



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, July 29, 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 July 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. June 29, 2026 Meeting

4. Action Items -

a. Case No. 26112 - 199 21st Ave.

Practical Difficulty Variance: Generator Supercenter of Tampa Bay for Matthew Lombardi requests to install an elevated generator in the western required side yard setback of a property containing a single-family residence, with a setback of four feet proposed where seven feet is required (LDC Sec. 6.14.(b)).

b. Case No. 26104 -2941 E Vina Del Mar Blvd.

Practical Difficulty Variance: David Iverson of Pinellas Generator and Electric for William R Zalla requests to install an elevated generator in the southern required side yard setback of a property containing a single-family residence, with a setback of three feet proposed where seven feet is required (LDC Sec. 6.14.(b)).

c. Case No. 26100 - 2511 E Vina Del Mar Blvd.

Practical Difficulty Variance: Kevin Murphy requests to install an elevated generator in the southern required side yard setback of a property containing a single-family residence, with a setback of four feet six inches proposed where seven feet is required (LDC Sec. 6.14.(b)).

d. Case No. 26099 - 2851 E Vina Del Mar Blvd.

Unnecessary & Undue Hardship Variance: Micah Thompson of Gulf & Bay Dock Works, LLC for CARLSON, ROBERT A REV TRUST and HEINTZ, DENISE TRE requests to reconstruct and expand an existing dock head to 24 feet width and 15 feet length, at a distance between 77 and 92 feet from the seawall, where all expansions located further than 50% of the waterfront property width from the seawall (37.5 feet) require authorization from both abutting waterfront property owners (LDC Sec. 6.23.(d)(3)).

e. Case No. 26111 - 3400 Gulf Blvd.

Unnecessary & Undue Hardship Variance: Jeffrey S. Connell of designONE Studio Architect for Michael E. Lentz, VP of Don CeSar TRS LLC requests to construct an elevated outdoor seating and access deck over a newly-redeveloped drainage area with a northern side yard setback of zero feet where 48.7 feet is required, where the former deck had a setback of approximately 21 feet (LDC Sec.14.7.(b)(3)).

f. Case No. 24003 Amendment - 3700 Gulf Blvd.

Unnecessary & Undue Hardship Variance: Pursuant to conditions one and two of authorized variance case 24003, Staff requests Board of Adjustment review of the eight unnecessary and undue hardship variance criteria in the context of presented design changes to the façade of the proposed multifamily building for amendment of the active variance authorization. This is the second request for amendment, following previous authorization for façade changes that were authorized in October 2024.

5. **Adjournment - Next meeting to be held on August 26, 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.