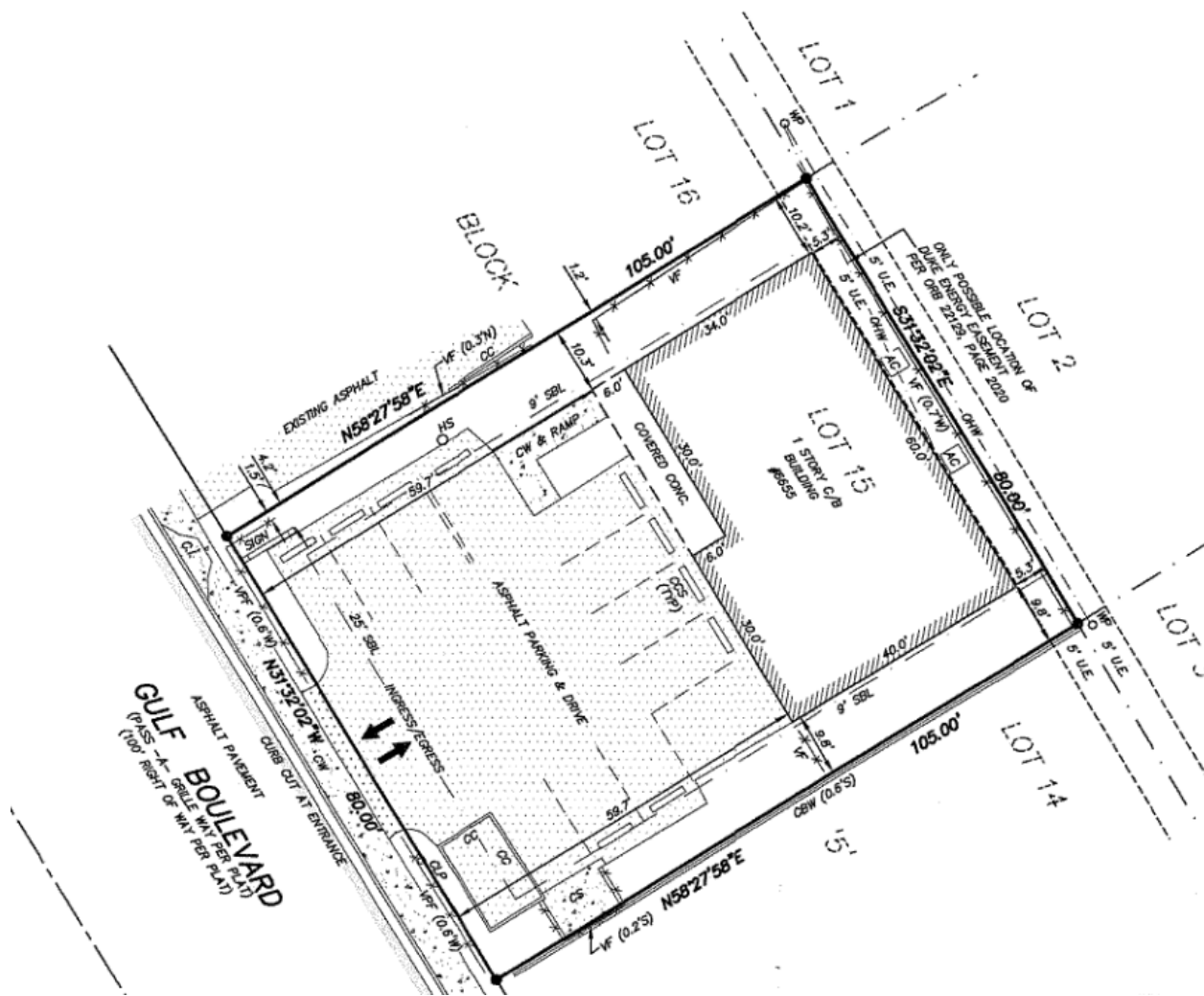
Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Zoning Map

Figure 3: Current Sidewalk (Requested to remain)



The applicant is requesting a variance to Land Development Code (LDC) Sec. 39.10.(a):

Frontage Sidewalk Depth	6655 Gulf Blvd		
	Permitted/Required	Existing	Proposed
Minimum Sidewalk Depth	10 feet, with administrative reduction to six feet where appropriate	Approximately five feet	Maintain existing sidewalk at approximately five feet in depth (v)
(v) = Variance required			

Analysis

The subject change of use is modest and does not involve new construction or additions to the building. The applicant is changing an existing building, formerly used as a wedding equipment rental and office building, into a grocery store. This includes interior buildout of a prep space, walk-in cooler, and customer areas. The use will remain a Florida Building Code mercantile classification but change in use under the zoning regulations, which triggers implementation of relevant development requirements, including the subject sidewalk. At less than 2,200 square feet of customer area, the eleven parking spaces existing and remaining on the site meet code requirements for the use type.

The use is not clearly classified in the Institute of Transportation Engineers Trip Generation Manual from a traffic impact perspective. While it shares some alignment with a convenience store, it contains a significantly higher focus on fresh food preparation, and less on prepackaged goods in the long term. The applicant has, however, requested to open with prepackaged foods only while completing kitchen finishes. It is also much smaller than a standard supermarket, which typically start at 8,000 square feet on the smaller side; the subject development contains only 2,400 gross square feet. This makes it difficult to estimate traffic impact and foot traffic for the subject use. The owner has supplied information requested by Staff for their store located in Tierra Verde, which is addressed later in the report.

The property contains and will remain with 10 standard parking spaces and one accessible parking space, regardless of whether the subject variance is granted.

Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variance.

The Board has standards of review for a hardship variance and must make a positive finding with regard to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-8 in **addition** to staff comments below:

- 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or building in the same zoning district;**

Changes of use are rare in St. Pete Beach, and often accompanied by substantial improvements to function of the site, such as a recent conversion of an office building to a coffee shop with drive-thru. These changes of use are often accompanied by significant exterior alterations to traffic patterns, means of site access, parking, or other ingress, egress, or functionality improvements. In the subject case, the applicant is making minimal exterior alterations, none of which affect the parking layout. This is somewhat unique in the context of the request.

The land itself is not unique for the area. With eleven parking spaces, the lot meets the requirements for a grocery store use, and spaces are logically laid out given constraints of the land area. Expansion of the sidewalk would not have a direct impact on the usage of that parking area, although the applicant has expressed concerns with the expansion of the sidewalk encouraging curb hopping, which could result in drivers entering the site outside of the apron. A fence exists and could be maintained in that situation to define the driveway apron.

- 2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;**

The applicant has chosen to undertake the change in use. Early correspondence with the applicant pertaining to the building permit application indicated that they considered the Property Appraiser's classification of "strip store" to be the local use determination, which may have led to some initial confusion on why the subject development was considered to be a change in use. Existing frontage sidewalk, and interior parking lot conditions, were not created by the applicant.

- 3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;**

Literal interpretation does not deprive the applicant of a right commonly enjoyed by other properties in the same zoning district, which are required to provide the subject sidewalk when development is undertaken. However, Staff recognizes that the scale of the subject development is significantly lesser in scope than other projects that constitute development or redevelopment, even those that lack new building construction. There is signage, a new transformer and a light pole within the ten-foot span where the sidewalk would be located, the first and potentially second of which would need to be relocated. Light post encroachments into sidewalks are permitted for limited distances in some circumstances.

- 4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the comprehensive plan or the Land Development Code, nor will it permit and increase in development density;**

The subject use for which the sidewalk is required is a permitted use in the subject zoning district. Granting this variance would not directly affect the use.

- 5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;**

The subject request would render a financial benefit to the applicant, but Staff does not find it to be the sole basis for the request, as the applicant willingly supplied a bond for the improvement and through their narrative agreed to provide a wider sidewalk at the time of adjacent property redevelopment. The Land Development Code does not currently require both frontage sidewalk and landscaping amenities in this span of Gulf Boulevard, likely recognizing the challenge posed by lot depth. While this change of use qualifies as development, it lacks the extensive range of exterior improvements that frequently accompany such requests, and the cost of the sidewalk is a much greater proportion of the overall project cost than for others that have undertaken similar work in the recent past. The sidewalk is bonded for \$22,650, approximately 22% of the project cost.

- 6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, building, or structures in the same zoning district;**

The Board must consider variances on a case-by-case basis.

The type of development being undertaken in the subject request is the same as other use changes for which a wider sidewalk was required, but the context does vary. The applicant is not altering on-site traffic patterns, the frontage parking area, or making other extensive exterior improvements. The use is one that is likely to have different and more routine vehicle turnover than the preceding use, which was primarily used as an office and rental, and is more likely to experience walk-up traffic despite that walk-up traffic being an unlikely arrival method for the majority of customers.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

Accommodating the ten-foot sidewalk would not knowingly preclude the reasonable use of the land, structure or building. The subject change of use could still be accommodated, and the parking area could be maintained with a code-compliant number of spaces. The applicant has advanced vehicular safety and loss of the frontage landscaping buffer as site-based reasons for not providing the wider sidewalk, and the use itself as being one that does not experience extensive walk-up trips as a justification based on overall need.

8. The requested variance is in harmony with the general intent and purpose of the comprehensive plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The subject change of use supports commercial revitalization in the vicinity and provides a use that is not otherwise provided in the area, which is supported by the Comprehensive Plan, particularly the Downtown Redevelopment District's purpose and intent. The use promotes the neighborhood-level "live, work, shop and play" concept supported for the peripheral downtown special area districts along Gulf Boulevard and Blind Pass Road, where horizontal and vertical mix of uses are supported. However, the CC-2 land use district also supports sidewalks on development projects when existing conditions support them. At this point in time the applicant has not demonstrated that the sidewalk cannot be accommodated, but that they consider the landscape barrier's presence to be a safer accommodation given space constraints at the front of the site.

Staff does not find the subject request will actively create injury to the neighborhood, as site conditions are not changing, nor will it diminish property values. However, the use of the property is changing from one that is unlikely to have experienced routine walk-up traffic to one that may accommodate some walk-up traffic due to presence of residences in the neighborhood to its east, lodging uses to the south, and the current lack of any known nearby grocer that sells freshly-prepared foods. Convenience markets exist in the area, one of which is on the western side of Gulf Blvd to the property's north, and one to the south along the same side of Gulf Blvd, closer to the resorts.

In correspondence with the applicant, they expect roughly half of the traffic at the subject store as their store located east of the City in Tierra Verde, which has roughly double the parking. This would provide for just over 100 to just over 300 transactions a day depending on season. Their application narrative estimates less than ten percent of traffic at their store would be generated

from walk-up traffic, accounting for roughly ten to 30 trips per day. This is likely to be an increase from the preceding use.

Staff finds, given the scope of development that led to the subject variance, accommodating safer pedestrian access to the front of the business may be a more reasonable request in this particular context, particularly given that the property is a mid-block property and a sidewalk frontage depth expansion is unlikely to have any immediate benefit to walkability. On the other hand, the subject private parking area, while logically laid out for vehicles, lacks any means of protected pedestrian access to the front door.

Summary

Staff finds the work undertaken to accommodate the change of use is modest and provides negligible exterior alterations. Many changes in use provide additional building area, parking, and/or change vehicular access that will either produce additional vehicle trips and/or for which accommodating increased pedestrian usage is reasonable and supportive of Citywide multimodalism. These exterior improvements are not being undertaken for the subject property. However, Staff finds the request does not rise to the level of a clear hardship based on the information provided at this point in time. The distance from back of curb to the outside edge of the turfblock parking space scales to approximately eleven feet, and could accommodate a six-to-ten foot sidewalk without known issue, albeit at a high cost. A fence or other barrier could also be installed within the remaining extent of the buffer. Staff does find the use will likely produce additional walk-up trips than the preceding use of the property, but does not dispute that the walk-up trips will likely only be a small portion of the overall trips taken to the business.

The applicant states widening the sidewalk will not be in line with adjacent properties, which Staff agrees with relative to existing conditions. However, as the City has no direct input on the timing of development and redevelopment that is unconditionally permitted by the City's use code, easements and improvements must be obtained at time of property development, or a commitment must be obtained to provide that improvement at some point in the future. Development could constitute a change in use, as the current owner is undertaking, which may not involve any exterior building alterations or improvements.

Staff visited the site on October 16th while the renovations were underway. The landscaping buffers remain in place but are heavily overgrown and will need to be cleared out prior to certificate of occupancy. Staff finds the buffers could benefit from low-growing shrubs or hedges that beautify the site without conflicting with motorist vision.

Staff requests the following applicant testimony. This report will be published prior to the Technical Review Committee review for this request, where these questions will be posed.

- Whether additional landscaping will be considered for the frontage buffer if this variance is granted;
- Whether a direct, protected pathway for pedestrians along the northern side of the site can be accommodated without removal of the oaks;
- Whether the applicant is amenable to a formal commitment to provide the sidewalk improvement at time of development of either adjacent property;
- Plans to provide bike racks on the property, if any.

Should the Board of Adjustment choose to grant the subject variance request, Staff recommends at least the following conditions:

- 1) The subject variance is granted for only the development scope approved under permit 2502286, as authorized as of the date of approval of the subject variance case. Variance 25118 shall expire on the date of permit or development order issuance, as relevant, for any future improvement that constitutes a development and/or redevelopment project on the property, as defined in the Land Development Code. Where an easement is necessary to execute this requirement, the form shall be acceptable to the City Attorney and Florida Department of Transportation as applicable.
- 2) The subject variance shall expire on the date of authorization for any permit or site plan that constitutes development or redevelopment on either adjacent property along Gulf Boulevard, as may be later subdivided or consolidated. The owner shall provide an aligned sidewalk of at least the depth required for the adjacent property, with timing of the improvement to be managed relative to timing of the sidewalk improvement on the adjacent property. Where an easement is necessary to execute this requirement, the form shall be acceptable to the City Attorney and Florida Department of Transportation if necessary.
- 3) The applicant shall provide low-growing shrubs or other foliage within the front buffer prior to certificate of occupancy for the building, unless providing such would violate City or Florida Department of Transportation visibility requirements, in which case the minimum adjustment necessary to provide compliance may be authorized by the City Manager or designee.

Respectfully submitted,

Brandon Berry
Senior Planner

Cc: Ryan Broder of 6655 GULF BLVD LLC, Owner, *via email* (baywaycountrystore@gmail.com)
Troy Willingham, Agent, *via email* (troy@willingham.com)
Ralf Brookes, Board of Adjustment Attorney



COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 10/2/2025
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **October 29, 2025**.

Variance Case Number: 25118
Application Type: Unnecessary and Undue Hardship Variance
Applicant/Agent: Troy Willingham
Owner: 6655 Gulf Blvd., LLC
Parcel Number: 36-31-15-34776-005-0150
Address: 6655 Gulf Blvd., St. Pete Beach, FL 33706
Zone: CC-2

Submittal Documents:

1. Completed Unnecessary and Undue Hardship Variance package with application form.
2. Portion of Site Plan prepared by Troy Willingham Architect signed 4/14/2025 consisting of 1 sheet.
3. Boundary Survey prepared by Alexander Duchart, dated 8/9/2024 consisting of 1 sheet.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|---|--|
| <input type="checkbox"/> Board of Adjustment Attorney <i>via email</i> | <input type="checkbox"/> TRC Committee <i>via email</i> |
| <input type="checkbox"/> Code Enforcement Manager <i>via email</i> | <input type="checkbox"/> City Manager |

Board Members:

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> Denise Chase, Chair | <input type="checkbox"/> Chris Core |
| <input type="checkbox"/> Kathy Garchow, Vice-Chair | <input type="checkbox"/> Dan Small |
| <input type="checkbox"/> Al Causey | |

Cc: 6655 Gulf Blvd., LLC *via email* (BaywayContryStore@gmail.com)
Troy Willingham *via email* (troy@willingham.com)

36-31-15-34776-005-0150

CASE #: 25118

PARCEL #:

SUBMITTAL DATE: 8/26/25

9/13/2025

AMOUNT DUE:

PAYMENT DATE:

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following items are to be submitted, along with this application, at least 30 days prior to the public hearing:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	6655 Gult Blvd 112	874 Serpentine Dr S St. Petersburg FL 33705	Ryans Bruder 941-725-1476
Applicant/ Agent	Troy Willingham	753 Brightwaters Blvd We St. Petersburg, FL 33704	727-867-2011
Owner Email Address: Bayway Country Store@gmail.com		Applicant/Agent Email Address: Troy@willingham.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
C-2	C-2: Commercial corridor gult Blvd	8398 sq ft
Legal Description: lot 15, Block 5, Gult water subdivision, according to the plat thereof, as recorded in Plat Book 24, pages 29+30 public records of pinellas county, FL.		
Address: 6655 Gult Blvd, St Pete beach FL 33706.		
Explanation of Request: relief from the installation of the required ten-foot sidewalk, were eight foot wide sidewalk is currently provided and will be maintained (IDC Sec. 39.10(a)).		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

IF WE MOVE TO COMPLY WITH LDC SEC. 39.10(A), THE SIDEWALK COMPONENT OF THE CODE, WE WOULD EFFECTIVELY REMOVE THE REQUIRED LANDSCAPE BUFFER. GIVEN THE VERY UNLIKELY CHANCE THAT EITHER OF THE NEIGHBORS NORTH NOR SOUTH WILL BE WIDENING THEIR SIDEWALK IN THE FORESEEABLE FUTURE, WE BELIEVE THAT WIDENING THE SIDEWALK IN FRONT OF 6655 GULF WILL ALSO NOT CONTRIBUTE TO THE PEDESTRIAN FRIENDLY INTENT OF THE CODE AND WILL IN FACT REMOVE THE LANDSCAPE BUFFER AND FENCE THAT CURRENTLY PROVIDE VISUAL PROTECTION TO THE PARKING LOT ESSENTIALLY PROVIDING A DETRIMENTAL EFFECT CONTRARY TO THE INTENT OF THE CODES

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

WE BELIEVE THAT IS CORRECT

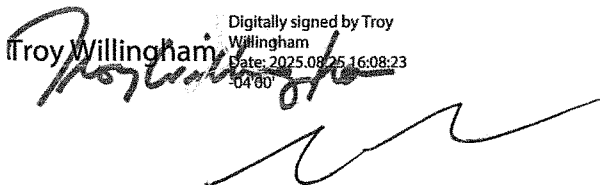
3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

THE CONFIGURATION OF THE LOT ALREADY PROVIDES WALKABLE BUILDING ACCESS AND THROUGHPUT WITHOUT A WIDER SIDEWALK RESTRICTING THE PARKING LOT, LANDSCAPE AND FENCE NEAR GULF BLVD

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

THAT IS CORRECT

Digitally signed by Troy Willingham
Date: 2025.08.25 16:08:23
+04'00'



5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

understood

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;


Our goal is to keep the building in conformity with its neighbors. The majority of work we aim to complete is light interior remodeling to accommodate an economically viable grocery store. I feel widening the sidewalk at this time is not in line with the adjacent properties and ergo a poor pedestrian accommodation. I would of course be open to expanding the sidewalk if and when adjacent development occurs, but at this time proposed work isn't really an accommodation and conflicts with existing signage and a duke energy light pole. Wrapping concrete around existing poles does a poor job of increasing walkability.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The proposed sidewalk decreases green space and reduces monies that in my opinion would be better spent on other accommodations. I would love to put this money into more prudent areas of this project such as hurricane hardening, decorative landscaping, bike racks, possibly mural style artwork. In general it's a poor use of money at this time compared to other more immediate needs, predominantly fixing the hurricane shutters.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

I personally feel having a landscape barrier between the parking lot and the current sidewalk is a safer pedestrian accommodation than widening the sidewalk and having to remove that barrier. Cars have a tendency to impatiently drive over sidewalks, but not bushes and fences. Grocery stores receive little pedestrian traffic, it is wholly eningrained in our culture that you grocery shop with your car. Locale in downtown Saint Petersburg, even though being well funded and offering many bespoke services, famously failed because it did not have a parking situation in line with cultural norms. I personally bought this building, which required more construction, over the building formerly occupied by Fo-Cheezy, because of the parking lot. My current store (The Bayway Country Store) has probably the highest walk up percentage of business you could hope for, being ingrained in a condominium development and off of a dedicated bike trail, yet revenue derived from pedestrian business is less than 10% because people eschew the burden of carrying groceries.

X  X 8/28/25

Signature of Applicant Date

Digitally signed by Troy Willingham Date: 2025.08.25 16:08:38 -04'00'

Signature of Authorized Agent Troy Willingham



VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

TW RVS I understand that the City will not accept or process an incomplete application.

TW RVS I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

TW RVS On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

TW RVS I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

TW RVS I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

TW RVS I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

TW RVS I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

X
Signature of Applicant

X 8/28/25
Date

Troy Willingham
Digitally signed by Troy Willingham
Date: 2025.08.25 16:06:41 -04'00'



PUBLIC HEARING SIGN POSTING AFFIDAVIT
RYAN BRODER,

Applicant, 6655 GULF BLVD LLC, agrees to maintain the posted the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): RYAN BRODER. 6655 GULF BLVD LLC

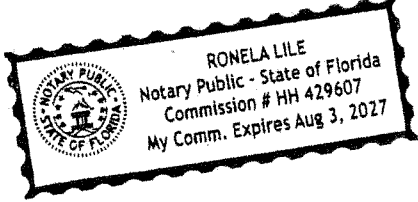
Address: 6655 GULF BLVD ST PETE BEACH. FL

X [Signature] 8/27/25
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 27th day of Aug, 2025 by: Ryan Theodore Broder who appeared before me, and is personally known to me, or has produced FLDL B636-7388-340-0 as identification, and did take an oath.

My commission Expires:



NOTARY: [Signature]
Print Name: Ronela Lile Notary
Public, State of Florida
(Notarial Seal)



Impervious Surface Ratio (ISR) Worksheet

Impervious surface means any material that prevents absorption of storm water into the ground.

Impervious surface ratio (ISR) means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Owner Name & Address

Ryan Broder, 6655 Gulf Blvd LLC
874 serpentine dr s, st petersburg, FL 33705

Contractor/Applicant Name & Address

Sean Seifried, Ed Seifried Construction
6985 1st Ave North St. Petersburg, FL 33710

Phone 941-725-1676

Phone 727-347-3333

Email BaywayCountryStore@gmail.com

Email sean@edseifried.com

Property Address 6655 gulf blvd st pete beach

Total Lot Area (sq. ft.) 8398

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	2220	sq. ft.
Parking and Driveway:	3857	sq. ft.
Pool and/or Patio areas:	0	sq. ft.
Walkways:	included	sq. ft.
Other:	none	sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	6077	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	2220	sq. ft.
Parking and Driveway:	3857	sq. ft.
Pool and/or Patio areas:	0	sq. ft.
Walkways:	included	sq. ft.
Other:	none	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	6077	sq. ft.

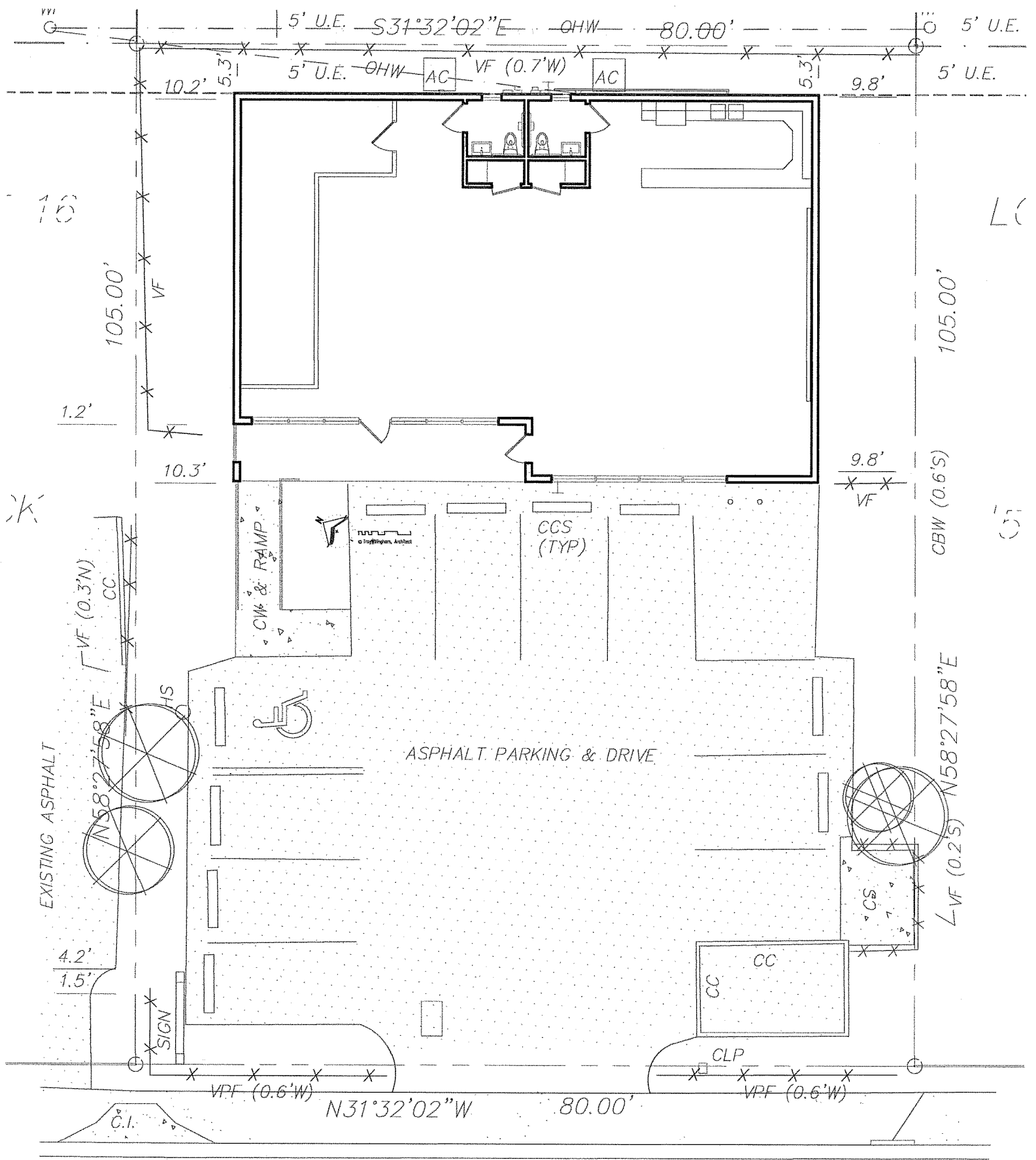
6077 sq. ft.	÷	8398 sq. ft.	=	0.724
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

6077 sq. ft.	÷	8398 sq. ft.	=	0.724
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

Troy Willingham
 Digitally signed by Troy Willingham
 Date: 2025.08.25 16:06:18 -04'00'

I, Troy Willingham certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included in the calculations below.

Applicant Signature: [Signature] Date: 8/28/25



GULF BOULEVARD

(PASS -A- GRILLE WAY PER PLAT)
 (100' RIGHT OF WAY PER PLAT)
 ASPHALT PAVEMENT

plotted: 8/25/25 3:56

Proposed Interior Remodeling for 6655 GULF BLVD LLC to create

Fresh Food Grocery Store



NORTH

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 15, BLOCK 5, GULF WINDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 29 AND 30, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S NOTES:

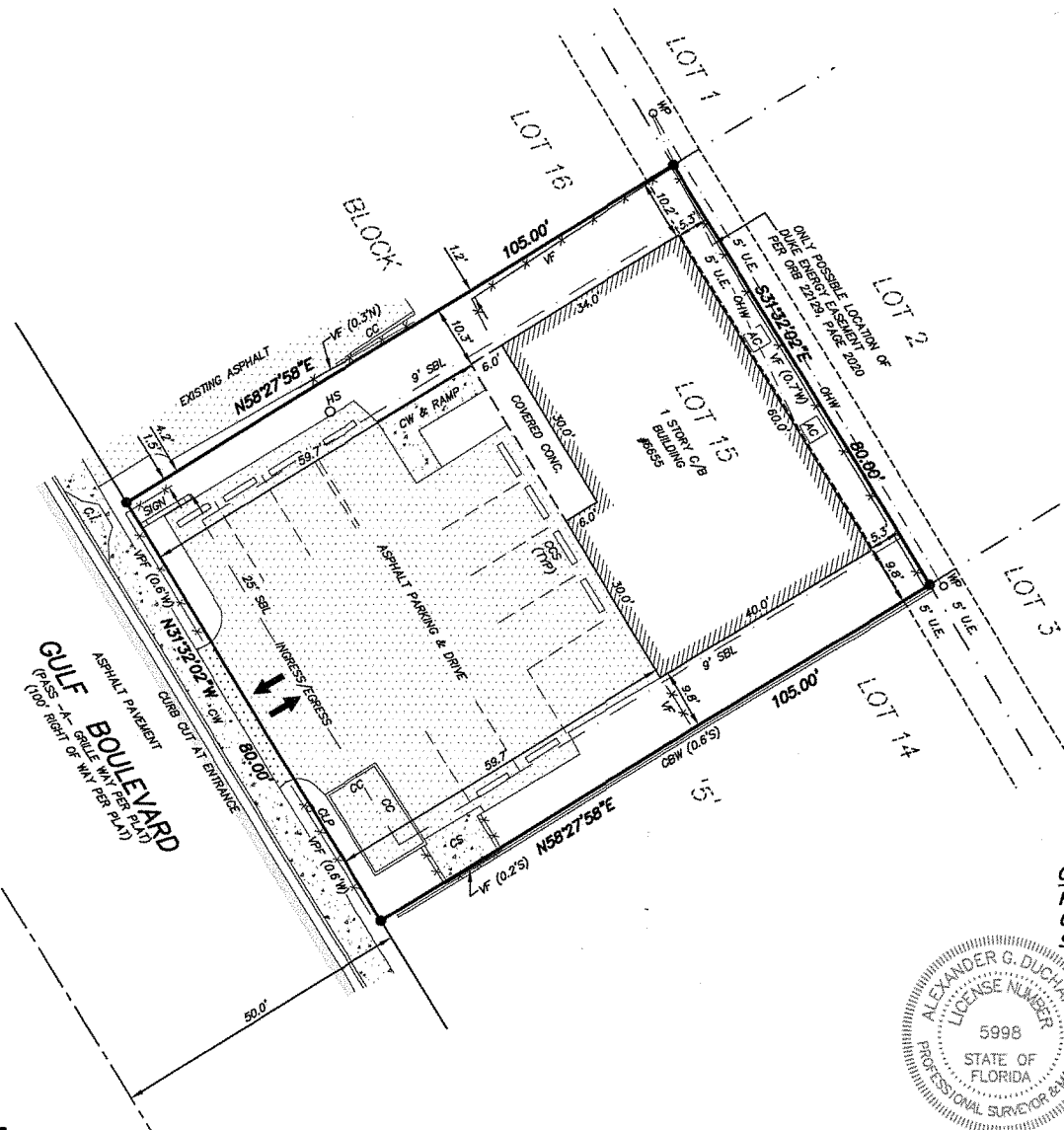
1. BUILDING SETBACKS SHOWN HEREON WERE TAKEN AT THE FOUNDATION OF BUILDING.
2. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
4. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
5. THE BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF LOT 15, BLOCK 5, AS SHOWN ON PLAT BOOK 24, PAGE 29, HAVING A BEARING OF N31°32'02"W.
6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 24083941DR, EFFECTIVE DATE JULY 20, 2024 AT 9:00 AM ALL PLOTTABLE B2 EXCEPTIONS SHOWN.

ABBREVIATIONS:

- FIR = FOUND 5/8" IRON ROD "NO.I.D."
- LB = LICENSED BUSINESS
- SBL = SETBACKS LINE PER RESTRICTIONS
- CONC. = CONCRETE
- C/B = CONCRETE BLOCK
- WP = WOOD POLE
- CBW = CONCRETE BLOCK WALL
- AC = AIR CONDITIONER
- OHW = OVERHEAD WIRES
- VF = VINYL FENCE
- U.E. = UTILITY EASEMENT (PER PLAT)
- I.D. = IDENTIFICATION
- CW = CONCRETE WALK
- HS = HANDICAPPED SIGN POST
- CCS = CONCRETE CURB STOP
- TYP. = TYPICAL
- CS = CONCRETE SLAB
- VPF = VINYL PICKET FENCE
- C.I. = CURB DRAINAGE INLET

FLOOD INFORMATION:

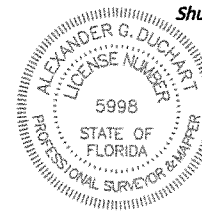
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'AE', ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12115-C-0018-G, DATED 03-27-24



CERTIFIED TO:

Ryan Broder
Old Republic National Title Insurance Company
Shumaker, Loop & Kendrick, L.L.P.

LOT AREA = 8,400 SQ.FT.±



AUGUST 9, 2024

Alexander G. Duchart
ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

ADDRESS: 6655 GULF BOULEVARD, ST. PETE BEACH FL	
CLIENT SL	"UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID"
JOB NO. 07-15-24	
ACAD FILE 655-GULF	
FIELD DATE 07-01-24	CHECKED BY: SD
DRAWN BY: SD	F.L. BOOK: AGD04-PG04
REVISIONS	DATE

A.DUCHART LAND SURVEYING, INC.
2408 VERMONT AVENUE EAST
BRADENTON, FL 34208
aduchart@gmail.com
841-345-9891
LB-8115

SCALE: 1" = 20'

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

Agenda Report

Agenda Title Name: Case No. 25125 – 1050 Boca Ciega Isle Dr.

Action Request: Motion to [approve/approve with board conditions/deny] Case No. 25125 for 1050 Boca Ciega Isle Dr. as proposed

Strategic Objective:

Date: October 29, 2025

Prepared By: Kristin Coman, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: *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))

Funding: n/a

Attachments:

1. 25125 - Staff Report
2. 25125 - Certificate of Completeness
3. 25125 - Applicant Submittal
4. 25125 - Supplemental Docs.



City of St. Pete Beach · 155 Corey Avenue, St. Pete. Beach, Florida 33706 727-367-2735 · www.stpetebeach.org

PLANNING DEPARTMENT

Date: October 14, 2025
To: Board of Adjustment
Re: Staff Findings Report
Unnecessary and Undue Hardship Variance
Address: 1050 Boca Ciega Isle Dr.
Parcel Number: 06-32-16-09594-001-0460
Micah Thompson, Gulf & Bay Dock Works, LLC for Scott Brown
Variance Case No: 25125

Prepared by: Kristin Coman, Planning Manager

Hearing Date: October 29, 2025

Please be advised that staff have received and reviewed the following items submitted in support of the application:

1. Completed Unnecessary and Undue Hardship Variance package with application form.
2. Boundary Survey prepared by Christopher J. Noyes PSM, LC dated 3/21/2024, consisting of 1 sheet.
3. Dock layout/design for proposed dock project with no preparer information or date, consisting of 1 sheet.
4. Aerial image of area with parcel outline, no preparer or date information, consisting of 1 sheet.

Staff offer the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is an approximately 0.20 acre waterfront parcel located at 1050 Boca Ciega Isle Dr. known as parcel number 06-32-16-09594-001-0460 and legal description of BOCA CIEGA ISLE BLK A, LOT 46 & E'LY 1/2 OF LOT 47. The property is located in the RU-2 Residential District; RU Residential Urban on the future land map and presently contains a single-family residence, originally constructed in 1988 and undergone substantial improvements recently completed in 2024.

The lot is situated on the north side of Boca Ciega Isle Drive and includes approximately 75 feet of waterfront with a seawall. The existing dock extends 90 feet 6 inches in length and features a western boatlift installed in 2022 to accommodate two jet skis, as well as an additional boatlift on the eastern side which is part of the request.

Figure 1: Aerial Photography



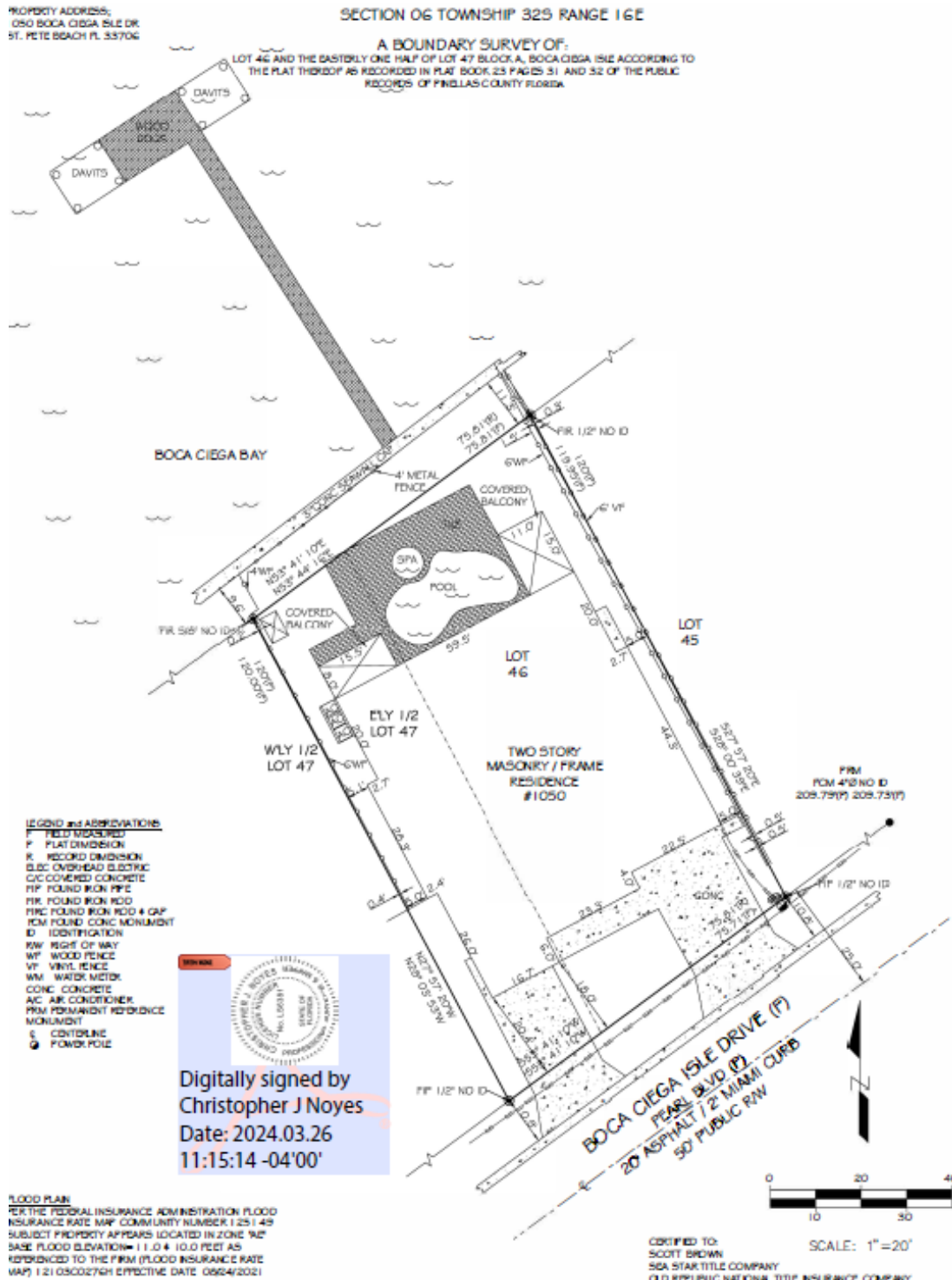
Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Zoning Map

Figure 3: Portion Existing Boundary Survey, showing existing dock (NTS)

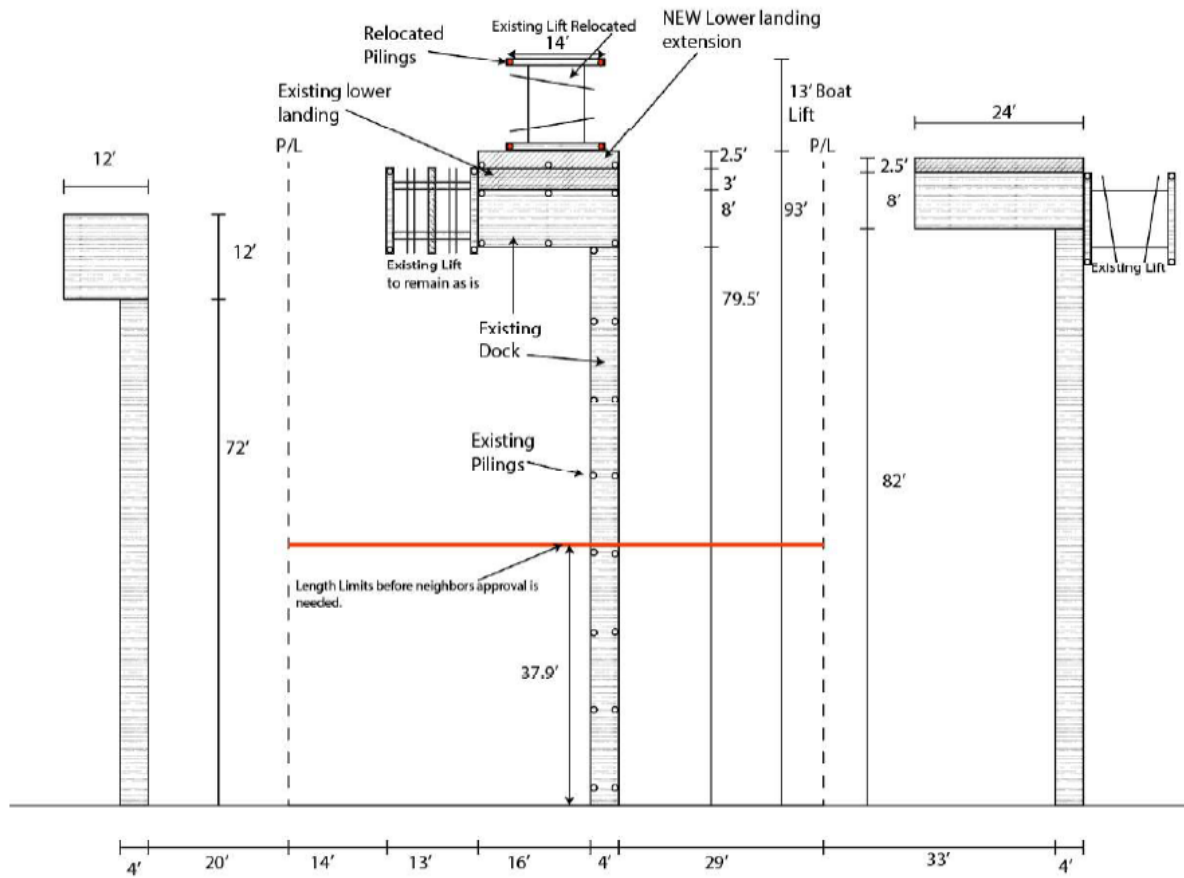


Request

The applicant is requesting a variance to Land Development Code (LDC) Sec. 6.23.(d)(3):

Residential Dock (LDC Sec. 6.23.(d)(3))	1050 Boca Ciega Isle Dr		
	<u>Permitted/Required</u>	<u>Existing</u>	<u>Proposed</u>
Dock length	37.9 ft	91.5 ft*	106 ft (v)
*Denotes existing non-conformity (v) = Variance required			

Figure 4: Proposed Relocation and Lower Landing Extension



Analysis

In St. Pete Beach, residential docks are permitted to extend up to one-half of the property’s waterfront width. In this case, the allowable length is 37.9 feet, while the existing dock measures 91.5 feet and the proposed dock would extend to 106 feet.

Docks are unique in that they are the only structure in St. Pete Beach for which relief from Land Development Code requirements may be granted through written consent from an affected neighbor, rather than through a formal variance provided that the neighboring property owner agrees.

In this instance, the existing boatlift and pilings on the eastern side are proposed to be relocated northward in conjunction with a lower landing extension, resulting in an overall increase in dock length. The applicant has indicated that the eastern property owner is unwilling to sign a statement of no objection. Therefore, the property owner has elected to proceed with a standard, publicly noticed variance request as presented here.

Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variance.

The Board has standards of review for a hardship variance and must make a positive finding with regard to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-8 in **addition** to staff comments below:

- 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or building in the same zoning district;**

The applicant has indicated that the request is in part due to the presence of sediment and seagrass has rendered the current lift to be unusable and the relocation will allow sufficient depth for access to the current lift. A review of aerial imagery of nearby waterfront parcels indicates that most docks in the area are of similar length as illustrated in Figure 5 below. However, if the proposed extension is approved, this dock would likely become the longest in the area.

Figure 5: Aerial Imagery, Google Earth, 2024



- 2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;**

A review of building permit application submittals for the parcel shows that a permit was submitted in May 2025 for the proposed maintenance dredging of the areas beneath the existing boat lifts. Permit 2504930 is still under review and has not yet been issued, pending county approval, and there are currently no notes on the permit regarding its status. The applicant has indicated that the eastern slip is unusable due to sediment accumulation, however, a review of permit records for adjacent neighboring parcels does not indicate any issues with limited slip usage caused by sediment.

- 3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;**

A review of aerial photography shows that surrounding parcels with boat lifts typically have them installed on the left, right, or both sides of the dock when more than one lift is present. This proposal, however, involves relocating and installing the eastern lift to the north of the dock, which is uncommon for the area. The extended length would require signatures of no objection from adjacent property owners for administrative approval, or a variance request is required for this proposal, since only one neighbor has agreed to provide the necessary signatures.

- 4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the comprehensive plan or the Land Development Code, nor will it permit and increase in development density;**

Should the applicant have received a signature of no objection from the property owner to the east, variance approval would not be necessary. The structure is a residential dock, which is a permitted accessory use in this zoning district.

- 5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;**

It does not appear that a desire to achieve greater financial return forms the basis of the hardship for this request. It is clearly designed for use as a residential accessory structure.

- 6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, building, or structures in the same zoning district;**

The Board must consider variances on a case-by-case basis. A review of records for adjacent properties does not indicate similar issues with their existing configurations. It should also be noted that, if the Board approves this variance, this will create a dock longer than that of the docks of adjacent properties.

- 7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and**

Staff understand that other options considered by the applicant, such as rebuilding the dock closer to the inland side, would still be limited by depth constraints, as indicated by the dredge inspections that were conducted.

8. The requested variance is in harmony with the general intent and purpose of the comprehensive plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

Staff find the request to be generally compatible with the neighborhood in terms of footprint and configuration, as it primarily involves relocating an existing lift with a modest extension of the lower landing. Approval of this request is not expected to cause significant harm to other waterfront property owners along the northern side of Boca Ciega Isle Drive or negatively impact property values within the neighborhood.

Other:

- The applicant should provide testimony regarding the depth required to provide adequate boat access and further explanation for the need for the additional extension of the lower landing.
- Update on the status of building permit 2504930 for the proposed maintenance dredging, including next steps if the permit is still being pursued or if to be withdrawn.

Summary

Staff find that the applicant has addressed the criteria but does request additional testimony be provided as noted above to demonstrate that substantial and competent evidence has been provided. Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction of the dock is obtained and continuous construction is maintained.

Respectfully submitted,



Kristin Coman
Planning Manager

Cc: Scott Brown, Owner, **via email** (sbrown@indianasupplygroup.com)
Micah Thompson, Applicant, **via email** (permitting@gulfandbaydockworks.com)
Board of Adjustment Attorney



Memo To: Board of Adjustment
From: Kristin Coman, Planning Manager
Date: 10/2/2025
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **October 29, 2025**.

Variance Case Number: 25125
Application Type: Unnecessary and Undue Hardship
Owner: Scott Brown
Applicant/Agent: Micah Thompson, Gulf & Bay Dock Works, LLC
Parcel Number: 06-32-16-09594-001-0460
Address: 1050 Boca Ciega Isle Dr., St. Pete Beach, FL 33706
Zone: RU-2

Submittal Documents:

1. Completed Unnecessary and Undue Hardship Variance package with application form.
2. Boundary Survey prepared by Christopher J. Noyes PSM, LC dated 3/21/2024, consisting of 1 sheet.
3. Sheet showing proposed new dock layout no preparer or date information, consisting of 1 sheet.
4. Aerial image of area with parcel outline, no preparer or date information, consisting of 1 sheet.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Board of Adjustment Attorney <i>via email</i> | <input type="checkbox"/> TRC Committee <i>via email</i> |
| <input type="checkbox"/> Code Enforcement Manager <i>via email</i> | <input type="checkbox"/> City Manager |

Board Members:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Denise Chase | <input checked="" type="checkbox"/> Kathy Garchow |
| <input checked="" type="checkbox"/> Chris Core | <input checked="" type="checkbox"/> Dan Small |
| <input checked="" type="checkbox"/> Al Causey | |

Cc: Scott Brown, Owner ***via email*** (sbrown@indianasupplygroup.com)
Micah Thompson, Gulf & Bay Dock Works, LLC ***via email*** (sbrown@indianasupplygroup.com)

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this application, to be reviewed for completeness:

- Two (2) copies of the property survey, to scale, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning @stpetebeach.org.
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Scott Brown	1050 Boca Ciega Isle Dr St. Pete Beach, FL 33706	317-371-4096
Applicant/ Agent	Micah Thompson Gulf & Bay Dock Works, LLC	1510 51st St. S Gulfport, FL 33707	727-252-9915
Owner Email Address: sbrown@indianasupplygroup.com		Applicant/Agent Email Address: permitting@gulfandbaydockworks.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RU-2	Future Land Use Designation Residential	Lot Area 9,492
Legal Description: BOCA CIEGA ISLE BLK A, LOT 46 & E'LY 1/2 OF LOT 47		
Address: 1050 BOCA CIEGA ISLE DR ST PETE BEACH, FL 33706		
Explanation of Request: A variance on for dock length is being requested to allow for a boat slip with enough depth to allow a boat to enter a boat lift. The current dock is 91.5' long and both neighbors need to sign a "letter of no objection" for any dock structure longer than 37.9' from the seawall for this property. One neighbor is willing to sign this letter, but the other is not. An increased amount of sediment has settled under the current boat slip on the right-hand side of the dock. The slip used to have adequate depth to house a boat but due to storms bringing in more sediment the depth has decreased and making this slip no longer usable. Dredging has been pursued but seagrass under the boat lift has made dredging not possible under the right-hand boat lift. A variance for length is being pursued as the right neighbor is unwilling to sign the letter of no objection in order move the boat lift to a location where there is adequate depth for a boat to be housed at the end of the current dock.		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;
See attachement.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
See attachement.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;
See attachement.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;
See attachement.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
See attachement.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;
See attachement.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
See attachement.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.
See attachement.

Signature of Applicant

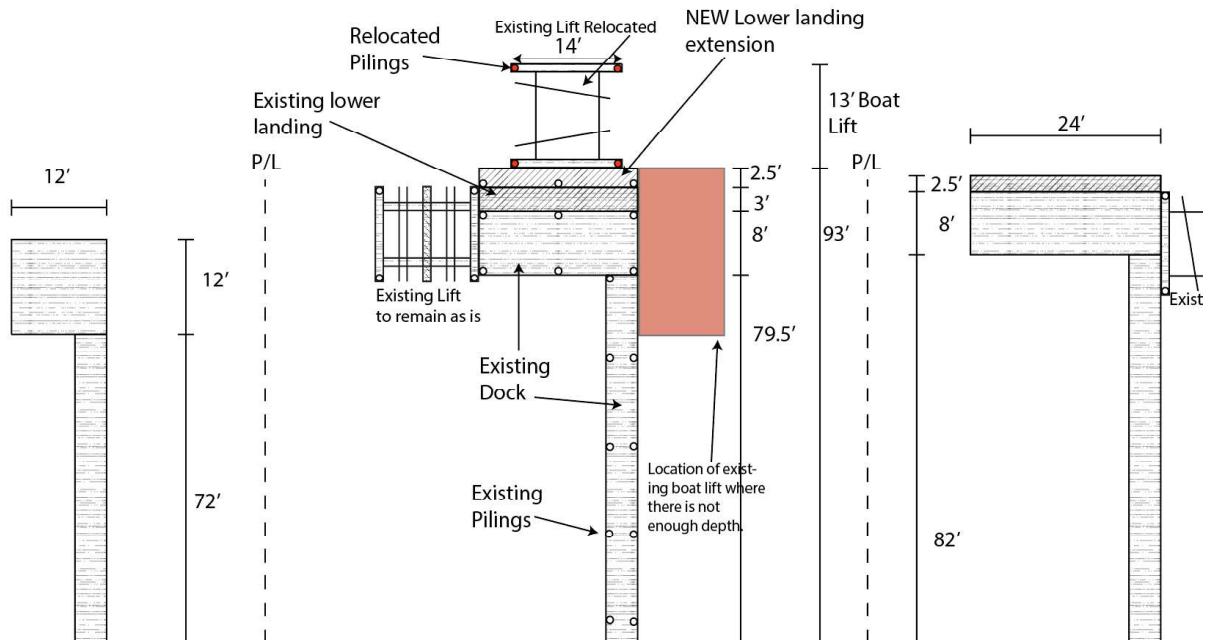
Date

Signature of Authorized Agent

Date

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings

a. A variance is being requested regarding the length limits to extend the dock. This request is being made because an increased amount of sediment has deposited under the existing permitted boat lift causing it to be no longer usable as there is not enough depth to house a boat. Seagrass is also present under the current boat lift which makes dredging the existing boat slip not a permissible route for this applicant. This is a special combination of conditions unique to this location. In order to extend the length of this dock a letter of no objection is needed to be signed by BOTH neighbors. One neighbor is willing to sign this letter but the other is not. In order to reach needed depth the dock plans are to extend the lower landing by 2.5' in length and place the existing boat lift at the end of the dock where there is adequate depth for a boat. Overall length of the dock would increase from 91.5' to 106'. Signatures on the "Letter of No Objection are needed once a dock structure is longer than 37.9' for this property.

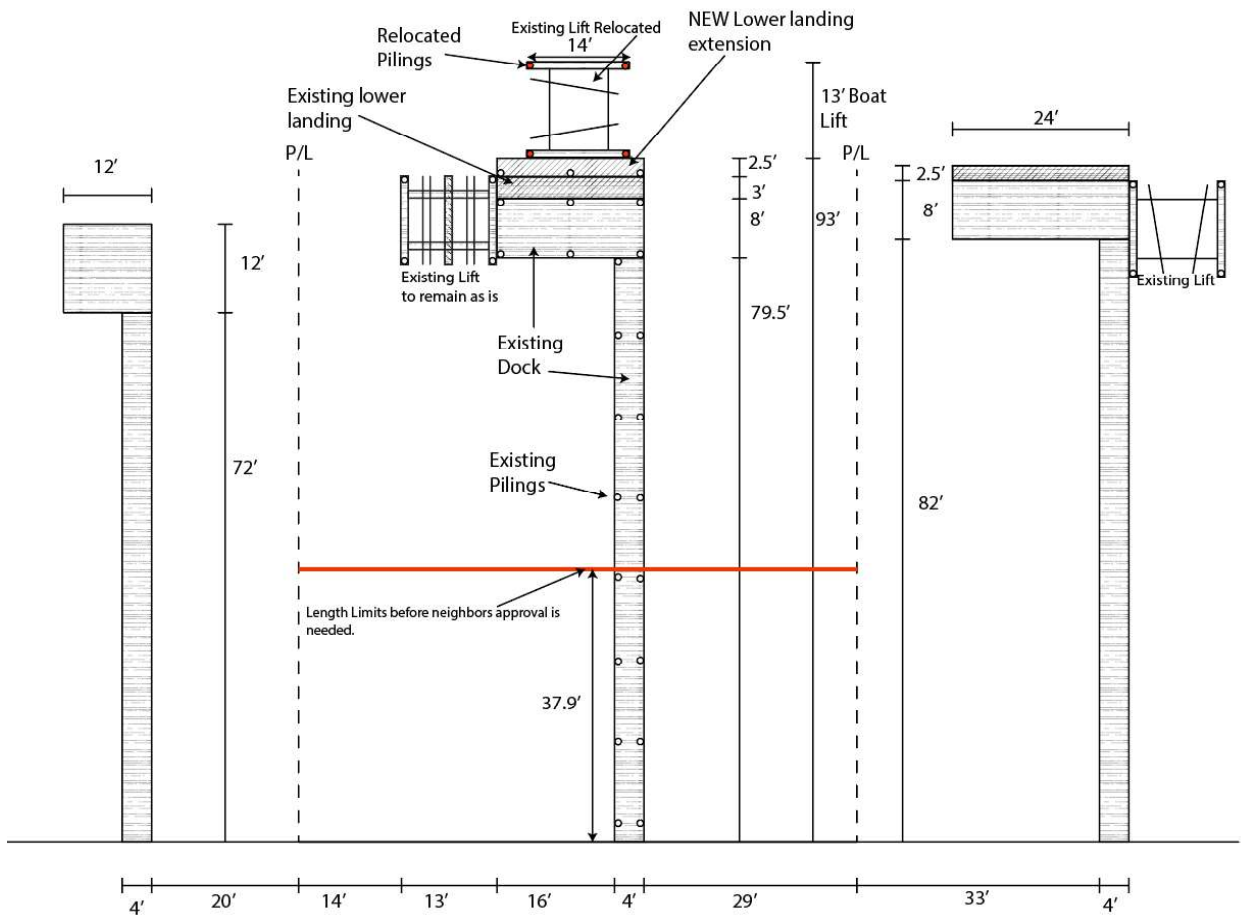


2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

a. The buildup of sediment around the dock causing the boat slip to no longer have adequate depth did not result from any actions by the application or any prior owner.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

a. A literal interpretation of the code does deprive the applicant of the same rights enjoyed by other homeowners in the area. To place any dock structure past 37.9' on this property a "letter of no objection" needs to be signed by BOTH neighbors. The dock is being extended by 2.5' and the boat lift adds an additional 13' feet making the new overall length of the dock 106'. As a result of this increased length a letter of no objected is needed to be signed by both neighbors to extend the length of the dock from 90.5' to 106'. One neighbor is willing to sign this "letter of no objection" but the other neighbor is not. As a result, the applicant cannot utilize their dock to house a boat in a similar fashion to other residents in the area as the boat slip on the right-hand side of the dock no longer has adequate depth for a boat.



4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

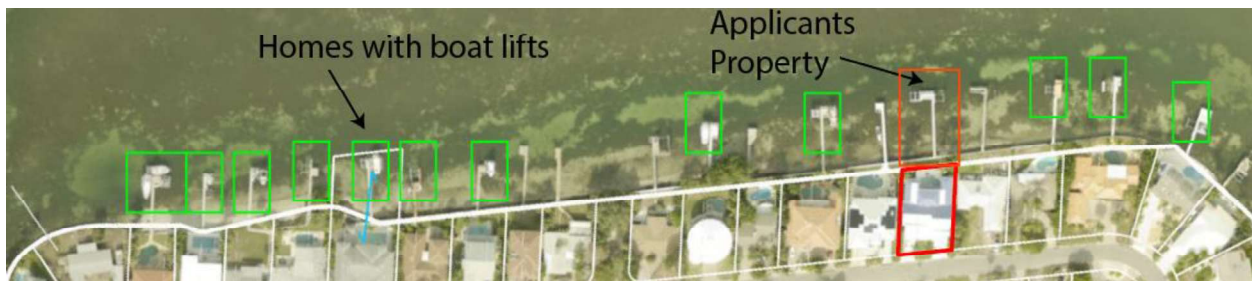
a. The hardship is not being deliberately or knowingly created to establish a structure that is not otherwise consistent with the city and county guidelines for docks.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

a. The applicant does not desire to achieve greater financial return from this hardship. Instead, they are seeking to be able to use their dock in the way that it was intended to be used, as a structure that is capable of housing and accessing a boat from their property.

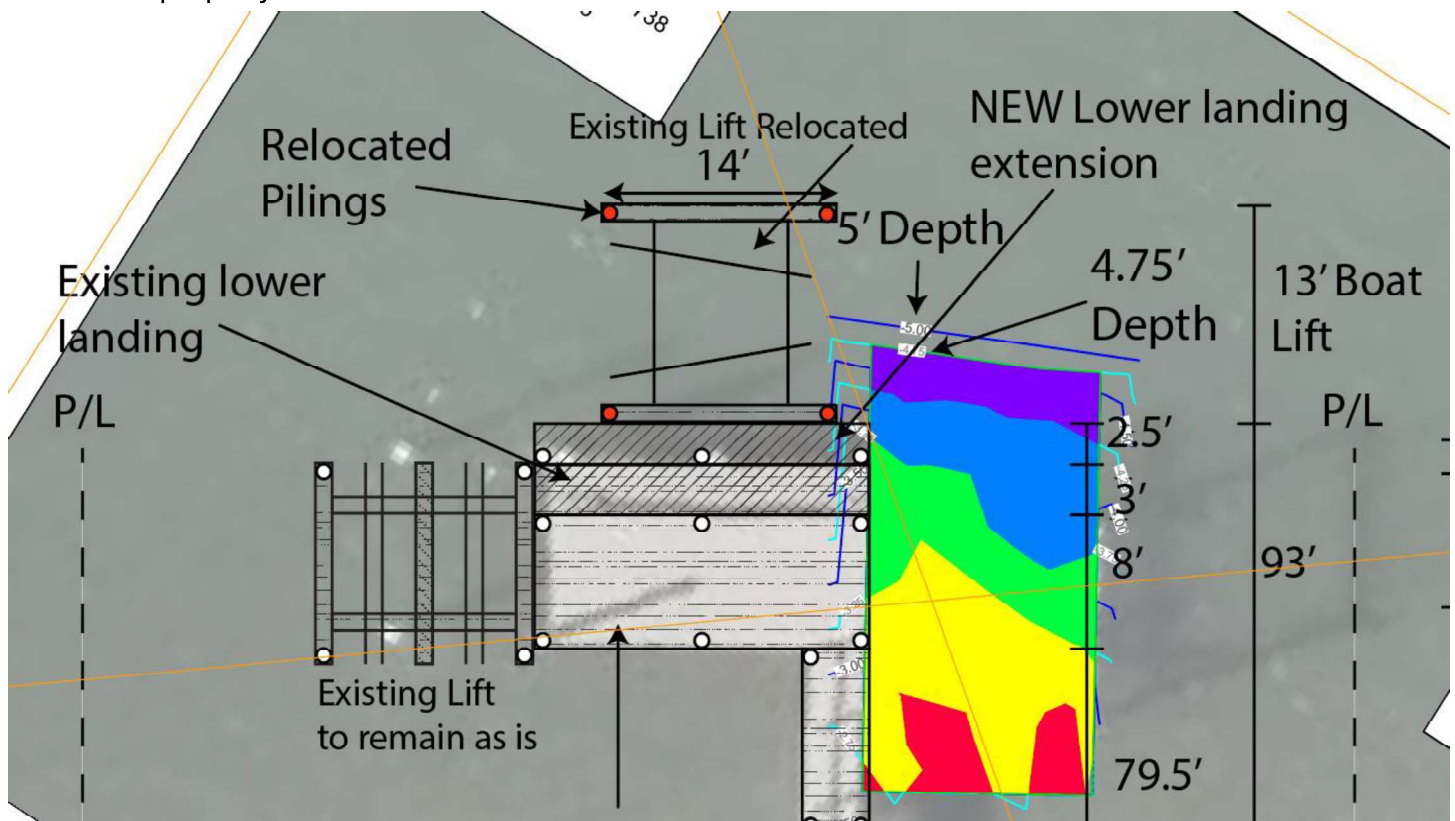
6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

a. Granting this variance for length would allow the applicant to place a boat lift in a portion of their waterfront that will allow the applicant to utilize the dock to house and access a boat in a similar fashion to other homes in the area. There are 12 other homes on the same side of the street as the applicant that can all store their boats on their dock and the applicant is seeking to utilize their dock in similar fashion.



7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

- a. The requested variance is the minimum variance possible to make use of the waterfront. The dock cannot be rebuilt closer inland as there is not enough depth for a boat where the boat lift currently is located. To reach adequate depth for a boat the dock needs to be slightly extended (by 2.5') and then the lift needs to be placed at the end of the new extension on the dockhead. We performed a dredge inspection, which mapped the depths of the ocean floor. At the end of the current dock, the depth is 3.5'. If we extend out an additional 2.5', the depth increases to +4'. Attached is a picture showing the depths we measured and the depth inside the boat lift is greater than 4' throughout most of the inside of the lift. Only from this combination of dock alteration will the boat lift have enough depth for the lift to be utilized properly.



8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

- a. The variance request does not diminish safety or welfare and will be compatible with other docks in the neighborhood. The variance request will not substantially diminish or impair property values within the neighborhood.



VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

_____ I understand that the City will not accept or process an incomplete application.

_____ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

_____ On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

_____ I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

_____ I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

_____ I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

_____ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

Signature of Applicant

Date



Owner's Authorization For Agent Form
Community Development Department
City of St. Pete Beach, Florida 727-363-9241

I/We SCOTT BROWN
(Property Owner(s) printed name)

hereby authorize Micah Thompson | Gulf & Bay Dock Works, LLC
(Agent's printed name)

to represent me in an application for Hardship Variance
(Type of application: Variance, Conditional Use, Zoning, etc.)

Signature of Owner

Signature of Owner

Owner's Printed Name

Owner's Printed Name

**The foregoing instrument was acknowledged before me this _____ day
of _____ 20____, by _____ who
is personally known _____ or produced _____ as
identification.**

(Notary Signature)
My commission expires _____





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, _____, agrees to maintain the posted the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): _____

Address: _____

Signature *Date*

STATE OF FLORIDA)
) SS:
 PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by:
 _____ who appeared before me, and is personally known to me, or has produced
 _____ as identification, and did take an oath.

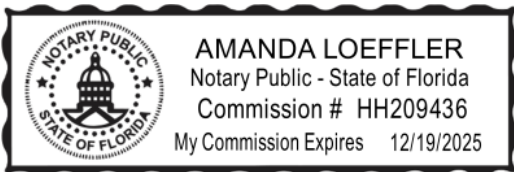
My commission Expires:

NOTARY:

Print Name: _____ Notary

Public, State of Florida

(Notarial Seal)





Impervious Surface Ratio (ISR) Worksheet

Impervious surface means any material that prevents absorption of storm water into the ground.

Impervious surface ratio (ISR) means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Owner Name & Address

BROWN, SCOTT
1050 BOCA CIEGA ISLE DR
ST PETE BEACH, FL 33706

Phone 317-371-4096

Email sbrown@indianasupplygroup.com

Contractor/Applicant Name & Address

Micah Thompson | Gulf & Bay Dock Works, LLC
1510 51st St. S
Gulfport, FL 33707

Phone 727-252-9915

Email permitting@gulfandbaydockworks.com

Property Address 1050 BOCA CIEGA ISLE DR ST PETE BEACH, FL 33706

Total Lot Area (sq. ft.) 9,492

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:		sq. ft.
Parking and Driveway:		sq. ft.
Pool and/or Patio areas:		sq. ft.
Walkways:		sq. ft.
Other:	588	sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	588	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:		sq. ft.
Parking and Driveway:		sq. ft.
Pool and/or Patio areas:		sq. ft.
Walkways:		sq. ft.
Other:	638	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	638	sq. ft.

588	sq. ft.	÷	9492	sq. ft.	=	0.06194
Total Existing Impervious Surfaces			Lot Area			Existing Impervious Surface Ratio

638	sq. ft.	÷	9492	sq. ft.	=	0.09882
Total Proposed Impervious Surfaces			Lot Area			Proposed Impervious Surface Ratio

Certification:

I, _____ certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included in the calculations below.

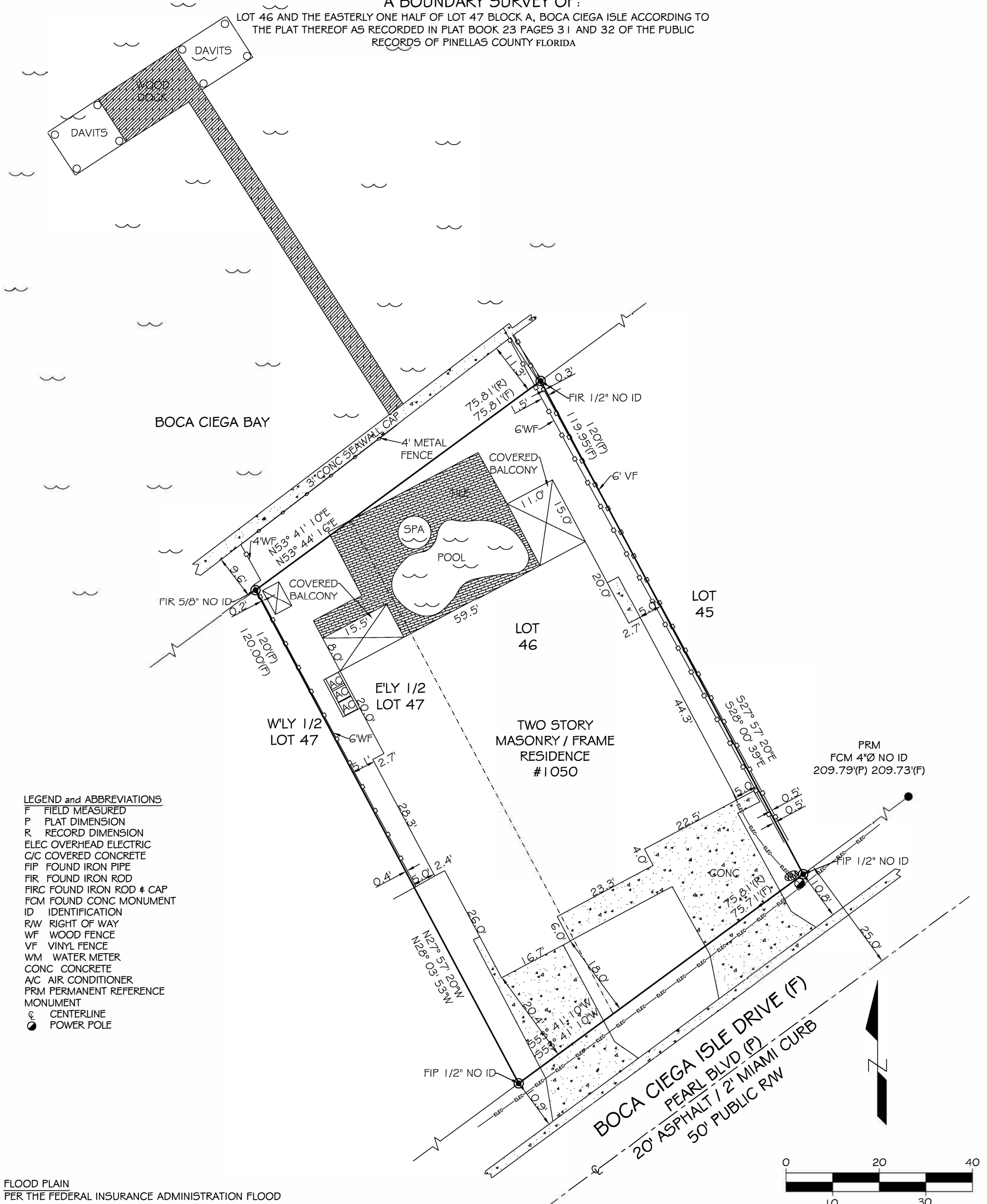
Applicant Signature: _____ Date: _____

PROPERTY ADDRESS;
1050 BOCA CIEGA ISLE DR
ST. PETE BEACH FL 33706

SECTION 06 TOWNSHIP 32S RANGE 16E

A BOUNDARY SURVEY OF:

LOT 46 AND THE EASTERLY ONE HALF OF LOT 47 BLOCK A, BOCA CIEGA ISLE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 PAGES 31 AND 32 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA



- LEGEND and ABBREVIATIONS**
- F FIELD MEASURED
 - P PLAT DIMENSION
 - R RECORD DIMENSION
 - ELEC OVERHEAD ELECTRIC
 - C/C COVERED CONCRETE
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FIRC FOUND IRON ROD & CAP
 - FCM FOUND CONC MONUMENT
 - ID IDENTIFICATION
 - R/W RIGHT OF WAY
 - WF WOOD FENCE
 - VF VINYL FENCE
 - WM WATER METER
 - CONC CONCRETE
 - A/C AIR CONDITIONER
 - PRM PERMANENT REFERENCE MONUMENT
 - ⊙ CENTERLINE
 - POWER POLE

FLOOD PLAIN
PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 125149 SUBJECT PROPERTY APPEARS LOCATED IN ZONE "AE" BASE FLOOD ELEVATION= 11.0 & 10.0 FEET AS REFERENCED TO THE FIRM (FLOOD INSURANCE RATE MAP) 12103C0276H EFFECTIVE DATE 08/24/2021

CERTIFIED TO:
SCOTT BROWN
SEA STAR TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCALE: 1"=20'

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH; SEA STAR TITLE COMPANY COMMITMENT # 159395-55 DATED 03/11/2024 @ 8:00 AM UNDERGROUND IMPROVEMENTS NOT SHOWN	DRAWN BY: CN	SURVEY DATE: 3/21/24
	CHECKED BY: RS	DRAWING NO.: 1
	JOB NO.: 24-068	SHEET 1 of 1

BASIS OF BEARINGS: PER PLAT THE WEST RW LINE OF BOCA CIEGA ISLE DR BEING S53° 41' 10"W

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 472.025 AND PURSUANT TO THE ELECTRONIC SIGNATURE ACT OF 1996 OR FLORIDA STATUTE TITLE XXXIX CHAPTER 668 IF THIS DOCUMENT WAS RECEIVED ELECTRONICALLY VIA PDF THEN IT HAS BEEN LAWFULLY ELECTRONICALLY SIGNED THEREFORE THIS SURVEY PDF IF AUTHENTIC IS COMPLETELY OFFICIAL AND INSURABLE

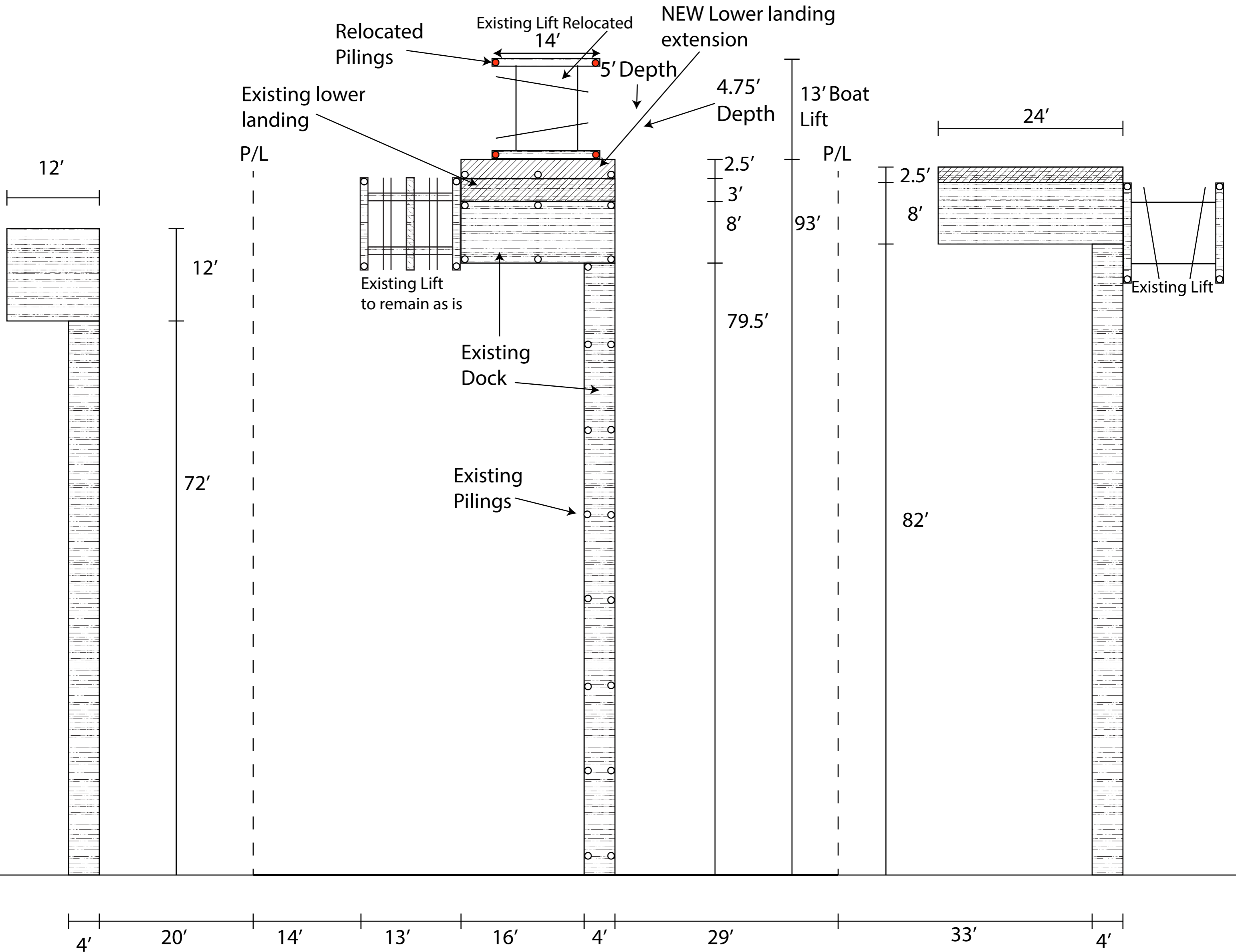
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES

SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR AN ELECTRONIC EQUIVALENT OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHRISTOPHER J. NOYES PSM FLORIDA SURVEYOR REGISTRATION # 6381

PREPARED BY:
CHRISTOPHER J. NOYES PSM, LLC
LS 6381
7168 65TH STREET NORTH
PINELLAS PARK, FLORIDA 33781
PHONE (727) 545-9777
CHRISPSM6381@GMAIL.COM

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Applicants
Property

