



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, June 29, 2026  
2:00 PM

Call to Order  
Pledge of Allegiance  
Roll Call

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**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the June 29, 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. May 27, 2026**

4. Action Items -

**a. Election of Officers 2026-27**

Sec. 22-39. - Election of officers; conduct of meetings.

(a) The board of adjustment shall annually, at the first meeting held following the appointment of members, organize by electing a chair and vice-chair and such other officers as may be necessary from among its members.

The Board may opt to maintain current appointments.

Current: Chair Denise Chase; Vice Chair Vacant

Requested Action:

Motion to APPOINT \_\_\_\_\_ as the Committee Chair for 2026-27.

Motion to APPOINT \_\_\_\_\_ as the Committee Vice Chair for 2026-27.

**b. Case No. 26059 - 2909 Sunset Way**

*Practical Difficulty Variance:* Brian J. Aungst, Jr. for Olin and Elise Lippincott requests an amendment to authorized variance case 24002 to allow to remain an elevated pool deck that was constructed with a southern side yard setback of one foot, where a setback of two feet was authorized under the variance and a setback of five feet is required by the Land Development Code (LDC Sec. 6.13.(c)(2)b.). RU-2/PAG zoning.

**c. Case No. 26071 – 2702 Pass A Grille Way**

*Practical Difficulty Variance:* Sharon & Gerard Iacangelo request to reconstruct an existing wood deck of approximately 16’x22’ that encroaches to the southern side property line where a setback of five feet is required (LDC Sec. 6.13.(c)(2)c.). RU-2/PAG zoning.

**d. Case No. 25147 – 3535 Belle Vista Dr. E**

*Unnecessary & Undue Hardship Variance:* Martha D. Bolton, Esq., for Mark and Lynn Broderick, Owners, request to allow an existing unpermitted roofed accessory structure, approximately 341 square feet in area, to remain and be reconfigured to include an enclosed storage area and an open outdoor living area with bar. The structure is proposed to remain with a rear yard setback of 11 feet where 20 feet is required and a side yard setback of 3 feet 3 inches where 6.7 feet is required (LDC Sec.8.7 (b) (3) and (4)). RU-1 zoning.

**e. Case No. 26086 – 8351 Blind Pass Rd.**

*Unnecessary & Undue Hardship Variance:* Trey Ware of Ware & Sliker Construction for Jonathan Rinkinen and Brittany Pierpont of 8351 Blind Pass LLC requests to repave and expand an existing concrete and turfblock parking lot with asphalt, resulting in a parking lot with a greater number of parking spaces than required by the Land Development Code, where such excess surface parking spaces are required to be constructed with turf block or as grass parking surface (LDC Sec. 23.5.(b)). ROR zoning.

**f. Case No. 26094 – 8350 Boca Ciega Dr.**

*Practical Difficulty Variance:* Meghan and Joseph Grant request to construct an unroofed, elevated deck that encroaches to 11.08 feet from the front property line where 20 feet is required for decks elevated more than two feet above grade (LDC Sec. 6.13.(c)(2)b.). RU-2 zoning.

5. Adjournment - Nex meeting to be held July 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](http://www.stpetebeach.org).**