



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, January 28, 2026
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda

-

Action Request: Motion to approve the January 28, 2026 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. Board of Adjustment Meeting Minutes 12/17/2025

4. Action Items

-

a. Case No. 25142 – 702 Pass A Grille Way

Unnecessary & Undue Hardship Variance: Brandon Tecklenburg of 702 PAG WAY LLC requests a variance to allow the retention and expansion of a driveway access from Pass A Grille Way following redevelopment of 702 Pass A Grille Way (LDC Sec. 40.11.).

b. Case No. 25145 – 2814 Pass A Grille Way

Practical Difficulty Variance: Todd Pressman of Pressman & Associates, Inc. for Matt

Foster requests a variance to construct a six-foot fence wall within the ten-foot required front setback along the Sunset Way frontage of the double frontage property, where fences and walls may not exceed four feet in height (LDC Secs. 6.15. & 20.20.)

c. Case No. 25141 – 1982 W Vina Del Mar Blvd

Unnecessary & Undue Hardship Variance: Scott Edward and Kathleen D Sullivan request a variance to install two tie poles with a 10.5-foot northeastern riparian line setback where 17.8 feet is required and with the outer pole installed at 40.5 feet from the seawall where 35.6 feet is the maximum distance permitted (LDC Secs. 6.23.(d)(3)&(4)).

5. **Adjournment - Next Meeting to be held February 25, 2026**

-

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.

DRAFT BOARD OF ADJUSTMENT MINUTES
December 17, 2025 – 2:00 P.M.
Commission Chambers

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

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

Chair Chase called the meeting to order at 2:00 P.M.

1. Approval of the Agenda -

There were no changes to the agenda.

Motion: Member Garchow moved and Member Core seconded to approve the agenda for the December 17, 2025 meeting; the motion carried 5-0.

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 – October 29, 2025 Meeting

Motion Member Core moved, Member Small seconded, and the motion carried 5-0 to approve the October 29 , 2025 meeting minutes as presented.

4. Action Items

a. Case No. 25136 – 3640 Belle Vista Dr. E.

Practical Difficulty Variance: Jason and Christina Schaengold, Owners, request practical difficulty variances to allow for an additional living floor to be constructed beneath an elevated living floor, with a 5.7 foot side setback to align with the existing and preserved home setback proposed where 6.5 feet is required, and for new rear open stairs proposed to encroach to 14’-5” from the rear property line where 17 feet is required (LDC Sec. 8.7.(a)(3) & 6.22.(b)).

The members made their ex-parte disclosures for this case: Chair Chase and Vice Chair Garchow drove by the property.

Senior Planner Brandon Berry presented the case for this practical difficulty variance which included an aerial photo, zoning map (RU-1), request detail, survey of the dwelling and site improvements, site plan, renderings, elevations, proposed floor plans, noticing, and photographs. His presentation is part of the meeting record.

Staff found that the request was generally reasonable. The stairs provide reasonable circulation for the residence and their design is open, which lessens visual impact on the neighboring property. The scale of the side encroachment is negligible, and the modification should be imperceptible. The structure will be elevated in place with its existing setback, and compliance would require a first living level tapering, which would look out of place and would not impact the overall massing of the structure given its design. Staff found that the stair encroachment into the rear yard could be accommodated at a three-foot width while still complying with the Florida Building Code, which would reduce the scope of the variance request. No letters were received for or against the request.

Staff recommended one condition – that the stairs constructed as a result of the variance within the required rear yard of the property have an open base and open-style railing with similar transparency as detailed in the plan set dated 5/13/25 and revised 9/15/25 and not be now or in the future independently roofed or enclosed. Staff responded to inquiries from the board members.

Applicants Christina and Jason Schaengold of 3640 Belle Vista Dr. E. appeared and testified as to the reasons for the wider stairs and expressed willingness to make changes or consider conditions that the board might suggest. They indicated that they had spoken with their neighbors and heard no opposition.

Vice Chair Garchow asked whether the exterior stairs could be relocated to the south side yard, which had more setback to avoid impacts but still allow wider stairs. The applicant explained that option was considered but did not meet their needs for safely managing young children, wet conditions, assisting a mobility-impaired family member, and maintaining clear visibility of the pool area. The rear staircase was chosen after consideration of safety research, household use, and neighborhood compatibility. Visual massing was also discussed.

Attorney John Hamilton representing Jean Wright, neighbor to the north of the property objected to the variance request, arguing that the stairwell placement would block his client's views, increase fire risk, harm the neighborhood, and fail to meet the standards for a practical difficulty variance, which he characterized as self-created. Board members questioned the basis for these claims and asked about evidence of view impacts. The applicants responded that they were unaware of specific neighbor concerns, had considered sightlines, and did not believe the stairs would materially affect views or roofline safety. City Attorney Nancy Stuparich clarified the correct legal criteria for practical difficulty and the evidentiary standards the board must apply.

The board discussed options to reduce the rear setback encroachment caused by the exterior stairs while still accommodating the home elevation. Members focused on whether narrowing the stairs from four feet to three feet—or otherwise adjusting their configuration—could lessen the variance request. Staff explained that reducing the stair width alone would not fully eliminate the encroachment unless related structural elements, such as the screen porch supports, were also modified, and that some level of variance would still be required regardless. The board generally agreed that the hardship was tied to elevating the home. Discussion centered on balancing neighbor view impacts with the applicant's safety and functional needs. Members noted the lack of clear visual evidence of view obstruction and that open stairs lessen massing impacts. There was consensus to support a compromise variance allowing a reduced rear setback of approximately 15 feet 5 inches (instead of 17 feet), with flexibility for the applicant to adjust stair widths (e.g., three to three-and-a-half feet) to minimize encroachment. The approval was conditioned on the stairs remaining open in design to reduce visual impact.

Motion: Member Garchow moved, and Member Small seconded, to approve Variance Case 25136 at 3640 Belle Vista Dr. E. for the side yard setback of 5'7" and rear setback of 15'5" with the staff recommended condition; the motion carried 5-0.

5. Adjournment - The next meeting is scheduled for January 28, 2026.

Ms. Coman approximated that there will be four cases to be heard in January.

Chair Chase adjourned the meeting at 2:45 PM.

These minutes will be considered for approval at the January 28, 2026 Board of Adjustment meeting.

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

Agenda Report

Agenda Title Name: **Case No. 25142 – 702 Pass A Grille Way**

Action Request: Motion to [approve/approve with conditions (specify conditions)/deny/continue to (specify date certain)]
Variance 25142 for 702 Pass A Grille Way.
Staff recommended conditions:

1. The subject request is found to meet the criteria for issuance of an unnecessary and undue hardship variance based on the use of the property necessitating long-term parking that could be disruptive to the historic and maintained mixed-use development pattern of Eighth Avenue, and the physical constraints of the rear alleyway. Acquisition of additional property to the subject zoning lot currently comprised of Lot 17, Block 6, Morey Beach Subdivision, or change in use of the property that is associated with new construction or redevelopment of one or more primary use buildings on the property, shall nullify the subject variance approval.
2. The development shall be installed with a “right turn only” sign at the egress from the property to Pass A Grille Way.
3. A three-foot-wide landscaping buffer containing appropriate shrubs, hedge, and trees, or fence or wall compatible with the architecture of the development, shall be installed along the entire southern side of the retained driveway. The buffer, fence or wall shall be installed at least five feet in height, except where in conflict with the visibility standards of Land Development Code Sec. 6.21. or where actual and documented site visibility issues are present.
4. Until such time as the subject driveway access to Pass A Grille Way is eliminated, the lodging development shall be permitted two fewer on-street 4B-H tags than authorized by Section 82-202 of the Code of Ordinances, as may be amended. This condition is based upon the number of parking spaces that could be provided

on the street were the subject driveway to be eliminated.

Strategic Objective:

Date: January 28, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Senior Planner
Laura Canary, Community Development Director

Summary of Issue: *Unnecessary & Undue Hardship Variance:* Brandon Tecklenburg of 702 PAG WAY LLC requests a variance to allow the retention and expansion of a driveway access from Pass A Grille Way following redevelopment of 702 Pass A Grille Way (LDC Sec. 40.11.).

Funding: n/a

Attachments:

1. 25142 Staff Report_Signed
2. 25142 - Certificate of Completeness and Submittal
3. Survey - Signed
4. Site Plan 25106
5. Applicant Video Link & Files - Combined



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

COMMUNITY DEVELOPMENT - PLANNING

Date: January 20, 2026
To: Board of Adjustment
Re: Staff Findings Report
Unnecessary and Undue Hardship Variance
Address: 702 Pass A Grille Way
Parcel Number: 19-32-16-58932-006-0170
Brandon Tecklenburg of 702 PASS A GRILLE WAY LLC
Variance Case No: 25142

Prepared by: Brandon Berry, Senior Planner

Hearing Date: January 28, 2026

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

1. Unnecessary and Undue Hardship Variance package, submitted 11/18/2025.
2. Boundary and Topographic Survey, dated 8/1/25, consisting of one sheet.
3. Marked preliminary plat drawing showing location of subject curb cut and driveway proposed for retention, submitted 11/18/25, consisting of one sheet.
4. Site plan sheet C1, showing the driveway connection dimensions proposed under corresponding site plan 25106, consisting of one sheet.
5. Aerial photos and videos submitted by applicant, dated 12/2/2025, consisting of six photos and one video link.

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

Site Description/Surrounding Land Uses/Background

The subject site is an approximately 0.35-acre parcel that contains all of Lot 17 of Block 6 of the Morey Beach subdivision. On the property is a garage apartment and separate building used for parking and storage. The property formerly contained a larger primary residence set to the front of the lot adjacent Pass A Grille Way, which was relocated north in 2017.

The property abuts single-family residences to the south, a lodging use to the north, and mixed-use and single-use residential to the west adjacent the alleyway. The property separates the Special Planning Area

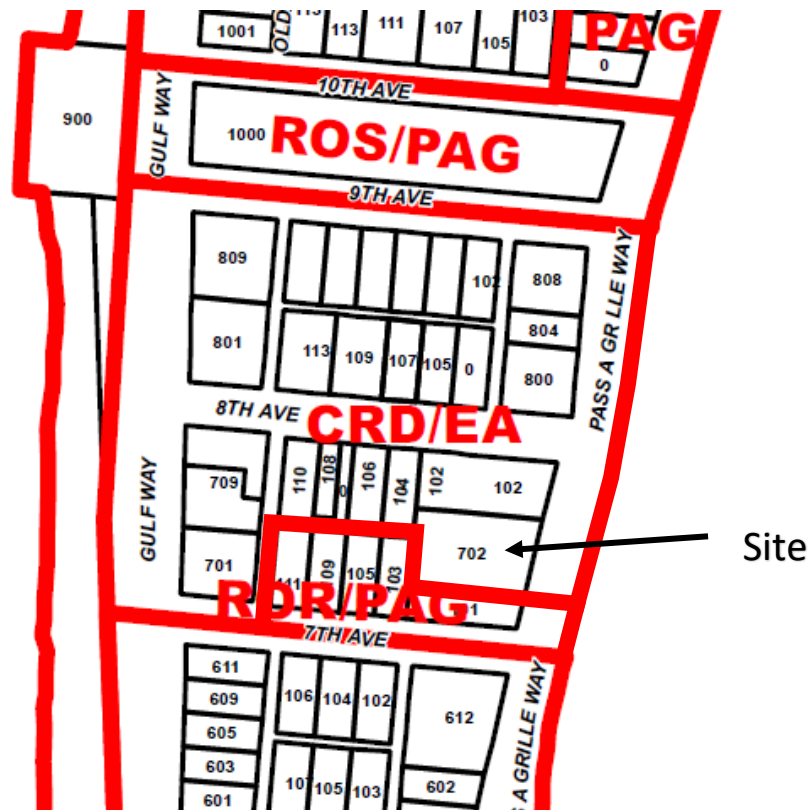
- Eighth Avenue (“CRD-EA” Zoning) land use located to the north along 8th Avenue from the Residential/Office/Retail land use to the south along 7th Avenue.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map, dated 7/20/2012, updated to include 702 PAG Way and 701 Gulf Way

Historic Preservation Board

The site plan associated with the subject request (Site Plan #25106) was brought forward to the Historic Preservation Board in August 2025 as an information item. The subject variance request was brought forward in December 2025, also as an information item, during which the applicant was present. Discussion with the Historic Preservation Board pertained to the 2017 rezoning of the property, curb cut sizing, and usage of the west-east alleyway that remains at the rear of the property.

At the January 12, 2026 City Commission meeting, the City Commission assigned the subject request to the Historic Preservation Board for recommendation to the Board of Adjustment. That meeting is scheduled for January 27, 2026. As this report will be published prior to that meeting, the recommendation will be shared with the Board of Adjustment during the hearing.

Technical Review Committee

The subject request was reviewed by the Technical Review Committee at its January 7, 2026 meeting. Discussion pertained to the following:

- Willingness to forfeit on-street parking passes permitted for lodging facilities in Pass A Grille to offset retention of the driveway access, where street parking could be provided if closed.
- Consideration of use of the driveway adjacent La Tortuga at 102 8th Avenue to access the street, which would permit closure of the subject driveway access while still retaining vehicular street access.
- Staff request to install a landscaping buffer adjacent the property of 700 Pass A Grille Way to reduce impact of the driveway on adjacent low-intensity residences.

Request

The applicant is seeking to retain and expand an existing curb cut that provides access to the property from Pass A Grille Way following redevelopment of the site with a 17-unit temporary lodging facility. Per Land Development Code Sec. 40.11.(2), any parcel that abuts an alley shall not be provided driveway access from the main thoroughfare and shall be provided access from the alley. While the retention of the driveway access alone following redevelopment necessitates the subject variance, the site plan associated with this request also includes a slight expansion of the access from an existing driveway width of approximately 16 feet to 20 feet, independent of the street flares.

Analysis

The subject site is the location of a pending site plan (Case 25106) to construct a three story-over-parking temporary lodging facility containing 17 units and a rooftop deck with guest amenities. The CRD-EA zoning that the property currently possesses exempts all non-residential uses from the minimum parking requirements, which would have required 16 parking spaces for the subject use. One dedicated accessible parking space is required by the Florida Building Code.

Figure 3: Zoning Table			
New Lodging Development	702 Pass A Grille Way		
	<u>PAG Overlay Required</u>	<u>Existing</u>	<u>Proposed</u>
Lodging Units Permitted	50 units per acre (17 units on the subject site)	0 lodging units	17 units
Property Access	Rear alleyway access only, for redevelopment abutting an alleyway	16-foot driveway width (estimated) along Pass A Grille Way*	20-foot driveway width (estimated) along Pass A Grille Way property line (v)
*Denotes existing non-conformity (v) = Variance required			

Figure 4: Site Layout Plan (N.T.S.) – Showing Proposed Driveway and Apron

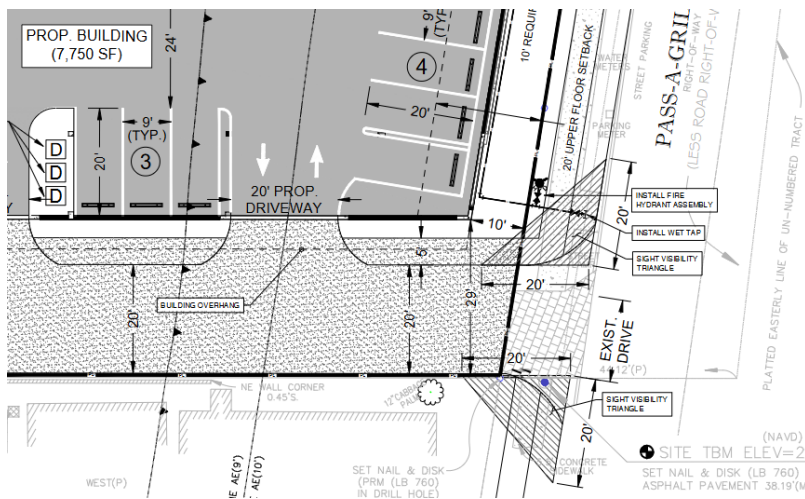
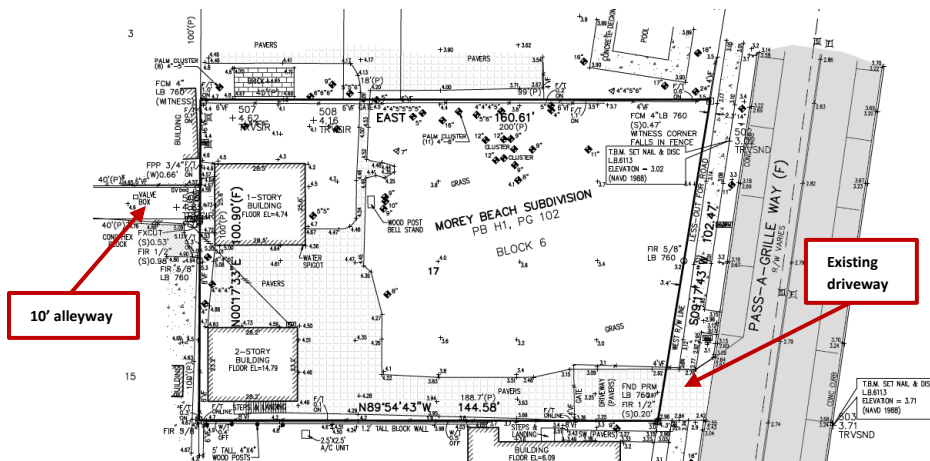


Figure 5: Survey (N.T.S.) – Showing Existing Driveway and Alleyway



Additional Comments

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

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 property was platted with an additional alleyway access to Eighth Avenue that intersected what is now the northern La Tortuga development at 102 8th Avenue, which was vacated by St. Pete Beach in 2008 (Ordinance 2008-16). Unlike every other property in the Eighth Avenue zoning district, the subject development does not possess an alleyway that abuts its entire rear property line. The property's sole remaining alleyway access is a ten-foot alley that crosses two other 8th Avenue-facing properties and intersects the property perpendicular to the rear lot line. While platted at ten feet, existing utility poles and other conditions provide for less than ten feet in usable width of the alleyway. The orientation of the mandatory alleyway access to the property is a peculiar condition that is not applicable to other lands in the subject zoning district.

While a result of a desire of the developer to provide parking on the property itself, the parcel is somewhat peculiar for the CRD-EA zoning in that it does not have a way for traffic to both enter and exit the property at the same time via the alleyway exclusively. The two properties to the west lack parking on the alleyway, and La Tortuga has an existing driveway access onto 8th Avenue. Properties along the southwestern portion of the CRD-EA zoning possess thoroughfare alleys, as is the case for the properties in the northern block of the zoning. This is a peculiar situation and one that potentially poses safety issues if vehicles were to attempt to exit and enter the property at the same time.

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

The former owner petitioned to vacate the 18-foot alleyway that ran north from the property to Eighth Avenue, and thus removed circulatory alleyway access potential from the property. Although the orientation of the remaining alleyway is unique for the zoning, this did partially cause the second special circumstance. However, at the time of that action, the subject property along with all properties along Eighth Avenue possessed the Residential/Office/Retail (ROR) zoning, which does not carry an alleyway access requirement. As the subject property's zoning district was not adopted until 2011, it is unreasonable to expect that the then-owner could have known that such a requirement would have been applied to their property when the vacation occurred in 2008.

In light of the above, the former owner did choose to pursue rezoning to the CRD-EA zoning for the subject property in 2017, which imbued their property with a greater by-right development potential than the ROR zoning. Staff is not aware of any attempt to modify the Land Development Code to remove the alleyway access requirement by the former owner, which did apply when that action was

pursued. Regardless of reason, or whether the subject requirement was discussed with the owner at that time, the alleyway access requirement was in place at the time of the rezoning request.

- 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 applicant could still develop the by-right use without the subject curb cut. The site requires only one accessible parking space under applicable codes, and access could still be provided from the alleyway whether or not the subject variance is approved. Fire department staging would occur from Pass A Grille Way if necessary, regardless of whether the subject curb cut is maintained. While Eighth Avenue contains a large number of historic businesses and uses that preceded Citywide zoning, all but La Tortuga provide parking accessible from the alleyway, albeit not at the volume proposed by the developer of the subject property. Several uses on the Avenue provide no on-site parking at all. While providing only one accessible space is potentially not advantageous to the developer, it would not preclude the development of the property as a lodging facility.

- 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 request pertains only to vehicular access to the property. The subject use the cut is proposed to support, a temporary lodging facility, is permitted and developable regardless of the presence of the driveway access.

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

Staff does not find financial return to be the sole basis for the subject request, although on-site parking may be a benefit to the business. While vehicular access to the property from Pass A Grille Way is not necessary to develop the use, there is a mutual benefit to providing on-premise parking, as on-street parking along Eighth Avenue services existing retail and commercial uses along the Avenue. Significant demand during peak periods could be consumed by customer parking for the subject use were all parking outsourced to on-street parking. As the property faces frontage metered parking, the owner is authorized to obtain on-street parking passes available to guests due to their proposed property use.

- 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;**

Approval of the subject variance does not convey the same treatment as to owners of other land and buildings in the same zoning district. Only La Tortuga to the north possesses a dedicated frontage-accessible driveway of any developed property containing a building, although a restaurant on the northeastern corner of Eighth Avenue does contain surface parking against the building. The authorization granted to the La Tortuga property, through the alleyway vacation, occurred prior to the adoption of the applicable zoning standard.

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

The applicant's narrative addresses the lack of enlargement of the curb cut, although in scaling the driveway it was determined that both the apron with flares at the curb and the driveway itself are slightly increasing in width.

The property could still be utilized as a lodging development without retention of the existing driveway access. The developer could provide parking access, albeit in a less convenient and logical means, from the western alleyway. Only one parking space is required subject to Florida Building Code requirements. However, Staff finds that providing only one on-premise parking space could significantly degrade both the development itself as well as the surrounding area, as the remaining parking demand for the development would nearly entirely consume the on-street parking along the property's frontage and eastern Pass A Grille Way between 7th and 8th Avenues. This on-street parking, which also directly services the Merry Pier, could be consumed nearly entirely for use of the abutting lodging development. As lodging uses

The narrowness of the western alleyway precludes passing or any form of shy zone for the 80 feet between the rear property line and the northern alleyway connection between 106 and 108 Eighth Avenue. This can create an unsafe condition for vehicles entering and exiting the property. While the development's expected number of peak hour trips is anticipated to be only ten vehicles, this could also create a burden on residential properties along the northern side of 7th Avenue, at least one of which has parking access at the rear.

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 comprehensive plan promotes the continuance of the existing development pattern of the SPA: Eighth Avenue commercial district. While development is largely inclusive of the structures and uses on a property, the applicant is preserving the existing curb cut from Pass A Grille Way with a minor expansion, which does not further degrade what Staff interprets as the intent of the subject zoning standard. Policy 1.3.7 of the Future Land Use Element supports adequate off-street parking, which the applicant could provide based on the zoning code exemption with just one accessible parking space, but for which a use-appropriate number of spaces would relieve demand on surrounding, limited, on-street spaces.

Staff does not find the request is inharmonious with the Land Development Code. However, Staff finds a condition reducing the number of on-street parking passes available to the subject development based on the number that could be supported by a closure of the subject driveway access would be in line with the district purpose and intent, to reduce parking strain on the community and promote the existing, historic, mixed-use development pattern.

Staff does not find the request is a detriment to the public safety and welfare, is incompatible with the neighborhood, nor will it substantially diminish or impair property values within the neighborhood. The driveway access is existing and, while the site intensity will increase, the development is not of a type nor will it contain sufficient parking to substantially increase peak or daily traffic demand along Pass A Grille

Way or Eighth Avenue. Permitting the development to proceed without safe and adequate on-site parking, when the developer is willing to provide such private parking in a manner that minimizes a widening of the driveway access or disruption of on-street parking, would be of detriment to the community by reducing high-turnover on-street parking spaces that service existing restaurant and retail uses in favor of spaces that may be held for much longer periods of time for lodging guests.

Other

Staff finds the applicant has adequately addressed several of the hardship criteria. While denial of the request would not knowingly preclude the development, it could potentially pose safety issues along the western alleyway if parking is provided on site, or substantially degrade the surrounding public on-street parking that supports the historic uses along Eighth Avenue and adjacent Merry Pier if it is not.

However, Staff finds there are conditions that should be applied to the development to further reduce on-street parking access and provide additional screening of the on-site vehicles from the abutting low intensity residential use.

Staff requests testimony pertaining to the following, which were discussed at Technical Review Committee:

- 1) Whether the applicant has explored obtaining an easement or other agreement to provide access through the vacated portion of the La Tortuga property, currently maintained as a driveway, including whether such would pose safety issues due to the ground-floor units of La Tortuga exiting into that vehicular easement;
- 2) Whether the applicant would be willing to voluntarily forfeit any number of the on-street parking passes allocated to lodging uses in the Pass A Grille neighborhood in return for retaining the curb cut.
- 3) The ability to shift the curb cut or on-premise driveway north, to accommodate a landscaping buffer that would reduce development impact on the abutting residences.

Summary

Staff requests the applicant address the prior three questions to provide additional support for their development request.

Should the applicant provide additional information to satisfy the Board that substantial and competent evidence has been provided and look favorably on the application on the relief request, the Board may wish to consider the following conditions and any additional conditions it deems necessary:

1. The subject request is found to meet the criteria for issuance of an unnecessary and undue hardship variance based on the use of the property necessitating long-term parking that could be disruptive to the historic and maintained mixed-use development pattern of Eighth Avenue, and the physical constraints of the rear alleyway. Acquisition of additional property to the subject zoning lot currently comprised of Lot 17, Block 6, Morey Beach Subdivision, or change in use of the property that is associated with new construction or redevelopment of one or more primary use buildings on the property, shall nullify the subject variance approval.
2. The development shall be installed with a “right turn only” sign at the egress from the property to Pass A Grille Way.

3. A three-foot-wide landscaping buffer containing appropriate shrubs, hedge, and trees, or fence or wall compatible with the architecture of the development, shall be installed along the entire southern side of the retained driveway. The buffer, fence or wall shall be installed at least five feet in height, except where in conflict with the visibility standards of Land Development Code Sec. 6.21. or where actual and documented site visibility issues are present.
4. Until such time as the subject driveway access to Pass A Grille Way is eliminated, the lodging development shall be permitted two fewer on-street 4B-H tags than authorized by Section 82-202 of the Code of Ordinances, as may be amended. This condition is based upon the number of parking spaces that could be provided on the street were the subject driveway to be eliminated.

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 authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

**Brandon
Berry**

Brandon Berry
Senior Planner

Digitally signed by
Brandon Berry
Date: 2026.01.20
15:38:11 -05'00'

Cc: Board of Adjustment Attorney
Brandon Tecklenburg, Agent for 702 PAG WAY LLC (brandon@techtravel.com)



COMMUNITY DEVELOPMENT - PLANNING DIVISION

Memo To: Board of Adjustment
From: Kristin Coman, Planning Manager
Date: 12/15/2025
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 **January 28, 2026**.

Variance Case Number: 25142

Application Type: Unnecessary Undue Hardship Variance

Owner: 702 PASS A GRILLE WAY LLC

Applicant/Agent: Brandon Tecklenberg of 702 PASS A GRILLE WAY LLC

Parcel Number: 19-32-16-58932-006-0170

Address: 702 Pass-a-Grille Way, St. Pete Beach, FL 33706

REVISED Submittal Documents:

1. Unnecessary and Undue Hardship Variance package, submitted 11/18/2025.
2. Boundary and Topographic Survey, dated 1/30/19, consisting of one sheet.
3. Marked preliminary plat drawing showing location of subject curb cut and driveway proposed for retention, submitted 11/18/25, consisting of one sheet.

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

City/Board Professionals:

- ☒ Board of Adjustment Attorney ***via email***
☐ Code Enforcement Manager ***via email***

- ☒ TRC Committee ***via email***
☐ City Manager ***via email***

Board Members:

- ☒ Denise Chase
☒ Chris Core
☒ Jim Schmidt

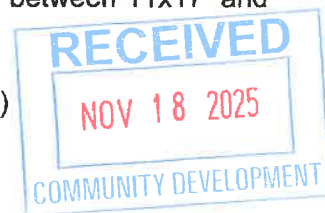
- ☒ Kathy Garchow
☒ Dan Small

Cc: Brandon Tecklenberg for 702 PASS A GRILLE WAY LLC, Owner ***via email*** (brandon@techtravel.com)

CASE #: 25142PARCEL #: 19-32-16-58932-006-0170SUBMITTAL DATE: 11/18/25 AMOUNT DUE: \$570.50 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	702 PAG WAY LLC	702 Pass A Grille Way St Pete Beach, FL 33706	727-265-6269
Applicant/ Agent			
Owner Email Address: brandon@techtravel.com		Applicant/Agent Email Address:	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
CR-DEA		15,133 sq ft
Legal Description: Morey Beach BIK 6, Lot 17		
Address: 702 Pass A Grille Way St Pete Beach, FL 33706		
Explanation of Request: see attachment for answers 40.11 LDC		

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

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
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;
7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
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.


Signature of Applicant

11/10/2005
Date

Signature of Authorized Agent

Date

Variance Narrative – 702 Pass-A-Grille Way

Explanation of Request

We are requesting a variance to allow continued vehicle and property access via the existing and long-established driveway on Pass-A-Grille Way. The City is requiring that access be taken from the rear alley; however, the alley is extremely narrow, only allows movement of one vehicle at a time, and does not provide enough width for standard vehicles to safely maneuver without risking damage to vehicles or adjacent structures. The alley is also not passable for firetrucks, ambulances, or other emergency vehicles. The driveway on Pass-A-Grille Way has existed since approximately the 1920s, long before the ordinance was enacted in 2013. The variance is necessary to maintain safe, functional, and historically established access to the property.

Findings

1. Special conditions and circumstances exist which are peculiar to this property.

The rear alley is unusually narrow and only supports one vehicle at a time, making it physically unsuitable for regular access. Larger service vehicles and emergency vehicles cannot access the property through the alley without risk of damage or obstruction. These conditions are specific to this parcel. The existing access from the front of the property via Pass-A-Grille Way has been in continuous use since the 1920s and is part of the property's established functional layout.

2. The special conditions and circumstances do not result from actions of the applicant.

The driveway and access arrangement predate current ownership and the City's 2013 ordinance. No action taken by the current or prior owners created this condition.

3. Literal interpretation of the Code results in unnecessary and undue hardship.

Requiring alley-only access effectively prevents the property from being accessed in a safe and usable manner. Additionally, the literal interpretation of the ordinance functionally negates the property's ability to be used for its allowed commercial zoning purposes, because commercial use requires reliable vehicle access, service access, and emergency access.

4. The hardship has not been knowingly created to circumvent regulations.

No new construction or changes to access have been made. The existing access from the front of the property via Pass-A-Grille Way has been in continuous lawful use for nearly a century. The request simply seeks to continue what has always existed.

5. Financial return is not the reason for this request.

This request is required to maintain the property's lawful ability to function as permitted under its zoning, including commercial use. Without this variance, the property cannot be reasonably used as-zoned.

6. Granting the variance provides equal treatment.

Allowing continued use of the existing driveway permits the property to maintain the same reasonable access enjoyed by other similarly zoned properties.

7. This is the minimum variance necessary.

No additional changes, enlargement, or intensification are requested. Only continuation of the existing access point is being sought.

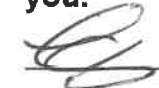
8. The variance aligns with the intent of the Comprehensive Plan and is not detrimental.

Maintaining established access ensures safe circulation, preserves emergency vehicle route availability, and maintains neighborhood consistency. It will not negatively impact the public welfare, property values, or neighborhood character.



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



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, 702 PAG WAY 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): Brandon Tecklenburg

Address: 3112 Pass A Grille way St Pete Beach, FL 33706

[Signature]
Signature

11/10/25
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 10th day of November, 2025 by:
Brandon Tecklenburg who appeared before me, and is personally known to me, or has produced
as identification, and did take an oath.

My commission Expires:

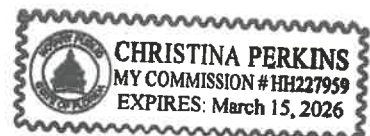
march 15, 2026

NOTARY:

Print Name: Christina Perkins Notary

Public, State of Florida

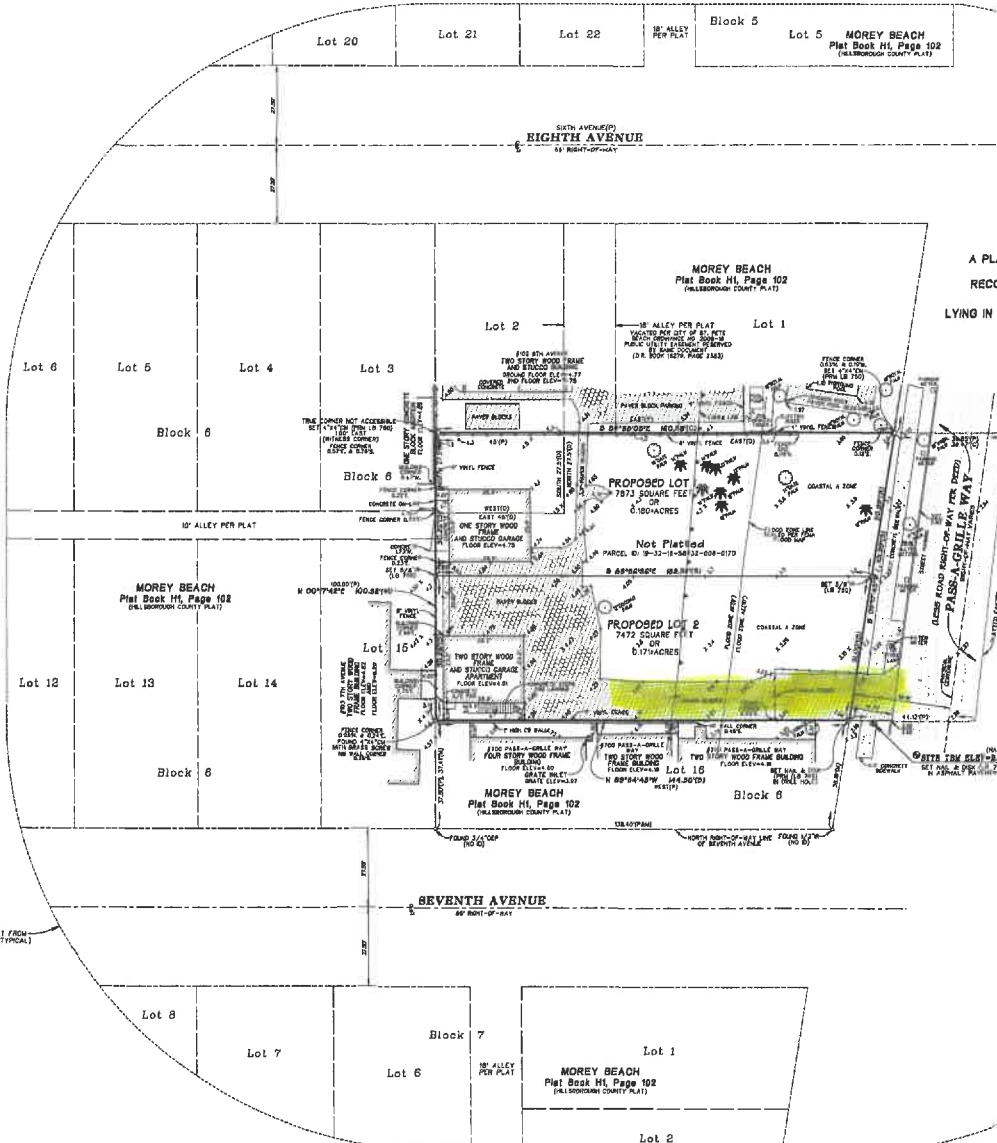
(Notarial Seal)



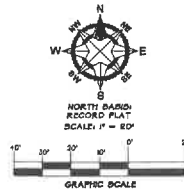
ALSO KNOWN AS LOT 17, BLOCK 8, MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 18 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 22519, PAGES 121-123)
 PART OF UNNUMBERED TRACT LYING WEST OF PASS A GRILLE WAY, IN BLOCK 6 OF
 MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 32 SOUTH,
 RANGE 16 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE
 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY
 WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NW CORNER OF LOT 16, BLOCK 6, RUN EAST TO BOCA CEDA BAY,
 BEGINNING AGAIN AT THE NW CORNER OF LOT 16, RUN NORTH 72.5 FEET, EAST 45
 FEET, NORTH 27.5 FEET, THENCE EAST TO BOCA CEDA BAY, THENCE SOUTHEASTERLY
 FOLLOWING MEANDERINGS OF BOCA CEDA BAY, TO INTERSECTION OF FIRST DESCRIBED
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 FOLLOWING MEANDERINGS OF BOCA CEDA BAY, TO INTERSECTION OF FIRST DESCRIBED
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 6, MOREY BEACH
 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE
 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY
 WAS FORMERLY A PART, THENCE SOUTH 27.5 FEET, THENCE WEST THE WIDTH OF LOT 2,
 THENCE NORTH 27.5 FEET TO THE SW CORNER OF LOT 3, THENCE EAST ALONG THE
 SOUTH LINE OF LOT 2, 45 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 17, BLOCK 6, MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4,
 SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST ACCORDING TO THE PLAT THEREOF
 AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY,
 FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



PRELIMINARY PLAT
MURTECHS BEACH
 A PLAT OF AN UNNUMBERED PARCEL OF LAND LYING WITHIN BLOCK
 6, MOREY BEACH, PLAT BOOK 1, PAGE 102, OF THE PUBLIC
 RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS
 COUNTY WAS FORMERLY A PART
 LYING IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST
 CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA



OWNER: 702 PAS WAY, LLC
 3710 PASS A GRILLE WAY
 ST. PETERS BEACH, FL 33706
 G/O CHRISTINA PERKINS
 PHONE: 727-582-2288
 CONTACT: CHRISTINA PERKINS
 EMAIL: CHRISTINA@PERKINSREALTY.COM

SURVEYOR: JOHN C. BRENDLA AND ASSOCIATES, INC.
 4015 82ND AVENUE NORTH
 PINELLAS PARK, FL 33781
 PHONE: 727-578-7546
 FAX: 727-577-9932
 CONTACT: DAVID SWAGERTY
 EMAIL: DAVID@JCBRENDLA.COM

ASSOCIATIONS:
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SITE NOTES:
 SITE CONTAINS 15,849 SQUARE FEET OR 0.361 ACRES, MORE OR LESS.

Current FEMA Flood Zone Data:
 FLOOD ZONE(S): AE(1) AND AE(2)
 A FORTION LIES WITHIN COASTAL A ZONE
 COMMUNITY PANEL #15149 1203030288 H
 REVISED 8/24/22

Assumed Basis of Bearing:
 SOUTH BOUNDARY LINE OF 8TH AVENUE AS
 BEING S.80°02'00"E, PER RECORD PLAT.
 Reference Benchmarks:
 PINELLAS COUNTY MAP #288 Y33 PG (STATE SURVEY 133)
 ELEVATION 10.00' MVD, ADJUSTED TO
 ELEVATION 10.00' MVD, ADJUSTED TO
 ELEVATION 10.00' MVD, ADJUSTED TO

NOTE:

This Preliminary Plat was prepared without the benefit of a title
 search and is subject to all subsequent, prior-of-record and other
 matters of record.
 Preliminary Plat not valid without the signature and the original
 raised seal of a Florida Licensed Surveyor and Mapper.
 This Preliminary Plat is made for the exclusive use of the current
 owners of the property and also those who purchase, mortgage or
 guarantee the title thereto within one (1) year from date hereof.

CERTIFICATION

I hereby certify that the Preliminary Plat represented hereon
 meets the requirements of the Florida Statutes, Chapter 173, Florida
 Statutes, and the rules of the Florida Board of Survey and Mapping.
 JOHN C. BRENDLA
 Florida Licensed Surveyor and Mapper No. 4601
 Certified to Survey in the State of Florida

JOHN C. BRENDLA AND ASSOCIATES, INC.
 Professional Land Surveyors and Mappers

JCB

4015 82nd Avenue North
 Pinellas Park, Florida 33781
 Telephone (727) 578-7546
 Facsimile (727) 577-9932
 LB 760 1806-17,670

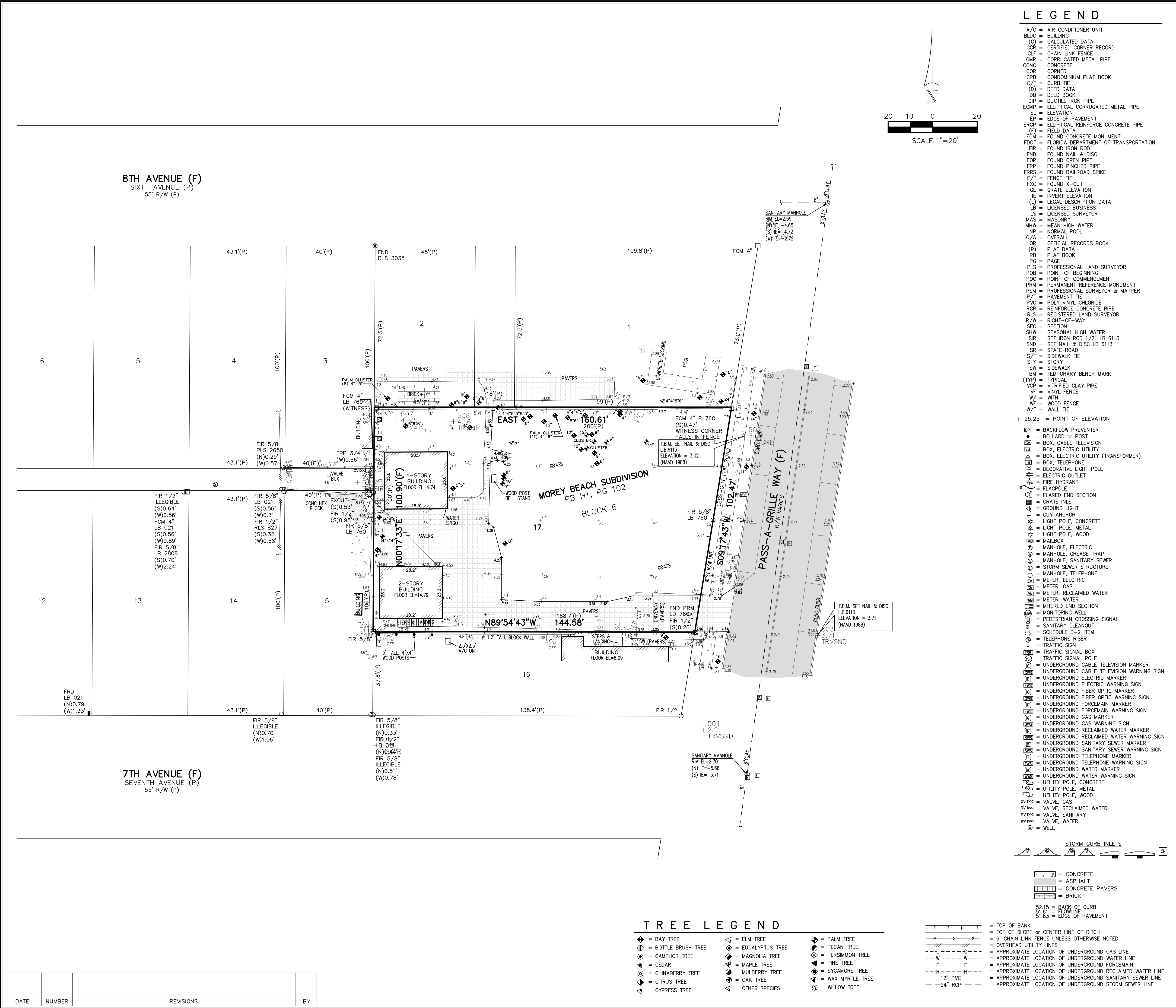
PRELIMINARY PLAT PREPARED: 4/22/23

PRELIMINARY PLAT MURTECHS BEACH

REVISIONS

No.	DESCRIPTION	DATE
1	1.00	4/22/23
2	2.00	4/22/23
3	3.00	4/22/23
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CERTIFICATION

CERTIFIED TO: FUSCO, SHAFFER & PAPPAS, INC.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DAN RIZZUTO
DAN H. RIZZUTO
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER LS 5227
STATE OF FLORIDA

PROJECT: 702 PASS-A-GRILLE WAY, ST PETE BEACH, FL

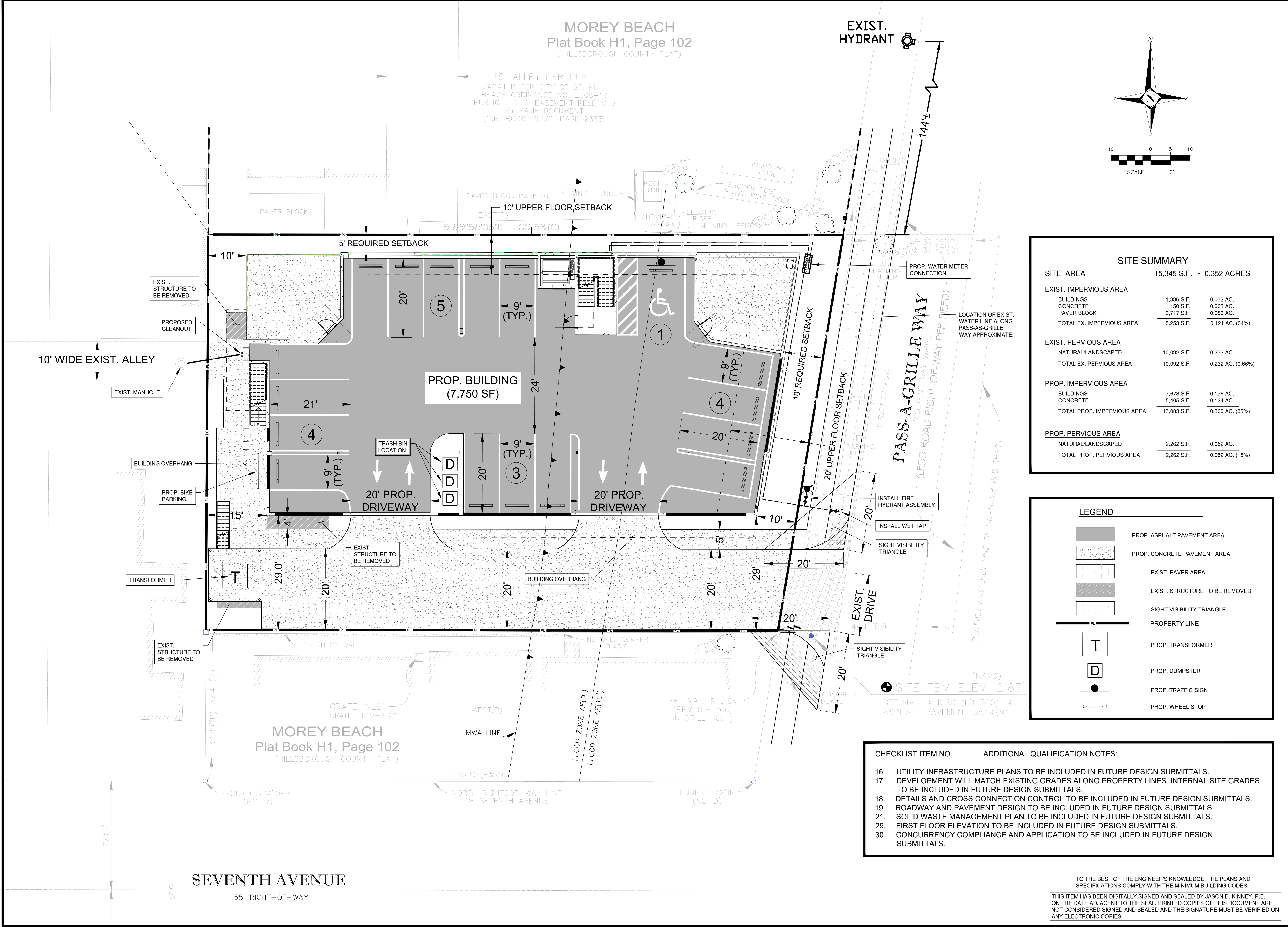
TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR: FUSCO, SHAFFER & PAPPAS, INC.

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

CHECKED BY: DHR SCALE: 1" = 20' DRAWN BY: JT JOB NO: 5646-01 DRAWING PATH: H:\N\5646\DWG\5646BT.DWG SHEET 1 OF 1

C:\Users\Sasankhalajstani\Documents\Engineering Services\Inc\Victor\202 Pass-A-Grille Beach Hotel\1. CIVIL\CAD\Conceptual\DWG Site Plan\7-16-2025.dwg, Layout: 7/17/2025 4:02:28 PM, Sasankhalajstani



SITE SUMMARY			
SITE AREA		15,345 S.F. ~ 0.352 ACRES	
<u>EXIST. IMPERVIOUS AREA</u>			
BUILDINGS	1,386 S.F.	0.032 AC.	
CONCRETE	150 S.F.	0.003 AC.	
PAVER BLOCK	3,717 S.F.	0.086 AC.	
TOTAL EX. IMPERVIOUS AREA	5,253 S.F.	0.121 AC.	(34%)
<u>EXIST. PERVIOUS AREA</u>			
NATURAL/LANDSCAPED	10,092 S.F.	0.232 AC.	
TOTAL EX. PERVIOUS AREA	10,092 S.F.	0.232 AC.	(0.66%)
<u>PROP. IMPERVIOUS AREA</u>			
BUILDINGS	7,678 S.F.	0.176 AC.	
CONCRETE	5,405 S.F.	0.124 AC.	
TOTAL PROP. IMPERVIOUS AREA	13,083 S.F.	0.300 AC.	(85%)
<u>PROP. PERVIOUS AREA</u>			
NATURAL/LANDSCAPED	2,262 S.F.	0.052 AC.	
TOTAL PROP. PERVIOUS AREA	2,262 S.F.	0.052 AC.	(15%)

LEGEND	
	PROP. ASPHALT PAVEMENT AREA
	PROP. CONCRETE PAVEMENT AREA
	EXIST. PAVER AREA
	EXIST. STRUCTURE TO BE REMOVED
	SIGHT VISIBILITY TRIANGLE
	PROPERTY LINE
	PROP. TRANSFORMER
	PROP. DUMPSTER
	PROP. TRAFFIC SIGN
	PROP. WHEEL STOP

CHECKLIST ITEM NO.	ADDITIONAL QUALIFICATION NOTES:
16.	UTILITY INFRASTRUCTURE PLANS TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
17.	DEVELOPMENT WILL MATCH EXISTING GRADES ALONG PROPERTY LINES. INTERNAL SITE GRADES TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
18.	DETAILS AND CROSS CONNECTION CONTROL TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
19.	ROADWAY AND PAVEMENT DESIGN TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
21.	SOLID WASTE MANAGEMENT PLAN TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
29.	FIRST FLOOR ELEVATION TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
30.	CONCURRENCY COMPLIANCE AND APPLICATION TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON D. KINNEY, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

VICKSTROM
ENGINEERING SERVICES, INC.

132 Mirror Lake Drive N., Suite 202
St. Petersburg, FL 33701
Telephone No. (727) 894-0404
Registry No. 30184

HELIOS - PROPOSED TRANSIENT STAY

702 PASS-A-GRILLE WAY
ST. PETERSBURG, FL. 33706

CLIENT

702 PAG WAY LLC.
3112 PASS-A-GRILLE WAY
ST. PETERSBURG, FL. 33706
PHONE: 727 - 592 - 2286

REVISIONS:

SPR TRC
SUBMISSION 7.21.25

Jason D. Kinney, P.E.
P.E. No. 62547
State of Florida

DATE: 7-17-25
SCALE: 1"=10'
DRN. BY: S.KH
CHK'D. BY: JDK

PROJ. No.

Sheet C1













702 Pass a grille Way video link:
<https://youtu.be/kDy3nnoPN6E?feature=shared>

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

Agenda Report

Agenda Title Name: **Case No. 25145 – 2814 Pass A Grille Way**

Action Request: Motion to [approve/approve with conditions (list conditions)/deny/continue to (specify date certain)]
Variance 25145 for 2814 Pass A Grille Way.
Staff recommended conditions:

1. Unless an alternative design is approved by the Historic Preservation Board through design review, the fence wall shall be of a complementary cladded masonry to the primary residence, and the fence screening panels shall be a composite or aluminum with color and design compatible with the primary residence.
2. Any future driveway access provided to the subject property from Sunset Way shall be subject to the visibility requirements of Land Development Code Section 6.21., as amended, which may include required modification of the subject fence wall or a future variance.

Strategic Objective:

Date: January 28, 2026

Prepared By: Brandon Berry, Senior Planner
Kristin Coman, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: *Practical Difficulty Variance:* Todd Pressman of Pressman & Associates, Inc. for Matt Foster requests a variance to construct a six-foot fence wall within the ten-foot required front setback along the Sunset Way frontage of the double frontage property, where fences and walls may not exceed four feet in height (LDC Secs. 6.15. & 20.20.)

Funding: n/a

Attachments:

1. Certificate of Completeness and Submittal
2. July 2025 Pool Plans
3. 2023 Design Review Site Plan
4. Comment #1
5. 25145 Staff Report - Signed



Memo To: Board of Adjustment
From: Kristin Coman, Planning Manager
Date: 12/16/2025
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 **January 28, 2026 at 2pm.**

Variance Case Number: 25145
Application Type: Practical Difficulty Variance
Owner: Matthew Foster
Applicant/Agent: Todd Pressman
Parcel Number: 18-32-16-17316-001-0110
Address: 2814 Pass-a-Grille Way, St. Pete Beach, FL 33706
Zone: RU-2/PAG

Submittal Documents:

1. Completed Practical Difficulty Variance package with application form.
2. Record Survey showing existing foundation location prepared by Transystem, dated 7/8/2024, signed 7/10/2024 by Frederick Bachmann, consisting of 1 sheet.
3. Site Plan, sheet A1 showing proposed new fence/wall layout dated 11/14/23, last revised 7/14/2025 consisting of 1 sheet with no preparer information.

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

City/Board Professionals:

- | | |
|--|--|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☐ TRC Committee <i>via email</i> |
| ☐ Code Enforcement Manager <i>via email</i> | ☐ City Manager |

Board Members:

- | | |
|--|---|
| ☒ Denise Chase | ☒ Kathy Garchow |
| ☒ Chris Core | ☒ Dan Small |
| ☒ Jim Schmidt | |

Cc: Matthew Foster, Owner ***via email*** (mfoster@pcgroupfl.com)
Todd Pressman, Agent ***via email*** (todd@pressmaninc.com)

CASE #: _____

PARCEL #: _____

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

PRACTICAL DIFFICULTY VARIANCE APPLICATION

The following items are to be submitted, along with this completed 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	Mailing Address	Phone #
Owner	Matt Foster	386 26th Ave., SE St. Petersburg, FL 33705	813-857-3264
Applicant/ Agent	Todd Pressman, Pressman & Assoc., Inc	200 2nd Ave., south, #451, St. Petersburg, FL 33701	727-804-1760
Owner Email Address: mfoster@pcgroupfl.com		Applicant/Agent Email Address: ■ Todd@pressmaninc.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RU-2	Future Land Use Designation RU	Lot Area .13 acres
Legal Description: COLONIAL CORP REPLAT BLK 1, LOT 11		
Address: 2814 Pass A Grille Way		
Explanation of Request: Variance request to the height of a fence. 4' height maximum is allowed. 6' height is requested, so a variance of 2' height is requested.		

Findings Necessary for Granting Request: In order for an application for a practical difficulty 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. How substantial the variance is in relation to the requirement sought to be varied;

The degree of variance requested is 2'. Universally, fences in rear yards are permissible at 6'. In this unique situation, the fence located in the 'true' rear yard, or as per the home is situated and oriented, is capped at a maximum height of 4'. This is because of its unique through lot aspect that 'yard' on the west property line it is bureaucratically considered a secondary front yard. Further, the fence that is proposed is of a high aesthetic and architectural design. Finally, since the west yard acts as the true functional rear yard, the fence is necessary and crucial to the typical and every day privacy and enjoyment of a family's rear yard area.

2. Whether an adverse change will be produced in the character of the neighborhood;

No, the degree of variance is minor and would result in the status quo, everyday fence height found throughout the City and County. Further, the fence would provide a visible buffer from the street and other homes in the immediate vicinity.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

No. The screening requested by fencing is universally found at all city and county codes for fencing to provide the privacy and buffering in a typical residential and commercial manner.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Yes. In the manner arising as a unique scenario of how the code applies itself to this particular unique lot, the interest of justice will be served by allowing fencing that is typically allowable, preserve the privacy of the home owner's family, recognize the minimum degree requested and provide the screening and buffering typically sought by the code for on and off the property in question.



11.28.25

Signature of Applicant
Pressman & Assoc., Inc.
Authorized Agent



11.28.25

Signature of Authorized Agent
Pressman & Assoc., Inc.

Date



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.

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

TP 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.

TP 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.

TP 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.

TP 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.

TP 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.

TP 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.

 Todd Pressman, Pressman &
Assoc., Inc., authorized
representative

11.26.25

Signature of Applicant

Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Todd Pressman, Pressman & Assoc., Inc,

Applicant, as authorized agent & applicant for owner, 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): Todd Pressman, Pressman & Assoc., Inc. as agent

Address: 200 2nd ave., south, #451, st petersburg, fl 33701

Signature

Date

STATE OF FLORIDA)

) SS:

PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 26 day of November, 2025 by: Todd Pressman who appeared before me, and is personally known to me, or has produced Drivers License as identification, and did take an oath.

My commission Expires:

NOTARY:

Print Name:

Notary

Public, State of Florida

(Notarial Seal)





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

I/We Matthew Stephen Foster
(Property Owner(s) printed name)

hereby authorize Todd Pressman, Pressman & Assoc., Inc., Rosa Timoteo, Kathleen Swanson
(Agent's printed name)

to represent me in an application for Variance & any related land use issue or application
(Type of application: Variance, Conditional Use, Zoning, etc.)

Matt Foster
Signature of Owner

Matthew Foster
Owner's Printed Name

Signature of Owner

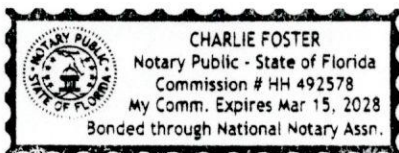
Owner's Printed Name

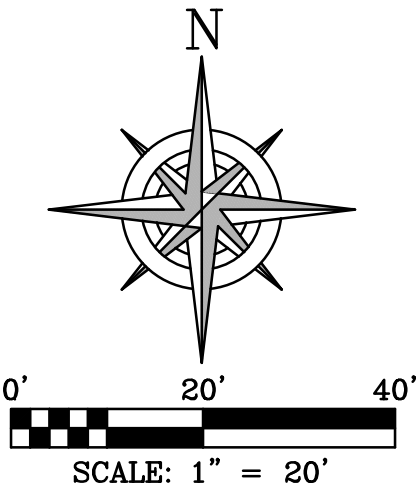
The foregoing instrument was acknowledged before me this 26 day
of NOVEMBER 2025, by MATT FOSTER who
is personally known X or produced _____ as
identification.

[Signature]
(Notary Signature)

11-26-25
(Date)

My commission expires 3-15-28

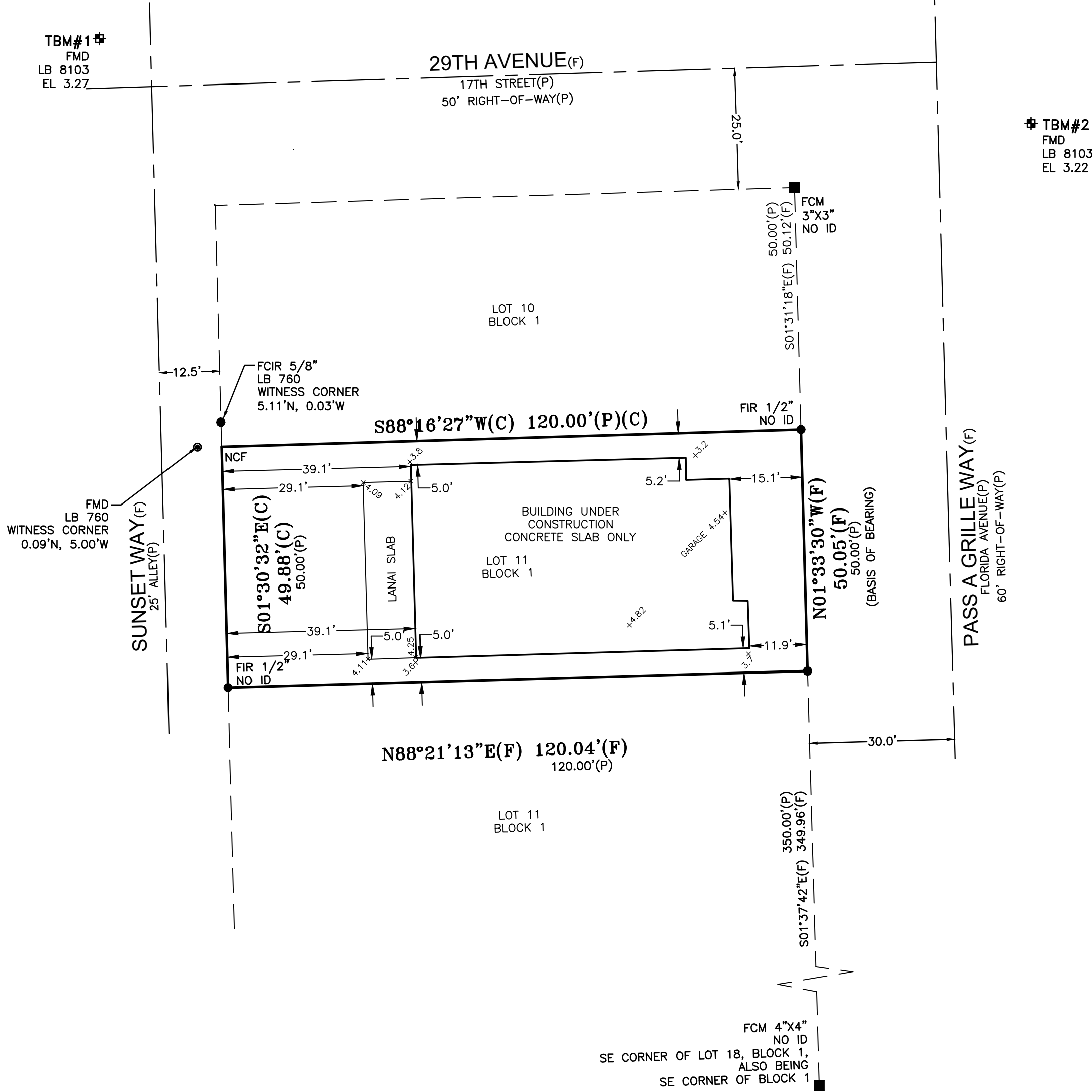




LEGEND	
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
CCR	CERTIFIED CORNER RECORD
C	CENTERLINE
CONC.	CONCRETE
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
DB	DEED BOOK
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FMD	FOUND MAGNETIC NAIL & DISK
FN&D	FOUND NAIL AND DISK
GI	GRATE INLET
ID.	IDENTIFICATION
INV	INVERT
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
MES	MITERED END SECTION
MH	MANHOLE
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 9, PAGE 107
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
P/T	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
TWP.	TOWNSHIP
VCP	VITRIFIED CLAY PIPE

	ASPHALT
	ADA DETECTABLE WARNING
	CONCRETE
	WOOD

SYMBOL LEGEND	
	CONCRETE LIGHT POLE
	CONCRETE MONUMENT (FOUND)
	ELEVATION
	ELEVATION BACK OF CURB EDGE OF PAVEMENT
	ELEVATION BACK OF CURB FLOW LINE EDGE OF PAVEMENT
	FIRE HYDRANT
	GRATE INLET
	IRON PIPE (FOUND)
	IRON ROD (FOUND)
	IRON ROD (SET)
	LIGHT POLE
	NAIL AND DISK (SET)
	NAIL & DISK (FOUND)
	PALM TREE
	POWER/UTILITY WOOD POLE
	RECLAIMED WATER METER
	RECLAIMED WATER VALVE
	SANITARY MANHOLE
	SANITARY SEWER CLEANOUT
	SIGN
	TEMPORARY BENCHMARK
	UTILITY HAND HOLE
	WATER METER
	WATER VALVE



DESCRIPTION: (OR 21999, PG 2581)

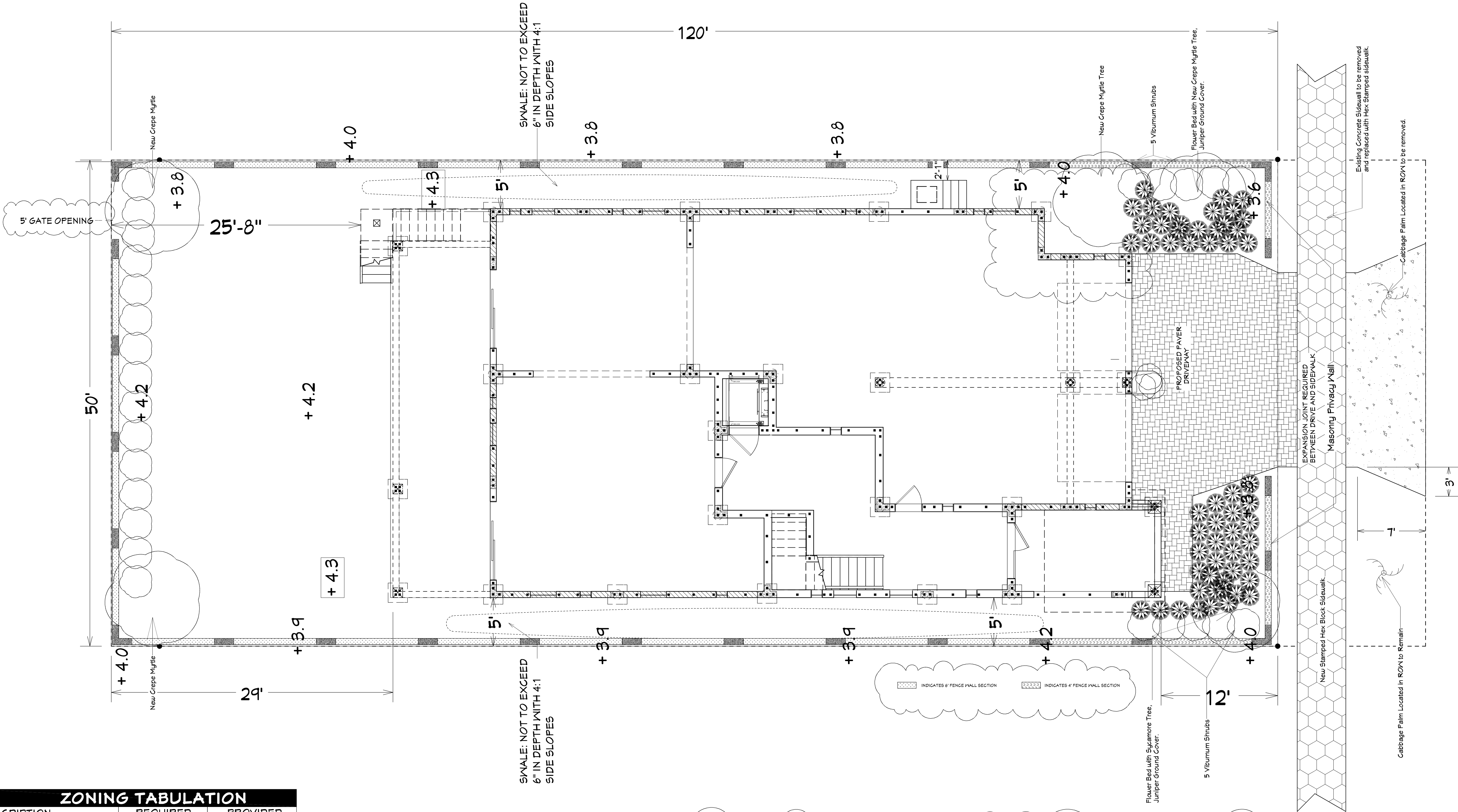
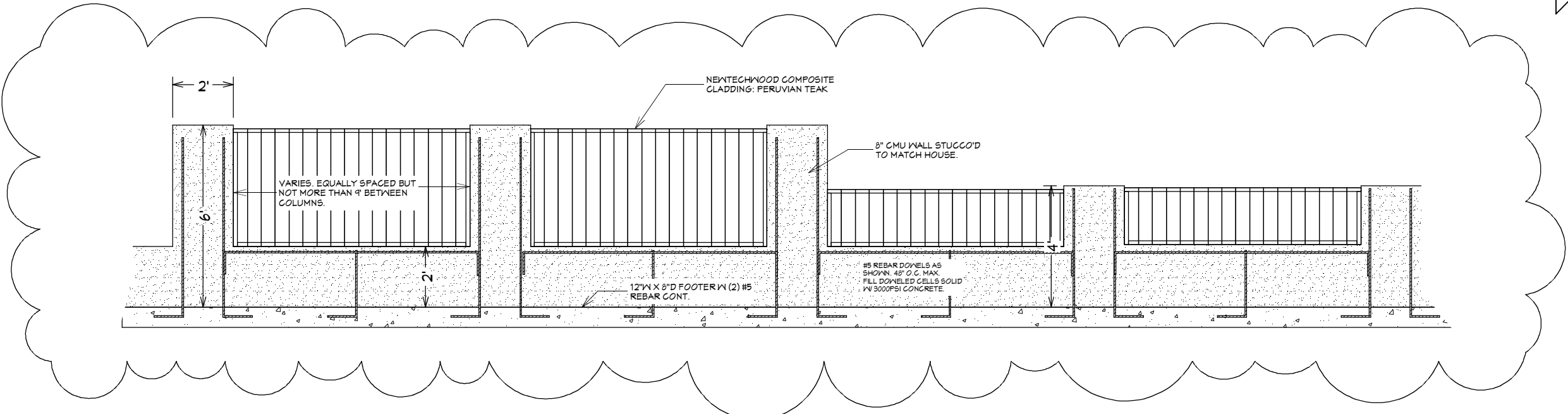
LOT 11, BLOCK 1, COLONIAL CORPORATION'S REPLAT OF BLOCKS 'E', 'F', 'G' AND 'H' OF SECTION 'A' - NORTH PASS-A-GRIFFE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 107, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- THIS RECORD SURVEY IS NOT A BOUNDARY SURVEY.
- RECORD SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- FIELD DATE: 4/27/2015.
- BOUNDARY INFORMATION FOR THIS SURVEY IS BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (WORK ORDER NO. 314240064) PREPARED BY TRANSYSTEMS, CLEARWATER, FLORIDA, DATED: 5/30/2024.
- ELEVATIONS ARE BASED ON NGS BENCHMARK "196" (PID# AG0101) HAVING AN ELEVATION OF 3.24 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE PURPOSE OF THIS RECORD SURVEY IS TO SHOW THE CONCRETE SLAB AND IT'S RELATION TO THE BOUNDARY.
- THIS SURVEY IS BASED ON U.S. FEET.
- THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL 9), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0278H, COMMUNITY NUMBER 125149, EFFECTIVE DATE 8/24/2021. TRANSYSTEMS AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFES) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.

ZONING TABULATION		
DESCRIPTION	REQUIRED	PROVIDED
ZONED	---	RU-2
LOT WIDTH	---	50'
MIN. LOT SQ. FOOTAGE	---	6,000 S.F.
SET BACKS / BUILDING HEIGHT		
FRONT	20'-0"	20'-0"
REAR	20'-0"	24'-0"
SIDES	10%	5'-0"
MAX HEIGHT	28'-0"	28'-0"
SITE CALCULATIONS: PERVIOUS / IMPERVIOUS CALCS		
LOT SIZE		6,000 S.F.
HOUSE FOOTPRINT		3,027 S.F. / 50%
DRIVEWAY / PADS / STEPS		385 S.F. / 6%
TOTAL:		3,515 S.F. / 56%

Unless noted otherwise St. Augustine Sod to be placed on all permeable areas. Connect new sprinkler system to re-claimed water meter.



SITE PLAN
SCALE: 1"= 5ft.

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

PEREGRINE
CONSTRUCTION
GROUP

SEAL

DATE:
11/14/23

REVISION:
07/14/25

A1



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

Matt Foster
2814 Pass A Grille Way
St Pete Beach, FL 33706

Phone 813 857-3264

Email mfoster@pcgroupfl.com

Property Address 2814 Pass A Grille Way, St Pete Beach, FL 33706

Total Lot Area (sq. ft.) 6000

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	3027	sq. ft.
Parking and Driveway:	385	sq. ft.
Pool and/or Patio areas:		sq. ft.
Walkways:		sq. ft.
Other:		sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	3412	sq. ft.

3412	sq. ft.	÷	6000	sq. ft.	=	56.8
Total Existing Impervious Surfaces			Lot Area			Existing Impervious Surface Ratio

Contractor/Applicant Name & Address

Curtis Pool
150 Commerce Dr N
Largo, FL 33770

Phone 727-559-7946

Email rb@curtisools.com

APPROVED

The ISR appears correct based on information provided & when compared with the ISR under the New SFR record 2300732.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	3027	sq. ft.
Parking and Driveway:	385	sq. ft.
Pool and/or Patio areas:	508	sq. ft.
Walkways:		sq. ft.
Other:		sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	3920	sq. ft.

3920	sq. ft.	÷	6000	sq. ft.	=	65.3
Total Proposed Impervious Surfaces			Lot Area			Proposed Impervious Surface Ratio

Certification:

I, Jeff Knight 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: 6/30/25

2502559- Zoning **CONDITIONALLY Approved**
INSTALLATION OF: INGROUND CONCRETE SWIMMING POOL
& SPA. DECK BY OTHERS. The ISR appears correct based on
information provided & when compared with the ISR under
the New SFR record 2300732. Approved per plans submitted
and with the following conditions:

- Pool equipment must not be located closer than 3' from side property line per LDC Sec. 6.14.
- Pavers must meet all setback requirements from property lines per LDC Sec. 6.13.
- As-Built Survey to be submitted and approved upon completion of construction and approved by Zoning prior to the Final Inspection for verification of installation of the pool equipment at grade, and verification of setbacks.
- A Site Visit/Inspection from Planning/Zoning to be conducted to verify the installation of the pool equipment at grade, and verification of setbacks.

Any changes to the approved plans must be resubmitted for review and approval.

TBM#2
FWD
LB 8103
EL 3.22

DESCRIPTION: (OR 21989, PG 2581)

LDT 11, BLOCK 1, COLONIAL CORPORATION'S REPLAT OF BLOCKS 'E', 'F', 'G' AND 'H' OF SECTION 'A' - NORTH PASS-A-GRILLE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 107, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S REPORT:

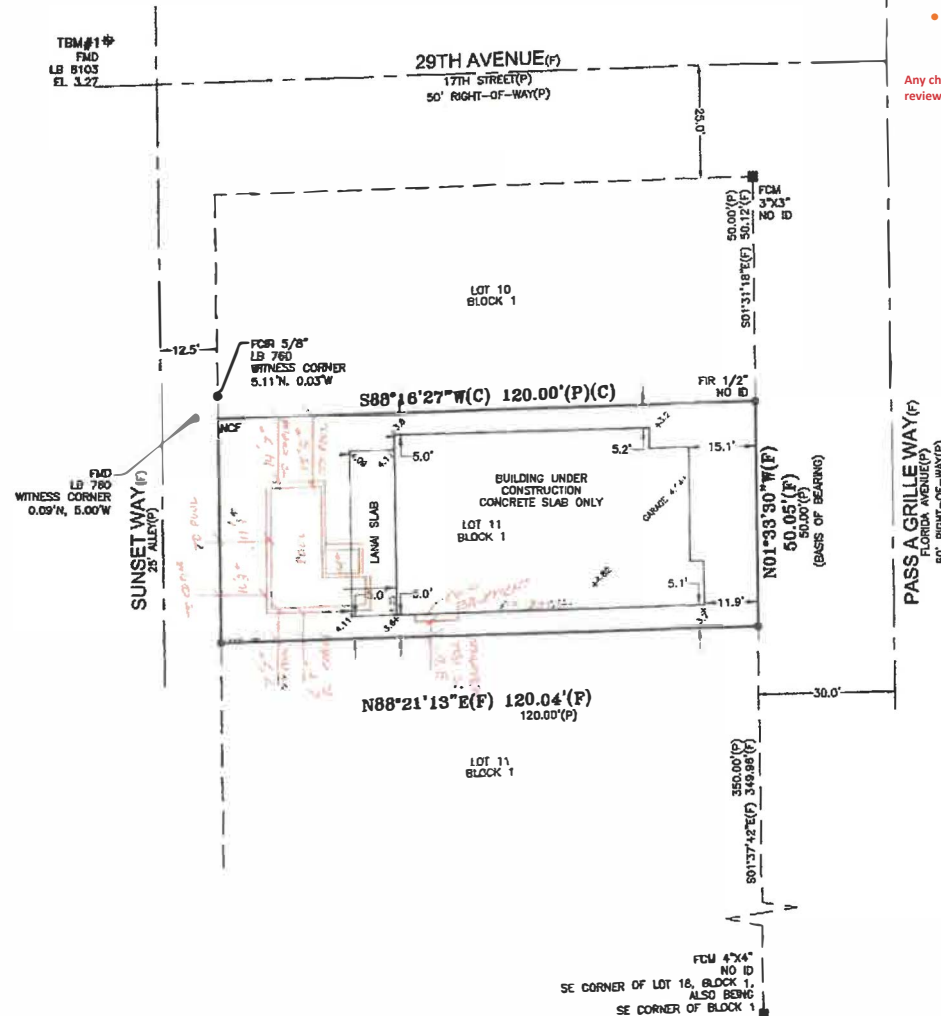
1. THIS RECORD SURVEY IS NOT A BOUNDARY SURVEY.
2. RECORD SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPS, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. FIELD DATE: 4/27/2015.
4. BOUNDARY INFORMATION FOR THIS SURVEY IS BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (WORK ORDER NO. 314240048) PREPARED BY TRANSYSTEMS, CLEARWATER, FLORIDA. DATE: 5/30/2014.
5. ELEVATIONS ARE BASED ON NGS BENCHMARK "126" (PD# AG0011) HAVING AN ELEVATION OF 3.24 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 89).
6. THE PURPOSE OF THIS RECORD SURVEY IS TO SHOW THE CONCRETE SLAB AND ITS RELATION TO THE BOUNDARY.
7. THIS SURVEY IS BASED ON U.S. FEET.
8. THE SITE APPEARS TO BE IN FLOOD ZONE, AE (E) 9, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0278H, COMMUNITY NUMBER 125148, EFFECTIVE DATE 8/24/2011, TRANSYSTEMS AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 89). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THIS BASE FLOOD ELEVATION (FIRM) SHOWN REPRESENTS ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SOLELY FROM SAID MAP AND ARE APPROXIMATE ONLY.

LEGEND	
ADA	AMERICANS WITH DISABILITIES ACT
AS	ASBESTOS SURFACE
CA	CALCULATED
CBW	CONCRETE BLOCK WALL
CCR	CERTIFIED CORNER RECORD
C	CENTIMETER
CONC.	CONCRETE
C/T	CURBS THE
CRW	CONCRETE RETAINING WALL
CS	CURB SIDE
ERCP	ELLIPITICAL REINFORCED CONCRETE
EP	PIPE
EL	ELEVATION
F	FIELD
FB	FIELD BOOK
FCR	FOUND CAPPED IRON ROD
FCM	FOUND CURB
FFE	FRESHED FLOOR ELEVATION
FIP	FOUND FROM PIPE
FIR	FOUND IRON ROD
FMD	FOUND MAGNETIC NAIL & DISK
FMS&D	FOUND NAIL AND DISK
GI	GRATE INLET
ID	IDENTIFICATION
INV	INVERT
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
LES	METERED END SECTION
MH	MANHOLE
NGS	NO CORNER FOUND OR SET
NCF	NATURAL GEODETIC SURVEY
NO	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK S, PAGE 107
PS	PLAT
(PCHAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PI	PIEDMONT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
PB	POINT OF BEGINNING
POB	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	PURV. VINYL CHLORIDE PIPE
P/T	PIVOT/TURN
RCP	REINFORCED CONCRETE PIPE
RNC	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SCR	SET CAPPED IRON ROD
SCD	SANITARY CLEAN-OUT
SE&D	SET NAIL AND DISK
SN&D	SET NAIL AND DISK
TBM	TEMPORARY BENCHMARK
TTP	TOWNSHIP
TWP	TOWNSHIP
WCP	WITROPPED CLAY PIPE

	ASPHALT
	ADA DETECTABLE WARNING
	CONCRETE
	WOOD

SYMBOL LEGEND	
	CONCRETE LIGHT POLE
	CONCRETE MANHOLE (POURED)
	ELEVATION
	BACK OF CURB
	FLOW LINE
	EDGE OF PAVEMENT
	PIPE INFLOW
	GRATE INLET
	IRON PIPE (POURED)
	IRON ROD (POURED)
	IRON ROD (SET)
	LIGHT POLE
	MAIL AND DISK (SET)
	MAIL & DISK (POURED)
	PALM TREE
	RECLAIMED/USE IT WOOD POLE
	RECLAIMED WATER METER
	RECLAIMED WATER VALVE
	SANITARY MANHOLE
	SANITARY SEWER CLEANOUT
	SIGN
	TEMPORARY BENCHMARK
	UTILITY HAND HOLE
	WATER METER
	WATER VALVE

2 of 3 APPROVED Zoning pages-not valid without both pages

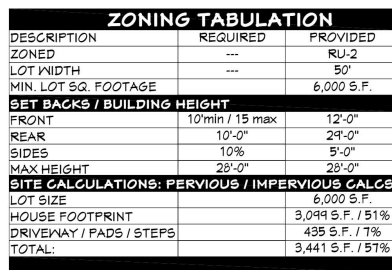


TRANSYSTEMS

RECORD SURVEY

PREPARED FOR:
PEREGRINE CONSTRUCTION, LLC

PROJECT NUMBER	314240064
FIELD DATE:	7/8/2024



Brandon Berry

From: tina douglass <tinardouglass@gmail.com>
Sent: Sunday, January 18, 2026 1:11 PM
To: Brandon Berry
Subject: Board of Adjustment Meeting Case #25145

CAUTION: This message has originated from **Outside of the Organization**. **Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Dear Brandon,

My husband, Bob Douglass and I, are in receipt of the Notice of Public Hearing regarding the above referenced case. Our home, 2811 Pass-a-Grille Way, which Bob purchased fifty years ago, is across PAG Way from the property requesting the variance. I am planning to attend the meeting to speak in opposition however, I would like to ask a couple of questions to clarify the case for me. I appreciate your taking the time to answer my questions.

If memory serves me correctly (I do not recall the date), the builder, Peregrine owned by Matt Foster, previously requested a height variance under the umbrella of “disability/hardship” for the property that would enable him to offer elevator access to the third floor deck. It was denied. Is this correct?

I also remember that the City requested that the driveway access to the property be situated on Sunset Way for safety purposes since PAG Way is a much more heavily traveled road. Peregrine/Foster chose to disregard that request placing the driveway on PAG Way which required the removal of one of our newly planted Washingtonia palms. Is this correct?

Now Peregrine/Foster is requesting a “Practical Difficulty Variance” so that a pool area may be enclosed with a six-foot wall without consideration for the aesthetic character of the neighborhood which is the reason that a ten foot setback is required. To my knowledge, the house has not been sold since Matt Foster is listed as the applicant/owner. The property continues to be a “spec house” with variances being requested to add to the price Foster believes that he can garner from the multi-million dollar sale of the project. It seems to me that “disability, hardship, difficulty” variances should be granted when there is a legitimate reason given by a homeowner not a builder who wishes to increase his financial gain at the expense of the neighbors.

Absent from the notice is the staff recommendation of the request. How does your department view this request? Are there other factors that I should be aware of before I take the Board’s time at a meeting to speak in opposition?

Thanks for your time. I look forward to your response. Tina Douglass



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

PLANNING DEPARTMENT

Date: January 12, 2026

To: Board of Adjustment

Re: Staff Findings Report
Practical Difficulty Variance
Address: 2814 Pass A Grille Way
Parcel Number: 18-32-16-17316-001-0110
Todd Pressman of Pressman & Associates, Inc. for Matt Foster
Variance Case No: 25145

Prepared by: Kristin Coman, Planning Manager, & Brandon Berry, Senior Planner

Hearing Date: 1/28/26

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

1. Completed Practical Difficulty Variance package with application form.
2. Record Survey showing existing foundation location prepared by Transystem, dated 7/8/2024, signed 7/10/2024 by Frederick Bachmann, consisting of 1 sheet.
3. Site Plan, sheet A1 showing proposed new fence/wall layout dated 11/14/23, last revised 7/14/2025 consisting of 1 sheet with no preparer information.

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

Site Description/Surrounding Land Uses

The subject site is a 50x120' (6,000 sq. ft.) property under development with a single-family residence. While the property is a standard size for the zoning district and neighborhood in general, it along with its neighbors on the west side of Gulf Boulevard between 28th and 30th Avenues are among the handful of properties in the City that are defined as "through lots", those lots with opposite sides of the lot each containing frontage on a street. Unlike secondary front "corner" lots, which are somewhat common City-wide and have their own defined secondary front yard setback standards, Staff currently interprets and historically has interpreted interior through lots to contain two side yards and two front yards for setback purposes. Unlike alleyway lots, where the yard facing the alley is considered a rear yard, the front setback standard is applicable to the west and east sides of the subject property, which face Sunset Way and Pass A Grille Way respectively.

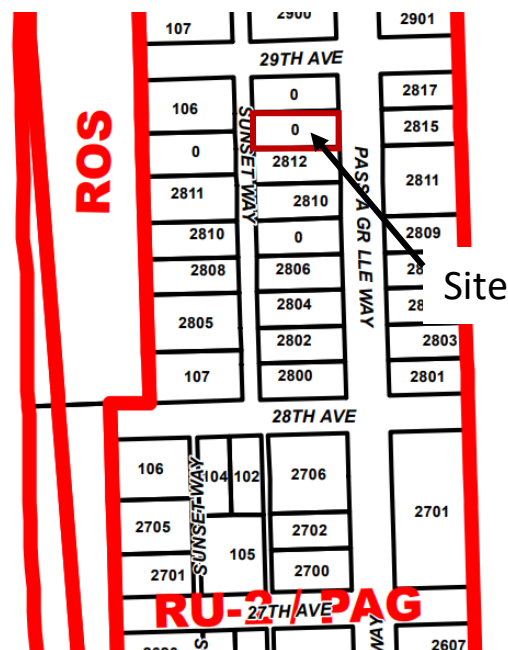
The property is zoned for primary single-family uses, which is consistent for the area. Two- and multiple-family uses exist in the area and many are considered grandfathered conforming densities pursuant to the 2017 updates to the Pass A Grille Overlay District.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 12 of 15, dated 7/20/2012

Request and Analysis

The new residence under construction on the subject property was constructed to the House-Medium building type of the Pass A Grille Overlay District, which provides a more permissive required front setback (10 feet) than rear setback (15 feet) for the primary structure. However, the House-Medium building type is more restrictive for certain accessory structures constructed in a front yard than in a rear yard. This is the case for pools, which must meet a ten-foot front setback on both the Pass A Grille Way and Sunset Way frontages of the lot compared with a five-foot setback for pools adjacent to rear lot lines on other interior lots, including those that face an alleyway. This is also the case for fences and walls taller than four feet in height, which must be set ten feet from a front property line, whereas fences and walls of up to eight feet in height can be placed along rear property lines on interior lots that abut another property or an alleyway.

The current owner submitted the home design to the Historic Preservation Board for design review of the residence in late 2023, which included a request for variance to the Pass A Grille Overlay District height standard to construct an above-height elevator shaft. The Historic Preservation Board accepted the design review and the Board of Adjustment denied the variance, leading to the owner revising the plans and resubmitting for permitting. The home that was authorized by the resulting permit is nearing completion as the preparation of this report.

Figure 3: Zoning Table			
Single-Family Residence	2814 Pass A Grille Way		
	<u>'House-Medium'</u> Required	Existing	Proposed
Lot Area (Min.)	4,000 sq. ft.	6,000 sq. ft.	No change
Lot Width (Min.)	40 ft.	50 ft.	No change
Front Yard Setback – Pass A Grille Way (Min.)	10' (to house) 10' (to fence over 4' height)	11.9' to house N/A to fence wall	11.9' to house 1' to fence wall (4' height) 25' to fence wall (6' height)
Front Yard Setback – Sunset Way	10' (to house) 10' (to fence or wall over 4' height)	29.1' to house N/A to fence wall	29.1' to house 0' to fence wall (v)
*Denotes existing non-conformity (v) Variance required			

Figure 4: Tie-in Survey showing foundation of existing home under construction (N.T.S.)

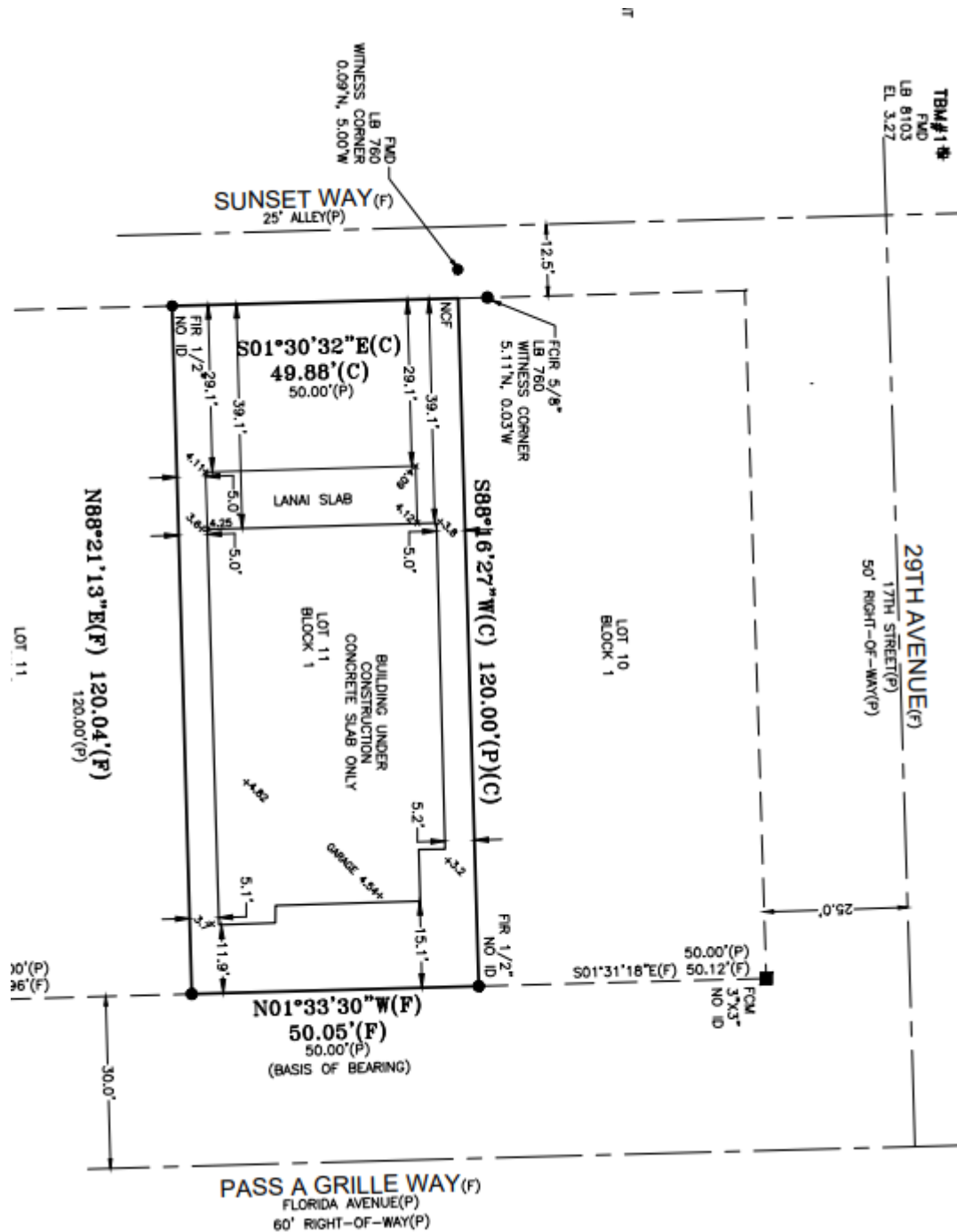
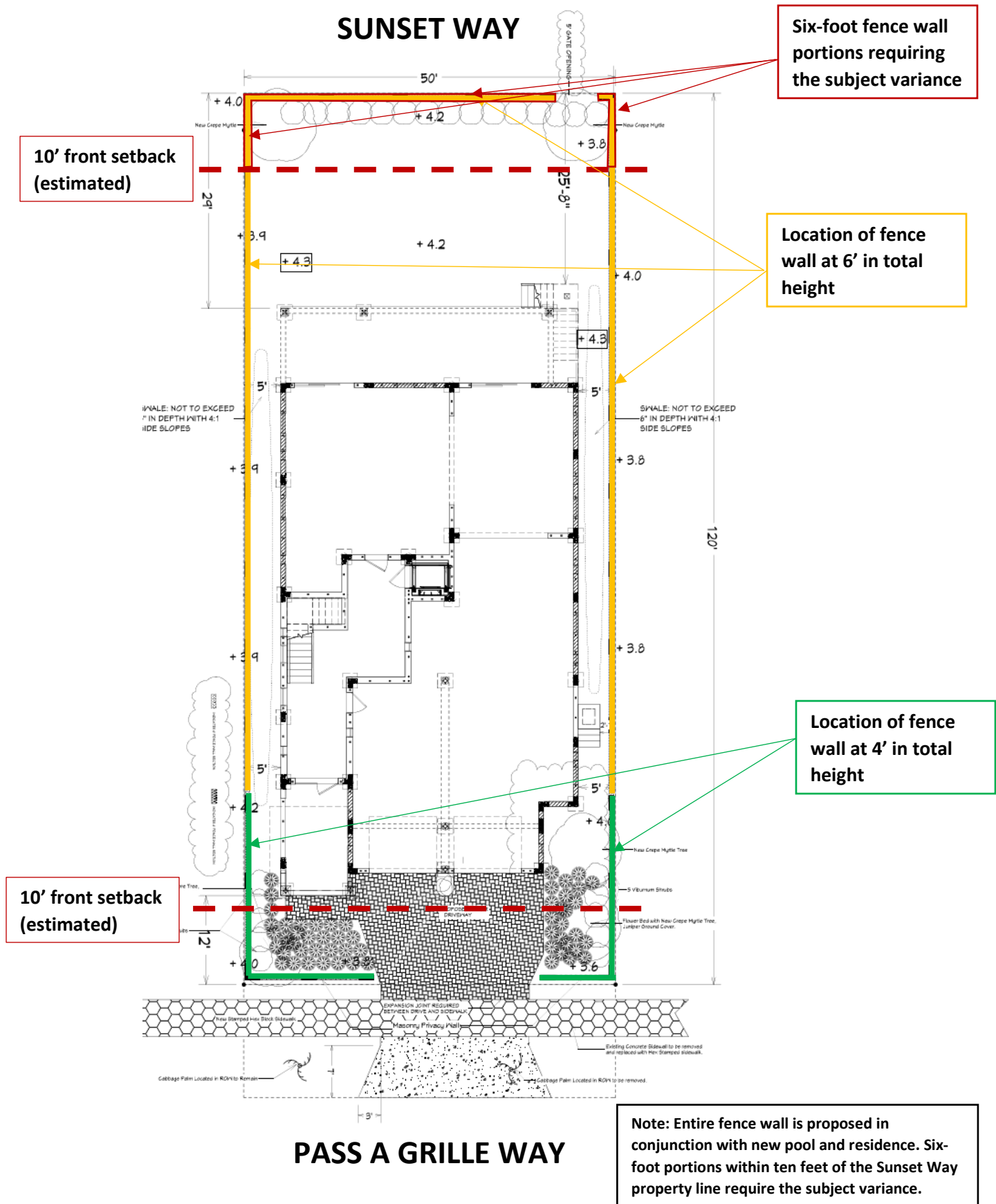


Figure 5: Proposed Site Plan with proposed improvements (N.T.S.)



Additional Comments

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

The Board has standards of review for a practical difficulty 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 1-4 **in addition** to staff comments below:

1. How substantial the variance is in relation to the requirement sought to be varied;

The applicant is seeking to increase the allowable height of a wall or fence within a front yard from four feet to six feet, representing a variance of 50% to the standard.

2. Whether an adverse change will be produced in the character of the neighborhood;

The portion of the subject fence wall requiring a variance will not have an adverse impact on the neighborhood. Staff finds the purposes of the fence height standards are to prevent aesthetic concerns from incongruous design and the fortressing of property, as well as preserve line of sight for safety purposes. While both the Sunset Way and Pass A Grille Way frontages of the property are considered front yards for zoning purposes, the Sunset Way side is the functional backyard of the property, containing the pool and a much larger area than the Pass A Grille Way side for typical residential outdoor activities. Desiring limited additional privacy in the backyard of the property is not unusual or out of character with other properties in the Pass A Grille neighborhood that have a standard alleyway or rear neighbor relationship opposite the primary front property line. Fences and walls of six feet are common in the backyard for other properties that lack two opposite frontages. Staff finds the design of the wall and fence panel to be somewhat complementary to the primary residence, as desired for homes built to the Overlay standards, but finds an open aluminum to match residence façade features may be more compatible than the opaque wood-look composite cladding considered. The applicant should address whether the cladding was chosen for aesthetic and/or privacy purposes.

From a safety perspective, the Sunset Way-facing yard of the property does not contain any vehicle access that a taller fence or wall would obscure. The layout of the pool and its deck likely preclude any future driveway within this yard, with the sole vehicle access to the property provided from Pass A Grille Way. The neighboring property to the north of the subject property is currently undeveloped, although a design review for a new home was undertaken in mid-2021. The plans submitted and accepted for that design review showed access was to be provided to the residence from 29th Avenue rather than Sunset Way.

The southern neighbor's existing two-story accessory residence is built less than one foot from the Sunset Way frontage, and its driveway access is provided along the south side of that building. Although the subject fence wall is unlikely to have any visibility impact on vehicular access to the southern neighbor under existing conditions, a permit was submitted for complete demolition of the southern property in July and remains pending. Should redevelopment of the southern property occur, the subject fence wall could affect the location

of a future driveway if the neighbor desires access from Sunset Way, due to visibility triangle limitations.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

The applicant could build a fence or wall at four feet in height that would meet the requirements of the Land Development Code and Florida Building Code. The pool permit plans submitted in summer 2025 referenced an aluminum fence barrier of four feet in height, which would have met both applicable codes if installed, and the original design review plans did not reference a fence or wall at all in the Sunset Way-facing yard of the property. The application narrative states the screening is typical of other City's codes, but the applicable St. Pete Beach code is written to prohibit barriers taller than four feet in the required yards facing streets. While Staff does not expect immediate adverse effects from the fence wall, Staff finds that a combination of landscaping and code-compliant fencing could be feasible to obviate the privacy concerns noted in the application.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

The subject fence wall design and placement somewhat resolve the concerns noted by Staff earlier in this application. While an aluminum open design more complementary to the home would have been preferable from a design and visibility standpoint, the vertical indents in the subject fence panel cladding, and the material generally, is somewhat congruous with the main home. Although aesthetics alone are not typically a basis for a code standard, the applicant developed the home to the Pass A Grille Overlay District design requirements, which grant more permissive setbacks in exchange for greater evaluation of site feature compatibility with the primary home. Staff finds the fence wall design to be somewhat complementary.

Sunset Way at the subject location is not the subject property's primary access, nor is it a thoroughfare for most traffic that does not have a destination between 28th and 30th Avenues along Sunset Way. Traffic volume on the street is likely extremely low outside of the rare need to avoid backups or lane blockages on Pass A Grille Way, as the street has both slower speeds and lower visibility. Staff finds the visual impact of this variance is likely significantly lower than if a similar request were to be made along the property line of Pass A Grille Way, which could both disrupt neighborhood aesthetics and pose greater visibility issues for traffic and pedestrians.

However, Staff finds that the subject fence wall may have been easier to accommodate had its existence been known prior to July 2025, when the residence site plan was updated to include it. At that time, the home development was substantially underway, and the permit for the pool had been approved. The design review in late 2023 had noted the double-frontage limitations of the subject property, and had the fence wall been proposed at the time, alternative solutions or a more holistic variance request could have been contemplated to allow for consideration of the sitewide impacts of such a request. Making such a request after the home is already substantially completed significantly reduces the alternatives that can be considered for the subject request.

Other:

- The applicant should discuss if an open design to the top fence panels, or alternative vertically-oriented paneling, was considered to provide additional visual compatibility with the primary structure.
- The applicant should address how the goal of privacy will be obtained if the subject variance is denied.

Summary

Staff finds the subject variance is not substantially out of character aesthetically with the neighborhood or with the design of the primary residence on the property, nor is it likely to cause visibility issues relative to existing conditions. The fence wall design is somewhat aesthetically compatible with the primary residence, and existing access conditions on neighboring properties would not be significantly degraded if the subject variance were to be approved.

However, Staff finds it is viable to obviate the application's noted issue of privacy through landscaping rather than the subject variance. Although hedges in Pass A Grille front yards are limited to a similar extent as fences and walls, taller trees with more substantial canopies, or arrays of complementary shrubs, could be used to provide a similar screening effect without requiring a variance. Additionally, the site may have been more comprehensively designed if the request for a fence wall of the proposed height had been discussed in an earlier step in the permitting process. Other nearby through lot properties were designed with their usable backyards inset into the property, such as 2806 and 2800 Pass A Grille Way providing taller barriers set several feet from the Sunset Way-facing property line. Requesting a variance after the home is substantially completed limits alternative considerations for site design.

Staff requests the following testimony from the applicant:

- Whether an open design more compatible with the balconies and other features of the residence was considered instead of the wood-look inset composite material;
- A rendering of the wall, or sample with color of the proposed composite inset material.

Should the Board approve the subject request, Staff recommends the following conditions to protect the health, safety and welfare:

- 1) Unless an alternative design is approved by the Historic Preservation Board through design review, the fence wall shall be of a complementary cladded masonry to the primary residence, and the fence screening panels shall be a composite or aluminum with color and design compatible with the primary residence.
- 2) Any future driveway access provided to the subject property from Sunset Way shall be subject to the visibility requirements of Land Development Code Section 6.21., as amended, which may include required modification of the subject fence wall or a future variance.

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 authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

**Kristin
Coman** Digitally signed
by Kristin Coman
Date: 2026.01.20
15:44:42 -05'00'

**Brandon
Berry** Digitally signed by
Brandon Berry
Date: 2026.01.20
15:41:18 -05'00'

Kristin Coman & Brandon Berry
Planning Manager & Senior Planner

Cc: Matt Foster, Owner, via email (mfoster@pcgroupfl.com)
Todd Pressman, Pressman & Assoc., Inc., via email (Todd@pressmaninc.com)
Board of Adjustment Attorney

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

Agenda Report

Agenda Title Name: **Case No. 25141 – 1982 W Vina Del Mar Blvd**

Action Request: Motion to [approve/approve with conditions (specify conditions)/deny/continue to (specify date certain) Variance 25141 for 1982 W Vina Del Mar Blvd.

Staff recommended conditions:

1) Authorization is granted for a wet slip as depicted on the dock plans submitted for the subject request, only. Future installation of a boat lift must meet all required setbacks and length limitations, must receive approval from affected neighbor(s), or requires a subsequent variance subject to the standards in place at time of application.

2) A final as-built survey shall be required which shall provide the length of the tie poles from the seawall and riparian line, to ensure the slip has been installed in accordance with the dimensions shown in the request.

Strategic Objective:

Date: January 28, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Senior Planner
Laura Canary, Community Development Director

Summary of Issue: *Unnecessary & Undue Hardship Variance:* Scott Edward and Kathleen D Sullivan request a variance to install two tie poles with a 10.5-foot northeastern riparian line setback where 17.8 feet is required and with the outer pole installed at 40.5 feet from the seawall where 35.6 feet is the maximum distance permitted (LDC Secs. 6.23.(d)(3)&(4)).

Funding: n/a

Attachments:

1. Staff Report
2. Certificate of Completeness
3. Applicant Submittal

4. Drawings
5. Survey
6. Public Comment #1
7. Public Comment #2
8. Public Comment #3
9. Public Comment #4
10. Public Comment #5
11. Public Comment #6



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

PLANNING DEPARTMENT

Date: January 20, 2026
To: Board of Adjustment
Re: Staff Findings Report
Unnecessary and Undue Hardship Variance
Address: 1982 W Vina Del Mar Blvd
Parcel Number: 18-32-16-94140-002-0100
Scott Edward and Kathleen D Sullivan
Variance Case No: 25141

Prepared by: Brandon Berry, Senior Planner

Hearing Date: January 28, 2026

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

1. Completed Practical Difficulty Variance package with application form.
2. Boundary Survey prepared by Ireland & associates Surveying, Inc. Murphy's Land Surveying, Inc. dated 12/28/2020, consisting of 1 sheet.
3. Signed Letter of No Objection for Left Lot Owner, 1761464 Ontario Inc., notarized 10/22/2024
4. Plan showing proposed wet slip and layout, signed by Left Property Owner on 10/22/2024 and unsigned by Right Property Owner.
5. Aerial image, indicating location of structures and businesses, undated, no preparer information.
6. Online printout from Pinellas County Property Appraiser of property, printed 10/10/2025, consisting of 3 sheets.
7. Series of three (3) images provided by applicant, no date provided.

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 (70x120') waterfront property located in the RU-1 Residential District zoning district, with a future land use designation of RU Residential Urban. The property contains an existing residence that is being actively renovated and elevated. According to the City's 2024 post-storm assessment, the structure sustained no storm-related damage.

The property contains a residential accessory dock that was originally permitted in 1993 without a boatlift, and most recently permitted in 2014 for full reconstruction. It is 38 feet in overall length and contains a

single boatlift on the left (southwest) side, along with two tiepoles attached to and adjacent the head and lower landing on the right (northeast) side. The dock presently meets the 17.8-foot side riparian line setback required based on the property's seawall width on both sides, but extends farther into the water than a newly-constructed dock would be permitted, at 40.5 feet where 35.6 feet would be the maximum allowed for new construction. The City's Land Development Code allows for one-to-one replacement of docks, which authorized the 2014 reconstruction without neighbor consent.

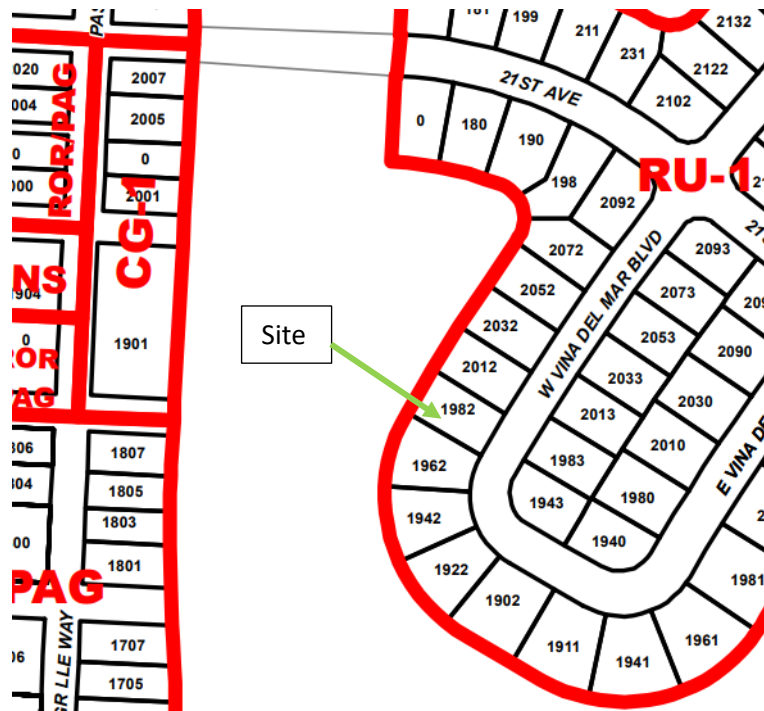
The property's zoning is shared by its neighbors to the southwest and northeast. To the west and northwest of the property across the waterway are the Pass A Grille Marina, The Wharf Restaurant, and Red, White & Booze Restaurant. The applicant cites the significant commercial traffic from these developments and their dock's presence just outside the idle wake zone as a partial basis for the subject request.

Figure 1: Aerial Photography



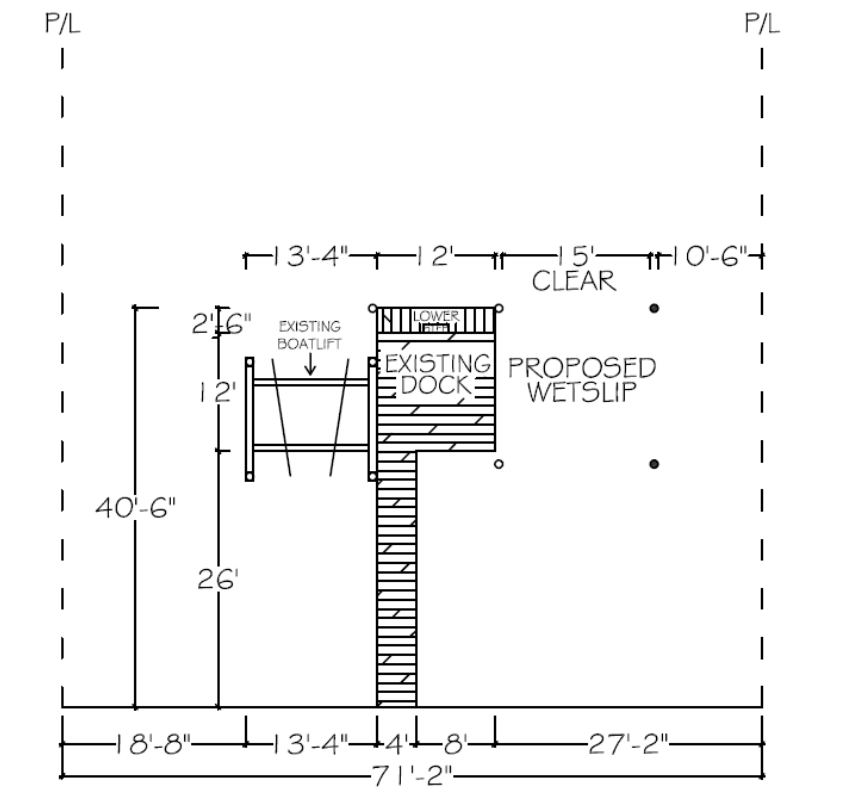
Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Zoning Map

Figure 3: Proposed Dock Sketch



The applicant is requesting a variance to Land Development Code (LDC) Sec. 6.23.(d)(3)&(4):

Dock Length and Riparian Line Setback	1982 W Vina Del Mar Blvd		
	Permitted/Required	Existing	Proposed
Maximum Dock Length (LDC Sec. 6.23.(d)(3))	50% of the zoning lot at the waterfront (35.6')	40.5'	40.5' (wetslip – new footprint) (v)
Side Riparian Setback (LDC Sec. 6.23.(d)(4))	25% of the zoning lot at the waterfront (17.8')	27.2'	Northeast: 10.5' (v) Southwest: 18.7' (existing – no change)
(v) = Variance required			

Analysis

Docks and garages are among the few residential structures that are permitted to be replaced in their same otherwise-nonconforming footprints and locations in perpetuity, provided that they do not exceed their existing footprints or configurations. Docks are also the only structures for which neighbors can provide limited waiver approval to exceed permitted code dimensions, rather than requiring a variance.

The term “dock” as defined in the Land Development Code is inclusive of all common accessory structural elements, including tie poles, necessitating a variance for those elements even if the walkout and head are within the permitted setbacks and length restrictions. The Land Development Code regulates structures, not mooring locations, so temporary or permanent tie-up of watercraft is permitted within a property’s waterfront without regard to setbacks.

From aerial review, the northeast side of the subject property’s dock appears to have not been used for long-term mooring use between its reconstruction in 2014 and early 2024. However, starting in April 2024 and continuing through an aerial taken in October 2024, the northeast side of the dock has been used for the mooring of a sailboat.

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 presence of commercial activity across the subject property’s waterway is a fairly unique circumstance for the neighborhood and the zoning district generally, with most single-family

waterfront properties in St. Pete Beach located across the waterway from other residential properties. Commercial waterfront activity across the waterway at the distance faced by the subject property is only found in the subject property's vicinity, one street adjacent 55th Avenue, and the southwestern side of Belle Vista in any significant density. The presence of significant commercial boat traffic and resulting wakes, if present, could pose a unique challenge to properties in this area that is not experienced in significant frequency elsewhere in the same zoning district..

The subject waterfront's condition, while showing accretion near the seawall, is not peculiar to the zoning district. Lots with a waterfront width of 70 feet are common in Vina Del Mar, and the dock is of an average length. The dock could not be relocated and reconstructed to accommodate a slip on each side in the footprint proposed without receiving neighbor approval, both for the length and the encroachment, despite the subject request having no impact on the existing dock walkout, head or boat lift size. The dock as proposed is 40.3 feet in width measured at its head, and the waterfront has only 35.6 feet in buildable width prior to necessitating a signoff from one or both neighbors for encroachment into the required waterfront setback.

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

The current owner has a sailboat in addition to a boat that is moored in the existing boatlift on the southwestern side of the dock. While aeriels provide only point in time information, it does not appear that the northeastern side of the dock has been consistently used to moor a vessel for long periods of time dating back to 1994. The western properties were commercially-zoned and had similar intensity of waterfront function at the time of the dock's construction in 1994 as well, so the threat of wake activity to the eastern residential properties from commercial activity is not new or known to have significantly changed in this timeframe. If the location of the wake zone signs has been altered to the knowledge of the applicant, that information should be presented to the Board of Adjustment.

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;

Other residential docks in the vicinity possess two boat slips, the maximum permitted for residential docks, but that condition is not ubiquitous. The northern neighbor's dock possesses one boat lift at the northeastern side of the dock and two personal watercraft lifts on the southwestern side, facing the subject dock. The southern neighbor's dock has no permanent mooring slips, and the adjacent dock to its south has two boat lifts.

Requesting or requiring neighbor approval for side riparian setback encroachment is not uncommon in the vicinity. The subject waterfront's neighbor to the north has a similar waterfront width and setback requirement, and their dock was approved by their encroached-upon northern neighbor in 2014 to be installed with a boat lift that extended to 13 feet from their shared riparian line. The property owner adjacent the neighbor to the south constructed a new dock in 2022 that has a catwalk supporting a boat lift that encroaches to 4.5 feet from the side riparian line where an approximate 27 feet is required. While neither property owner received a variance for the construction due to neighbor consent for the request, the request made by the applicant for

encroachment is not expected to produce a dock of a size or with features that are substantially out of character for the area.

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;**

Residential docks are permitted accessory structures in the RU-1 zoning district, and the number of slips requested complies with the zoning code. The length and northeastern riparian line setback are the only variances requested for the dock.

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

Staff does not find the approval is made on the basis of achieving greater financial return for the property, although granting approval for a boat slip on the northeastern side of the dock could create greater value for the property. The owner possesses a sailboat they seek to moor in a slip to protect against wakes from boat traffic in the channel according to the application narrative.

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 request would not create a condition that is unusual for the vicinity. Docks in the vicinity are generally between 40 and 55 feet in length, and the subject dock will remain 40.5 feet in length accounting for the wet slip which has an outer tie pole that aligns with the existing lower landing. The two northeastern properties from the subject property have approximately 25-35 feet between the closest point of their docks and the dock adjacent per approved permit plans, and the subject dock would maintain an approximately 30-foot setback from the requested tie poles to its northern neighbor's personal watercraft lifts if the subject request is approved. The property to the south has a dock that is 40 feet from the riparian line shared with the subject property owner, and is approximately 60 feet from the subject property's existing boat lift, which leaves ample space on the north side should a lift ever be proposed. Staff does not find the subject request to be out of character or to grant a more significant footprint or size of a dock than is found elsewhere in the vicinity.

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

The dock could continue its historic function, with a single boat slip, without the subject variance.

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 Comprehensive Plan does not directly address docks or accessory facilities for residential structures. Staff interprets the dock standards in the Land Development Code with partial intent,

relevant to the subject request, to minimize adverse impacts on natural resources, and to prevent overcrowding of waterfronts without affected neighbor consent. Staff is not aware of any natural resource impacts that would occur from the additional tie poles being requested, and does not find the proposed dock is significantly out of character in terms of length, width, or overall usable area compared with other docks in the vicinity. Scaling from an aerial, the sailboat measures approximately 12 feet in width at its beam, so the subject tie poles would provide an additional approximate 4.5 feet of encroachment toward the northeastern riparian line compared with the existing vessel encroachment.

Staff does not find the request is directly detrimental to the public safety or welfare. The request is generally compatible with other dock layouts in the neighborhood. As the space is already utilized for the tie-up of the sailboat, and the slip does not include a boatlift, the overall visual impact on the adjacent neighbor from the addition of the tie poles is likely not significant.

While Staff does not find the request to be injurious to the neighborhood generally, the neighbor who shares the riparian line northeastern riparian line with the applicant has expressed concern about the ability to maneuver their vessels to and from their dock if the request is approved. The neighbor's lift adjacent the encroached-upon riparian line is currently used for personal watercraft lifts, but the neighbor has stated they are planning to substitute those lifts for a boat mooring space.

Summary

Staff finds the request does not create a dock that is significantly out of character for the area, would not knowingly significantly impede waterway function compared with existing conditions, and would provide more suitable permanent mooring for the sailboat for which this request is made. However, Staff does not find that adequate testimony has been advanced as of the drafting of this report for how this request stems from some condition of the land, structure or building, rather than a preference to store a vessel that appears to have been recently introduced to the property's waterfront. The dock was originally constructed in its current footprint and location in 1994 and has been used with one boat lift, which meets the required riparian setback, since its reconstruction in 2014. The commercial properties across the waterway, which are referenced in the narrative as being at least partial cause for wake in the channel, have had significant waterfront activity capacity for several decades, and recent dock renovations at those commercial properties have not significantly increased the number of slip spaces.

The applicant should provide additional testimony as to how the hardship was created by a condition of the land, structure, or building, and whether the request can be reduced in scope to reduce impact to the immediate neighbor. Testimony may include, but is not limited to, the following:

- Whether the wake zone signs have been knowingly relocated during their ownership, affecting waterfront condition and mooring options;
- Whether there has been a documented or anecdotal increase in commercial activity or boat traffic generally that has altered conditions at the waterfront, necessitating the variance;
- Whether, with an estimated sailboat beam width of 12 feet, the outermost tie poles could be moved in any distance to reduce encroachment toward the riparian line while still providing safe clearance for mooring; and,

- Whether reconfiguring the dock to create a mooring space at the waterway end of the dock was considered, to reduce neighbor impact.

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

- 1) Authorization is granted for a wet slip as depicted on the dock plans submitted for the subject request, only. Future installation of a boat lift must meet all required setbacks and length limitations, must receive approval from affected neighbor(s), or requires a subsequent variance subject to the standards in place at time of application.
- 2) A final as-built survey shall be required which shall provide the length of the tie poles from the seawall and riparian line, to ensure the slip has been installed in accordance with the dimensions shown in the request.

Respectfully submitted,

**Brandon
Berry**

Brandon Berry
Senior Planner

Digitally signed by
Brandon Berry
Date: 2026.01.20
14:31:43 -05'00'

Cc: Scott Edward and Kathleen D Sullivan (scott.sullivan.cpa@gmail.com & katie.sullivan.sc@gmail.com)
Ralf Brookes, Board of Adjustment Attorney



Memo To: Board of Adjustment
From: Kristin Coman, Planning Manager
Date: 12/17/2025
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 **January 28, 2026**.

Variance Case Number: 25097
Application Type: Unnecessary and Undue Hardship Variance
Owner: Scott and Kathleen Sullivan
Applicant/Agent: Same
Parcel Number: 18-32-16-94140-002-0100
Address: 1982 W. Vina Del Mar Blvd., St. Pete Beach, FL 33706

Submittal Documents:

1. Completed Unnecessary and Undue Hardship package with completed application form.
2. Boundary Survey prepared by Ireland & associates Surveying, Inc. Murphy's Land Surveying, Inc. dated 12/28/2020, consisting of 1 sheet.
3. Signed Letter of No Objection for Left Lot Owner, 1761464 Ontario Inc., notarized 10/22/2024
4. Plan showing proposed wet slip and layout, signed by Left Property Owner on 10/22/2024 and unsigned by Right Property Owner.
5. Aerial image, indicating location of structures and businesses, undated, no preparer information.
6. Online printout from Pinellas County Property Appraiser of property, printed 10/10/2025, consisting of 3 sheets.
7. Series of three (3) images provided by applicant, no date provided.

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

City/Board Professionals:

- | | |
|---|--|
| ☐ Board of Adjustment Attorney <i>via email</i> | ☐ TRC Committee <i>via email</i> |
| ☐ Code Enforcement Manager <i>via email</i> | ☐ City Manager |

Board Members:

- | | |
|---------------------------------------|--|
| ☐ Denise Chase | ☐ Kathy Garchow |
| ☐ Chris Core | ☐ Dan Small |
| ☐ Al Causey | |

Cc: Kathleen and Scott Sullivan, Owner ***via email*** (scott.sullivan.cpa@gmail.com)

CASE #: 25141PARCEL #: 18-32-16-94140-002-0100SUBMITTAL DATE: 11/10/25AMOUNT DUE: 526.24PAYMENT DATE: 11/16/25**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 Sullivan Kathleen Sullivan	1982 W Vina del Mar Blvd St Pete Beach FL 33706	813 323 0866
Applicant/ Agent			
Owner Email Address: SCOTT.Sullivan.CPA@GMAIL.COM		Applicant/Agent Email Address:	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RU-1	Residential	8,359
Legal Description: VINA-DEL-MAR SEC 1, BLK 2, LOT 10		
Address: 1982 W Vina del Mar Blvd, St Pete Beach, FL 33706		
Explanation of Request: Relief from Land Dev Development Code 6.23.D4 North Side Setback required 17.8 and 10.5 is proposed. See attached.		

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;
- *N/A* 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	<i>SCOTT Sullivan</i>	<i>1982 W Viva del Mar Blvd (See attached)</i>	
Applicant/ Agent			
Owner Email Address:		Applicant/Agent Email Address:	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
Legal Description:		
Address:		
Explanation of Request: <i>(See attached)</i>		

Unnecessary and Undue Hardship Variance Application – Attachment

Owner: Scott and Kathleen (Katie) Sullivan

Property Address: 1982 W. Vina Del Mar Blvd, St. Pete Beach, FL 33706

Phone #: 813/323-0866

Owner Email: Scott.Sullivan.CPA@gmail.com

Zoning Designation: RU-1

Future Land Use Designation: Residential

Lot Area: 8,359

Legal Description: VINA-DEL-MAR SEC 1, BLK 2, LOT 10

Address: 1982 W. Vina Del Mar Blvd, St. Pete Beach, FL 33706

Variance Type: Unnecessary and Undue Hardship Variance

Project: Installation of two (2) mooring pilings (Wet Slip) on north side of existing dock

Explanation of Request:

The applicants, Scott and Katie Sullivan, request approval to install two mooring pilings (Wet Slip) on the north side of their existing dock at 1982 W. Vina Del Mar Blvd. A variance is required because Section 6.23(D)(4) of the St. Pete Beach Land Development Code requires residential docks, davits, boatlifts, and tie poles to be located within the center one-half of the waterfront width unless the adjacent property owner provides a signed statement of no objection.

The waterfront width of the property is approximately 71.2 feet. Under Section 6.23(D)(4), the allowable center one-half zone is therefore 35.6 feet wide. Therefore, this zone extends 17.8 feet and the proposed north mooring piling is located approximately 10.5 feet from the north property line, placing it outside the center-half zone and triggering the need for adjacent-owner concurrence.

The south neighbor has provided a notarized Letter of No Objection. The north neighbor verbally indicated approval but has been unresponsive to multiple requests for notarized concurrence. Without this signature, administrative approval is unavailable, and a variance is required.

The proposed placement is the minimum distance necessary to safely moor a 30-foot sailboat and to prevent property damage from wakes, tides, and storms.

Findings Necessary for Granting the Request

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved.

The configuration of the existing dock, shoreline geometry, and limited functional mooring area on the north side create unique conditions. The proposed pilings represent the minimum safe and functional placement without encroaching on adjacent property or navigation.

2. The special conditions and circumstances do not result from the actions of the applicant.

The hardship arises from the natural lot geometry and the placement restrictions of Section 6.23(D)(4), as well as the unusually high-wake boating environment surrounding the property. None of these conditions were created by the applicants.

3. Literal interpretation of the Code results in unnecessary and undue hardship.

The property is located directly across the channel from Pass-a-Grille Marina, the only fuel dock in St. Pete Beach, and across from two high-traffic waterfront restaurants, The Wharf and Red, White & Booze. These commercial uses generate regular approach, docking, and departure traffic throughout the day.

The property is also situated just three houses outside the Idle Speed zone. This means that some vessels are still traveling at cruising speed when passing in front of our dock before they slow for the regulated area.

As a result, the wakes produced in this part of the channel are higher and more frequent than what is experienced along a standard residential waterfront in St. Pete Beach.

Strict application of the concurrence requirement in Section 6.23(D)(4) prevents installation of the two safety pilings needed to safely moor the vessel under these conditions, despite adequate waterward space and an otherwise compliant design. Without these pilings, the vessel, dock, and seawall face recurring and avoidable risk of damage from wakes and storms, creating an unnecessary and undue hardship for the applicants.

4. The hardship has not been deliberately or knowingly created.

The applicants have complied with all permitting requirements and made multiple good-faith attempts to obtain notarized concurrence. The hardship exists solely because the north neighbor is unresponsive.

5. Granting the variance does not constitute a financial return motive.

No financial benefit, expansion of use, or increased intensity is sought. The request is strictly for safety and reasonable use of the existing dock.

6. Granting the variance conveys equal treatment.

Several homes along Vina Del Mar, including the north neighbor, have comparable pilings and mooring structures. Approval would ensure consistent treatment with similarly situated properties.

7. The requested variance is the minimum necessary.

Only two pilings are requested, and this is the minimum configuration required to create a safe, functional wet slip for the sailboat.

8. The variance is in harmony with the intent of the Code.

The proposed pilings enhance waterfront safety, protect the applicants' property and surrounding properties, and do not adversely affect adjacent owners or navigation. The project is fully consistent with the aesthetic and functional character of the neighborhood's waterfront.

Respectfully submitted,



Scott Sullivan



Kathleen Sullivan

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



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.

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

AS 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.

AS 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.

AS 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.

AS 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.

AS 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.

AS 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]
Signature of Applicant

11/14/25
Date

K. Sullivan

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
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;
7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
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.

			
Signature of Applicant	Date	Signature of Authorized Agent	Date
			

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 10, BLOCK 2, VINA DEL MAR SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD INFORMATION:

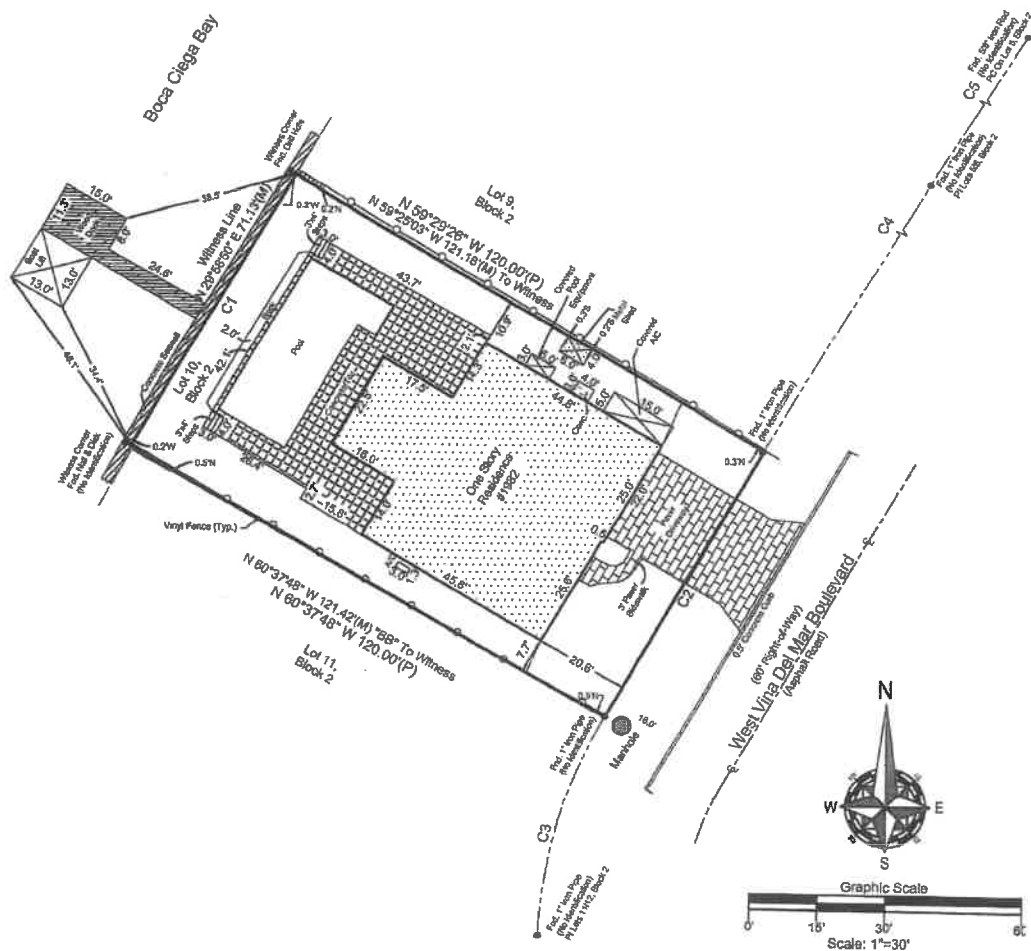
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE. THIS PROPERTY WAS FOUND IN CITY OF ST. PETE BEACH, COMMUNITY NUMBER 123149, DATED 9/3/2003.

CERTIFIED TO:

SCOTT SULLIVAN AND KATHLEEN D. SULLIVAN; FUENTES AND KREISHER, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; IBERIABANK, A DIVISION OF FIRST HORIZON BANK



C1 D=1°08'22"(C) R=3580.00'(P) L=71.20'(P) Chord Bearing N 29°56'23" E 71.19'(C)	C2 D=1°08'22"(C) R=3480.00'(P) L=68.81'(P) Chord Bearing N 29°56'23" E 68.81'(P) N 29°45'38" E 68.57'(M)	C3 D=27°05'07"(C) R=110.00'(P) L=62.00'(P) Chord Bearing N 15°49'39" E(C) 51.52'(P) N 14°46'40" E 52.21'(M)	C4 D=4°33'28"(C) R=3460.00'(P) L=275.24'(C) Chord Bearing N 32°47'18" E 275.18'(C) N 32°49'40" E 275.04'(M)	C5 D=1°25'44"(C) R=3460.00'(P) L=88.31'(P) Chord Bearing N 35°46'54" E 88.29'(P) N 35°45'22" E 86.36'(M)
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Field Date: 12/23/2020 Date Completed: 12/28/20

Drawn By: S.S.

File Number: JS-82878

Legend	Notes
C - Calculated	PC - Point of Curvature
DB - Contour	Pp - Page
QM - Concrete Block	PI - Point of Intersection
Conc. - Concrete	P.O.B. - Point of Beginning
D - Description	P.O.L. - Point on Line
DE - Drainage Easement	PP - Power Pole
East. - Easement	PRM - Permanent Reference Monument
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
F.F.E. - Finished Floor Elevation	R - Radius
IP - Iron Pipe	RAC - Rebar & Cap
L - Lateral (Arc)	RCC - Rebar & Cap
M - Measured	RCL - Rooted
M&D - Mail & Disk	Set - Set V's Rebar & Cap "LB 7623"
N.R. - Non-Roaded	Typ. - Typical
ORR - Official Record Book	UE - Utility Easement
P - Plat	WM - Water Meter
P.B. - Plat Book	Δ - Delta (Control Angle)
- - - - - Wood Fence	-O- - Chain Link Fence

NOTES:
>Survey is based upon the Legal Description Supplied by Client.
>Building Properties Owner have NOT been researched for Caps, Overlaps and/or Hazards.
>Subject to any Easements and/or Restrictions of Record.
>Reading bath shown hereon, is Assumed and Based upon the Unit Denoted with a "BS".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

NONE VISIBLE

POINTS OF INTEREST

I hereby certify that this Boundary Survey of the above described Property is True and Correct to the Best of my Knowledge and Skill as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 46, Part 1, Florida Administrative Code, Pursuant to Section 473.027 Florida Statute.

Patrick K. Ireland, P.E. 6637 LB 7623
This Survey is Intended Only for the Use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.IrelandSurveying.com

Office-407.878.3366 Fax-407.320.8165

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 10, BLOCK 2, VINA DEL MAR SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD INFORMATION:

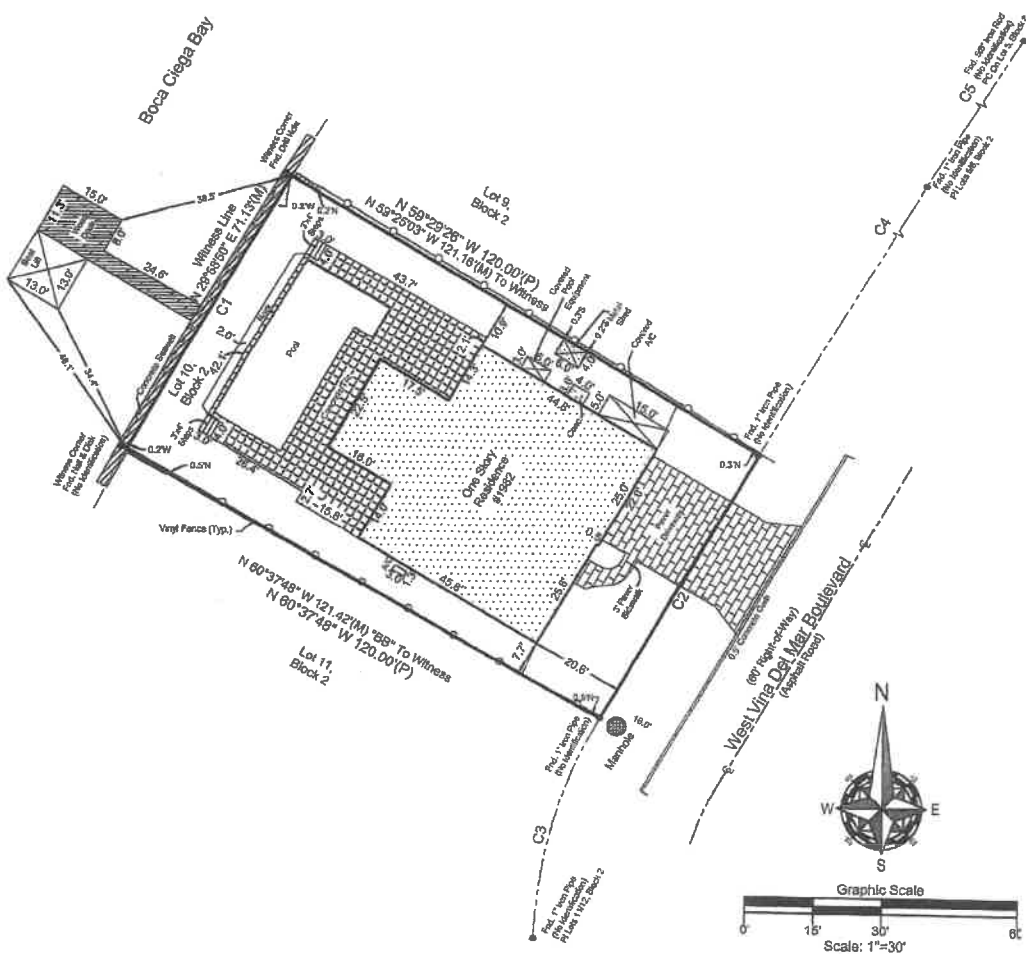
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE. THIS PROPERTY WAS FOUND IN CITY OF ST. PETE BEACH, COMMUNITY NUMBER 125149, DATED 9/3/2003.

CERTIFIED TO:

SCOTT SULLIVAN AND KATHLEEN D. SULLIVAN; FUENTES AND KREISHER, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; IBERIABANK, A DIVISION OF FIRST HORIZON BANK



C1 D=1°08'22"(C) R=3580.00'(P) L=71.20'(P) Chord Bearing N 29°58'23" E 71.19'(C)	C2 D=1°08'22"(C) R=3480.00'(P) L=68.81'(P) Chord Bearing N 29°58'23" E 68.81'(P) N 29°45'35" E 68.67'(M)	C3 D=27°05'07"(C) R=110.00'(P) L=52.00'(P) Chord Bearing N 15°49'39" E(C) 51.52'(P) N 14°48'40" E 52.21'(M)	C4 D=4°33'28"(C) R=3460.00'(P) L=275.24'(C) Chord Bearing N 32°47'18" E 275.18'(C) N 32°49'40" E 275.04'(M)	C5 D=1°25'44"(C) R=3460.00'(P) L=86.31'(P) Chord Bearing N 35°46'54" E 86.29'(P) N 35°45'22" E 86.36'(M)
---	--	---	---	--



Field Date: 12/23/2020 Date Completed: 12/28/20
Drawn By: S.S. File Number: S-82878

Legend:	
C - Calculated	PC - Point of Curvature
CB - Cantative	Po - Page
CM - Concrete Block	PI - Point of Intersection
CM - Concrete Monument	P.O.B. - Point of Beginning
CO - Concrete	P.O.L. - Point on Line
DE - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
ES - Easement	PT - Point of Tangency
FEMA - Federal Emergency Management Agency	R - Radius
FPE - Finished Floor Elevation	RAC - Radius & Cap
FP - Iron Pipe	RAC - Radius & Cap
IP - Iron Pipe	RAC - Radius & Cap
L - Length (Arc)	RAC - Radius & Cap
M - Measured	RAC - Radius & Cap
M&D - Nail & Disk	RAC - Radius & Cap
N.R. - Non-Radius	RAC - Radius & Cap
ORR - Official Records Book	RAC - Radius & Cap
P - Plat Book	RAC - Radius & Cap
P.S. - Plat Book	RAC - Radius & Cap
W - Wood Fence	RAC - Radius & Cap

NOTES:
- Survey is Based upon the Legal Description Submitted by Client.
- Allowing Property Deeds have NOT been researched for Gaps, Overlaps and/or Status.
- Subject to any Easements and/or Restrictions of Record.
- Bearings shown herein, if Assumed and Based upon the Line Demarcated with a "B", Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Road Overhangs, Underground Utilities and/or Footers have NOT been located unless otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

NONE VISIBLE

POINTS OF INTEREST:

I hereby certify that this Boundary Survey of the above described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed and under my Direction on the Date Shown, Based on Information furnished to me in the State of Florida in accordance with Chapter 62-17, 202 Florida Administrative Codes, Pursuant to Section 472.227 Florida Statutes.

Patrick K. Ireland, Surveyor
This Survey is Intended Only for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.878.3366 Fax-407.320.8165



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Scott Sullivan, 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): Scott Sullivan

Address: 1982 W Vine St Mar Blvd St Pete Beach FL 33706

Signature

11/14/25

Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 14TH day of NOVEMBER, 20 25 by:
SCOTT SULLIVAN who appeared before me, and is personally known to me, or has produced
FLORIDA D.L. as identification, and did take an oath.

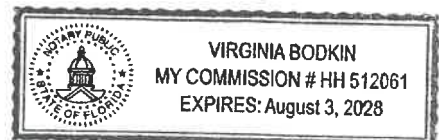
My commission Expires:

NOTARY:

Print Name: Virginia Bodkin Notary

Public, State of Florida

(Notarial Seal)



LETTER OF NO OBJECTION

Left Lot Owner's Name Gregory A. Rees &/or Daniel J. Kearney

Mailing Address 2012 W. Vina Del Mar Blvd. St. Pete Beach, FL. Zip 33706

I certify that I am the owner of 2012 W. Vina Del Mar St. Pete Beach, FL. 33706 which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

1982 W. Vina Del Mar Blvd. St. Pete Beach, FL. 33706

I have seen the County permit application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: X G. J. Rees

PRINT NAME: X Gregory A. Rees

Date X Oct 22/24

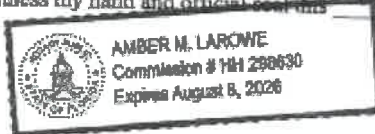
NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization this 22 day of October, 2024 by ☐ personally known OR ☒ produced identification

Type of Identification Produced Ontario ID

Witness my hand and official seal this 22 day of October, 2024



X Alarone
Notary Public

My commission expires: 8-8-2026

Right Lot Owner's Name 1761464 Ontario Inc.

Mailing Address 131 King St. Terra Cotta ON L7C 1P2 Canada Zip

I certify that I am the owner of 1982 W. Vina Del Mar Blvd. St. Pete Beach, FL. 33706 which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

1982 W. Vina Del Mar Blvd. St. Pete Beach, FL. 33706

I have seen the application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: X G. J. Rees

PRINT NAME: X Gregory A. Rees

Date X Oct 22/24

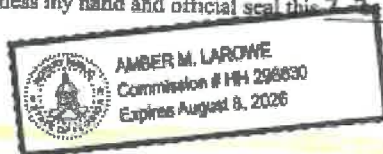
NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of Oct, 2024 by

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced Ontario ID

Witness my hand and official seal this 22 day of October, 2024



X Alarone
Notary Public

My commission expires: 8.8.2026

OWNER NAME: Sullivan, Katie

SITE ADDRESS: 1982 W. Viera Del Mar Blvd. St. Pete Beach, FL 33706

NATURE AND SIZE OF PROJECT: Set two (2) piling to the right side of the existing dock.

NOTE: ALL ELECTRIC TO BE PERMITTED AND INSTALLED BY OTHERS

TOTAL PROJECT SQUARE FOOTAGE: 278'

NEW SQUARE FOOTAGE: 0'

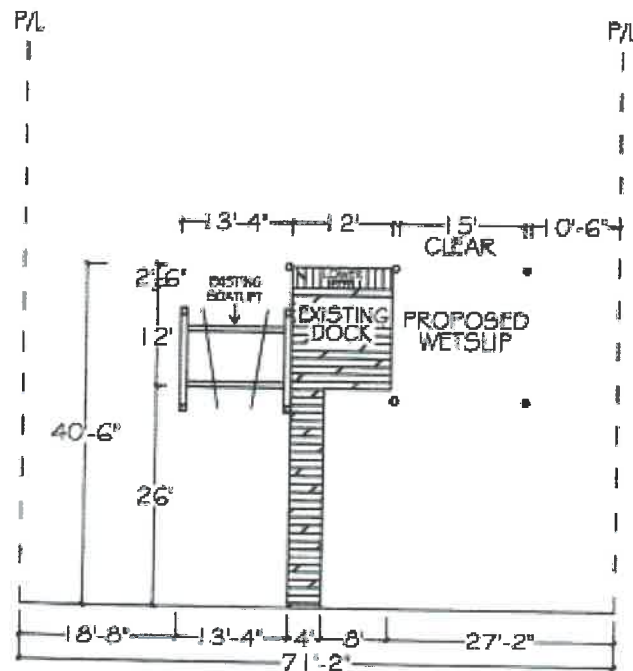
TOTAL NUMBER OF PILING: Two(2)

DIAMETER OF PILING: 8" Tip Min.

WATERWAY WIDTH: 380'

WATERFRONT WIDTH: 71.2'

Plan View



The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner: 1761464 Ontario Inc.

Right Owner: Gregory A. Rees #or Daniel J. Kearney

Print Name: Graziella Tolpe

Print Name:

Signature: [Signature] Date: Oct 22/24

Signature: _____ Date: _____

Municipality Approval

Water and Navigation Approval

OWNER NAME: Sullivan, Katie

SITE ADDRESS: 1902 W. Vma Del Mar Blvd. St. Pete Beach, FL 33706

NATURE AND SIZE OF PROJECT: Set two (2) piling to the right side of the existing dock.

NOTE: ALL ELECTRIC TO BE PERMITTED AND INSTALLED BY OTHERS

TOTAL PROJECT SQUARE FOOTAGE: 278'

NEW SQUARE FOOTAGE: 0'

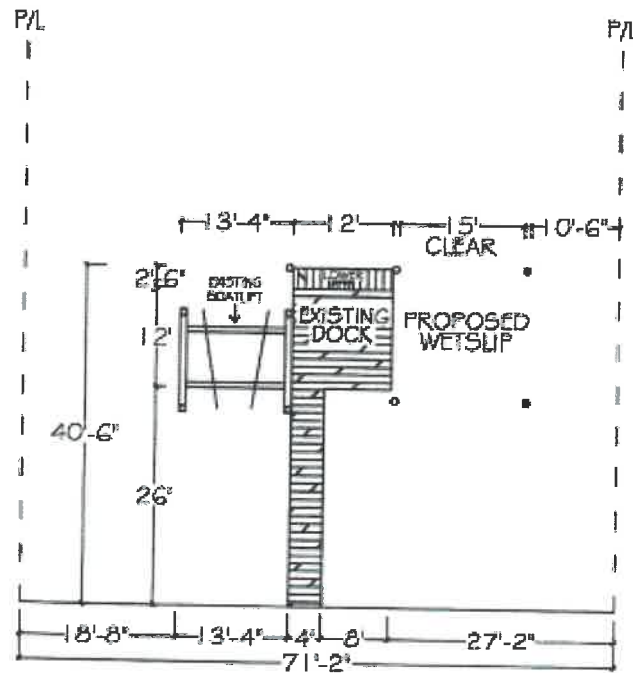
TOTAL NUMBER OF PILING: Two(2)

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Plan View



The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner: 1761464 Ontario Inc.

Right Owner: Gregory A. Rees &/or Daniel J. Kearney

Print Name: Graziella Tolpe

Print Name:

Signature: [Signature] Date: Oct 22/24

Signature: _____ Date: _____

Municipality Approval

Water and Navigation Approval



Parcel Summary (as of 10-Oct-2025)

Parcel Map

Parcel Number

18-32-16-94140-002-0100

Owner Name

SULLIVAN, SCOTT EDWARD
SULLIVAN, KATHLEEN D

Property Use

0110 Single Family Home

Site Address

1982 W VINA DEL MAR BLVD
ST PETE BEACH, FL 33706

Mailing Address

259 COREY AVE
ST PETE BEACH, FL 33706-1818

Legal Description

VINA-DEL-MAR SEC 1 BLK 2, LOT 10

Current Tax District

ST PETE BEACH (SPB)

Year Built

1967



Living SF	Gross SF	Living Units	Buildings
1,982	2,683	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	
2025	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20576/0224	\$1,612,500	280.02	A	Current FEMA Maps	Check for EC	Zoning Map	34/53

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,364,145	\$846,562	\$795,840	\$821,562	\$795,840

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$1,453,993	\$931,455	\$881,455	\$906,455	\$881,455
2023	Y	\$1,529,895	\$904,325	\$854,325	\$879,325	\$854,325
2022	Y	\$1,121,963	\$877,985	\$827,985	\$852,985	\$827,985
2021	Y	\$875,421	\$851,117	\$801,117	\$826,117	\$801,117
2020	Y	\$792,254	\$792,254	\$742,254	\$767,254	\$742,254

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8285	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Jun-2019	\$850,000	Q	I	TEDESCO JOHN A	SULLIVAN SCOTT EDWARD	20576/0224
06-Feb-2019	\$100	U	I	TEDESCO JOHN A	TEDESCO JOHN A	20430/1917
31-Jul-2014	\$645,000	Q	I	MAXIMOW BORIS	TEDESCO JOHN A	18485/0654
17-May-1989	\$145,000	Q	I	WETHERILL MARGARET C	MAXIMOW, BORIS	07002/0678

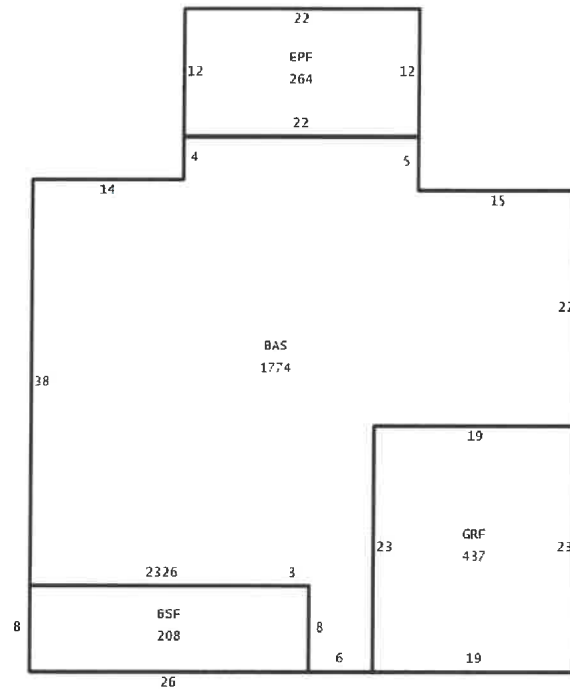
2025 Land Information

Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x120	\$17,500	70.36	FF	1.0700	\$1,317,491

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,774	1,774
Floor System	Slab On Grade	Base Semi-finished (BSF)	208	208
Exterior Walls	Cb Stucco/Cb Reclad	Enclosed Porch (EPF)	0	264
Unit Stories	1	Garage (GRF)	0	437
Living Units	1	Total Area SF	1,982	2,683
Roof Frame	Gable Or Hip			
Roof Cover	Concrete Tile/Metal			
Year Built	1967			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Upgrade			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	10			
Effective Age	29			



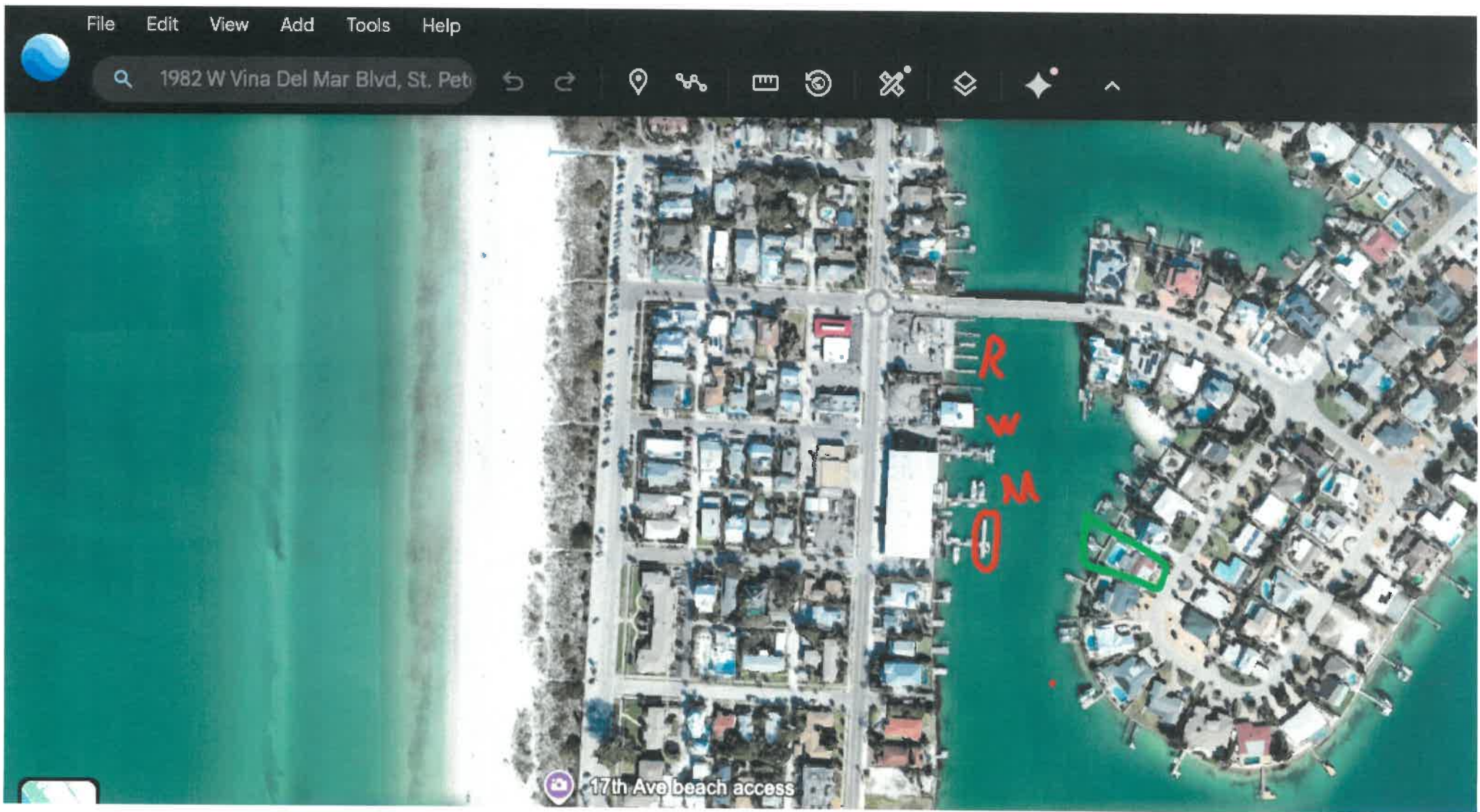
2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BBQ	\$2,000.00	1	\$2,000	\$2,000	2021
BT LFT/DAV	\$12,000.00	1	\$12,000	\$8,160	2014
DOCK	\$58.00	268.0	\$15,544	\$10,570	2014
PATIO/DECK	\$29.00	700.0	\$20,300	\$17,458	2020
POOL	\$55,000.00	1	\$55,000	\$47,300	2020
STM/SEC SH	\$3,000.00	2	\$6,000	\$3,120	2007
STM/SEC SH	\$2,000.00	3.0	\$6,000	\$3,120	2007

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2402085	ADDITION/REMODEL/RENOVATION	09/13/2024	\$650,900
2202587	ADDITION/REMODEL/RENOVATION	12/14/2022	\$13,500
2101844	CONC PAVE/DRIVEWAY	09/02/2021	\$7,884
2101383	HEAT/AIR	06/28/2021	\$18,697
2100931	PLUMBING	05/03/2021	\$41,000
2100869	WINDOWS/DOORS	04/26/2021	\$15,032
2100752	ELECTRICAL	04/12/2021	\$600
2100754	BBQ	04/12/2021	\$2,200
2100682	SHED	03/31/2021	\$2,000
2001633	FENCE	08/18/2020	\$895



- R - Red White + Booze
- W - The Wharf
- M - Pass-a-Grille Marina
- - Fuel Dock
- - Pole Sign
- Green Box - Property



OWNER NAME: Sullivan, Katie SITE ADDRESS: 1982 W. Vina Del Mar Blvd. St. Pete Beach, FL. 33706

NATURE AND SIZE OF PROJECT: Set two (2) piling to the right side of the existing dock.

NOTE: ALL ELECTRIC TO BE PERMITTED AND INSTALLED BY OTHERS

TOTAL PROJECT SQUARE FOOTAGE: 278'

NEW SQUARE FOOTAGE: 0'

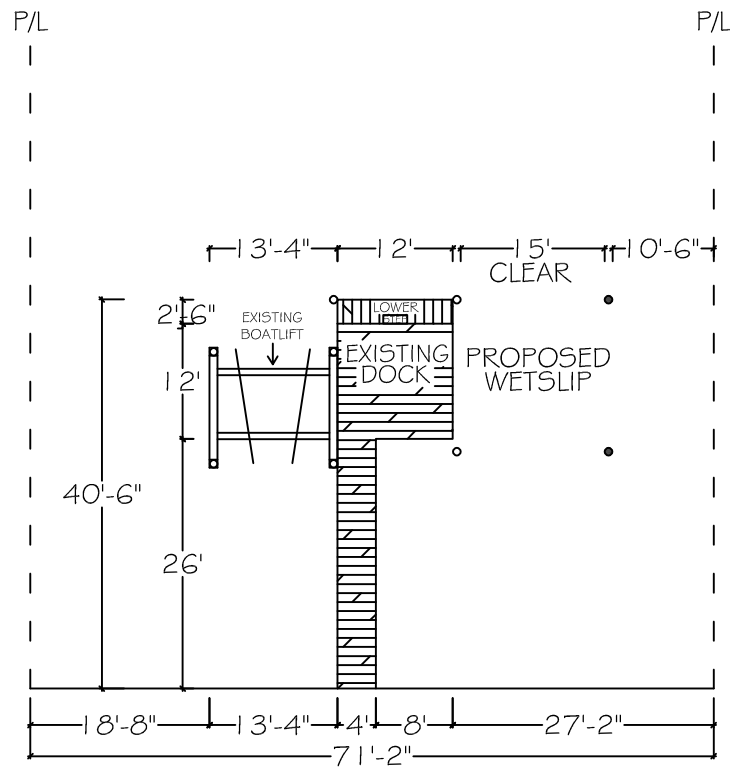
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DIAMETER OF PILING: 8" Tip Min.

WATERWAY WIDTH: 380'

WATERFRONT WIDTH: 71.2'

Plan View



The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner: 1761464 Ontario Inc.

Right Owner: Gregory A. Rees &/or Daniel J. Kearney

Print Name:

Print Name:

Signature

Date

Signature

Date

Municipality Approval

Water and Navigation Approval

SECTION 18, TOWNSHIP 32S, RANGE 16E

Target Elevation= 15.6' (NAVD) OF LOWEST STRUCTURAL BEAM



NORTH BASIS:
PLAT
SCALE: 1" = 20'

CERTIFIED TO:

SCOTT EDWARD SULLIVAN
KATHLEEN D. SULLIVAN
STROBEL DESIGN BUILD

LEGEND:

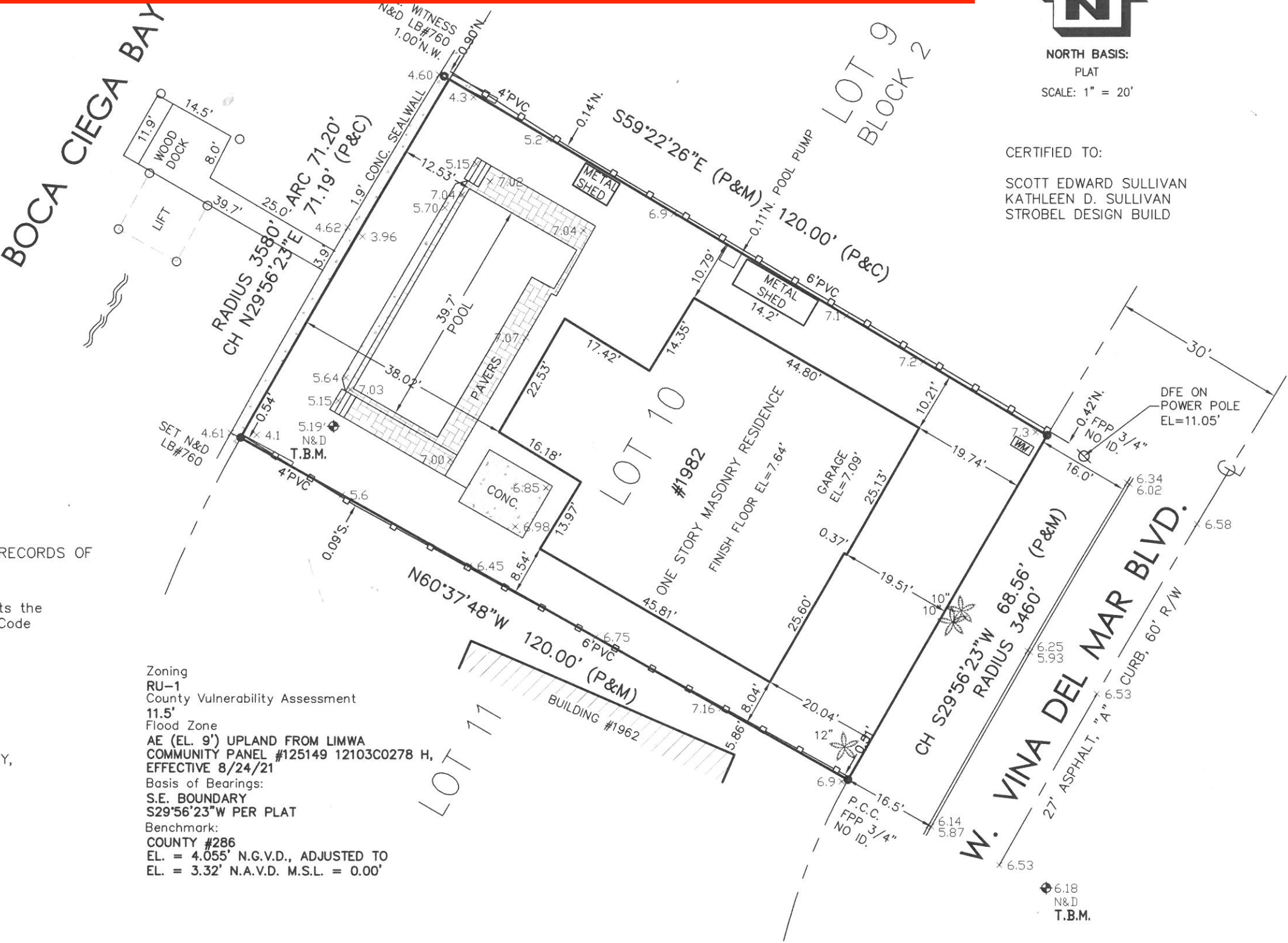
- N&D = NAIL & DISK
- FPP = FOUND PINCHED PIPE
- FIR = FOUND IRON ROD
- (C) = CALCULATED
- (CH) = CHORD
- (M) = FIELD MEASUREMENT
- (P) = PLAT
- CONC = CONCRETE
- R/W = RIGHT OF WAY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.L. = POINT ON LINE
- T.B.M. = TEMPORARY BENCHMARK
- C/C = COVERED CONCRETE
- PVC = VINYL FENCE
- WM = WATER METER
- = CLEANOUT
- = DOWNSPOUT
- = BUBBLER
- = YARD DRAIN
- = POWER POLE
- ★ = COCONUT PALM TREE
- DIA = SPOT ELEVATION

LEGAL DESCRIPTION

LOT 10, BLOCK 2, ACCORDING TO THE PLAT OF
VINA DEL MAR SECTION ONE,
AS RECORDED IN PLAT BOOK 34, PAGE 53 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

JOHN O. BRENDLA
4601
hereby certify that the survey represented hereon meets the
requirements of Chapter 5J-17, Florida Administrative Code
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760
BOUNDARY SURVEY WITH IMPROVEMENTS, TOPOGRAPHY,
TREES, AND DFE - 5/16/2025

Zoning
RU-1
County Vulnerability Assessment
11.5'
Flood Zone
AE (EL. 9') UPLAND FROM LIMWA
COMMUNITY PANEL #125149 12103C0278 H,
EFFECTIVE 8/24/21
Basis of Bearings:
S.E. BOUNDARY
S29°56'23"W PER PLAT
Benchmark:
COUNTY #286
EL. = 4.055' N.G.V.D., ADJUSTED TO
EL. = 3.32' N.A.V.D. M.S.L. = 0.00'



This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record. Survey not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

F.B.: 992 PG: 35

2504-62.CRD

John C. Brendla & Associates, Inc.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North ~ Pinellas Park, Florida 33781
phone (727) 576-7546

Job Number
2504-62

DRW: JM

Brandon Berry

From: Julie Haura <julie.haura@gmail.com>
Sent: Sunday, January 18, 2026 11:47 AM
To: Brandon Berry
Subject: Case 25141 - Unnecessary & Undue Hardship Variance

CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

To Whom It May Concern,

I am writing in response to the Notice of Public Hearing regarding Case No. 25141 for the property located at 1982 W Vina Del Mar Blvd. I am a property owner within 300 feet of the subject property and would like to submit the following comments and questions for consideration.

The request describes an “Unnecessary & Undue Hardship Variance” to install two tie poles with a reduced northeaster riparian line setback (10.5 feet where 17.8 feet is required) and to place the outer pole 40.5 feet from the seawall, exceeding the maximum permitted distance of 35.6 feet. I do not understand why the applicant cannot comply with the City’s existing code requirements, which are presumably in place to ensure fairness, safety, and navigability for all waterfront property owners.

I am particularly concerned about the potential impacts this variance may have on neighboring properties and shared waterway use. Specifically:

- Will the requested exceptions directly impact the adjacent properties on either side of the subject property?
- Will the reduced setbacks and extended pole placement create a tighter navigational area that could affect the ability of neighboring property owners to safely maneuver their watercraft?
- Has the City evaluated whether this configuration could interfere with common ingress and egress or increase the risk of accidents or property damage on the water?

Additionally, I would appreciate clarification on what alternatives may be available to the applicant that would allow compliance with existing codes. For example:

- Can the size or configuration of the dock be reduced?
- Are there alternative tie pole placements or dock designs that would meet code requirements without the need for a variance?

Given the potential impacts on neighboring property owners and shared waterways, I respectfully request that the City carefully consider whether granting this variance is truly necessary and whether reasonable, code-compliant alternatives exist.

Thank you for the opportunity to provide public comment and for your consideration of these concerns.

Sincerely,
Julie Haura @ 2072 W Vina Del Mar Blvd

Brandon Berry

From: Greg <grees5128@gmail.com>
Sent: Friday, January 16, 2026 2:16 PM
To: Brandon Berry
Cc: Dan Kearney; rjhysell@tampabayrr.com; Julie.Haura@gmail.com
Subject: Case 25141 - Unnecessary & Undue Hardship Variance.
Attachments: dockphotos.zip

CAUTION: This message has originated from **Outside of the Organization**. **Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Dear Brandon,

We just received Case No 25141 - 1982 W Vina Del Mar Blvd for an Unnecessary & Undue Hardship Variance. Per the photos attached we are very concerned that this proposed plan will cause us undue hardship when we try to move our existing watercraft on and off our existing docks. We will not be able to move our boats in and out of this tight space. We propose that our neighbors reduce the size of their existing dock to build within the existing city codes.

Thank you

Greg Rees & Dan Kearney





Brandon Berry

From: Kenneth Hysell <rjhysell2032@gmail.com>
Sent: Tuesday, January 20, 2026 11:22 AM
To: Brandon Berry
Subject: Case No. 25141 - 1982 W Vina Del Mar Blvd

CAUTION: This message has originated from **Outside of the Organization**. **Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Brandon,

As per our conversation, I would like to city to explore tie pole options at the end of the applicants dock instead of in between their property and the neighboring property.

Please review the following historical permits submitted and approved concerning neighboring properties and tie poles:

- 2032 W Vina Del Mar, permit #15855 dated 05/01/2007 installed three tie poles at the end of their own dock
- 2012 W Vina Del Mar, permit #21010 dated 01/10/211 installed two tie poles at the end of their own dock
- 170 21st Ave, permit #21075 dated 02/01/2011 installed three tie poles to the west of their dock in the channel and one tie pole to the east of their dock that was in line with their boat lift.

None of these above mentioned examples, encroached on any neighboring property.

Thanks again for your help!

Kenneth Hysell
2032 W Vina Del Mar Blvd

Dear Brandon,

We just received Case No 25141 - 1982 W Vina Del Mar Blvd for an Unnecessary & Undue Hardship Variance. We are very concerned that this proposed plan will cause undue hardships for our neighbors when they try to move their existing watercraft on and off their existing docks. This will also set a precedent for all our other neighbors to do the same. We should stick to the current city codes and find a solution like putting the sailboat in front of the existing dock or remodeling the entire dock to adhere to the current city codes.

Thank you for your consideration and keeping our neighborhood great.

Your Name & Address.

LINDA KASPRZYK
2094 E. VINA DEL MAR BLVD
ST. PETE BEACH, FL. 33706

Linda Kasprzyk

Brandon Berry

From: CPad <cpadvaiskas@gmail.com>
Sent: Tuesday, January 20, 2026 12:30 PM
To: Brandon Berry
Subject: Case 25141 1982 W Vina del Mar Blvd

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Dear Mr Berry,

We are not in favor of the proposed plan at 1982 W Vina del Mar Blvd. We believe it to be an encroachment on neighboring docks, limiting the space for their watercraft to maneuver. The approval may also set a precedent for similar requests. Perhaps another solution could better serve the homeowner as well as the neighboring docks.

Thank you
Carol Padvaiskas
2090 E Vina del Mar Blvd

Brandon Berry

From: Denise Testa <jdenise1@gmail.com>
Sent: Tuesday, January 20, 2026 1:08 PM
To: Brandon Berry
Subject: Case 25141 1982 W Vina Del Mar Blvd

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Dear Mr. Berry:

We just received the above mentioned case for an Unnecessary and Undue Hardship Variance at 1982 W Vina Del Mar Blvd. We are not in favor.

This is very concerning for a number of reasons - it would cause an undue hardship on our neighbors trying to move their existing watercraft on and off their existing dock. In addition, this may set a precedent for other neighbors to do the same. Please stay with the current codes.

Thank you,

Jo Denise Testa
2053 W Vina Del Mar Blvd

Sent from my iPad