



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, March 25, 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 March 25, 2026 agenda.

2. Audience Comments -

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. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. January 28, 2026 Minutes

4. Action Items -

a. Case No. 25146 – 3212 El Centro St.

Practical Difficulty Variance: Walter and Cassi Griffith requests to install a generator on an elevated engineered platform that will encroach approximately 3 feet 11 inches into the required 5 foot side yard setback where 1.07 feet is proposed (LDC Sec. 6.14. and 12.7.(a)(3)).

b. Case No. 26016 – 301 Gulf Way

Practical Difficulty Variance. Mark Jonnatti for Todd Herman requests to 1) elevate an existing residence to achieve floodplain compliance and retain a 1.5-foot northern side yard setback and 2.0-foot eastern rear yard setback where 3.0 feet is required for residences following elevation (LDC Sec. 3.10.(b)(3)a.ii.); and, 2) construct a patio that will encroach to the existing secondary front building corner along 3rd Avenue with a 4.1-foot

setback where 10.0 feet is required, and a northern side yard setback of 3.75 feet where 4.25 feet is required (LDC Sec. 11.7.(a)).

c. Case No. 26019 – 102 4th Avenue

Practical Difficulty Variance: Lisa Wilson for Gilbert and Denine Dimola requests to construct access decks and stairs that encroach to 4.2 feet from the front property line where 10.0 feet is required, and a deck to align with the existing rear of the home that encroaches to 5.25 feet from the rear property line where 10.0 feet is required, in association with a project to elevate an existing residence to achieve floodplain compliance (LDC Sec. 20.10.).

d. Case No. 26022 – 104 4th Avenue

Practical Difficulty Variance. Lisa Wilson for Ronald and Margaret Schiff requests to construct an enclosed elevator that encroaches to 4.67 feet from the front property line where 10.0 feet is required, and concrete deck with stairs that encroach to 3.5 feet from the eastern side property line where 4.2 feet is required, in association with a project to elevate an existing residence to achieve floodplain compliance (LDC Sec. 11.7.(a)(3) & 20.10).

5. **Adjournment - Next Meeting to be held on April 29, 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.**