



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, May 28, 2025
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the May 28, 2025 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda items. Public comment on agenda items will be allowed when that item is called. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. Approval of the April 30, 2025 Board Meeting Minutes

4. Action Items -

a. Case No. 25055 – 2311 Pass-a-Grille Way

Unnecessary and Undue Hardship Variance: Jens Ove Johansen requests to construct a single-family residence with elevator shaft that will extend to 41'-2" above natural, pre-fill grade where 40'-0" is the maximum permitted height above natural, pre-fill grade (LDC Secs. 20.15 – House – Large & 20.17).

b. Case No. 25052 – 100 Pass-a-Grille Way

Unnecessary and Undue Hardship Variances: Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA, LLC requests a two-part unnecessary and undue hardship variance associated with a courtyard apartment redevelopment of the property in order to:

1. Allow exemption of non-habitable space below the design flood elevation from the calculation of developed square footage, and allow for an additional approximate 450 sq. ft. of floor area per unit (2,700 sq. ft. total) to allow for an additional floor of habitable space in the six redeveloped residential units (LDC Sec. 20.07.(b)); and,
2. Allow entry porches to encroach to 7'-4" and a trellis to encroach to five feet from the Pass-A-Grille Way (east) property line where 10 feet is required, a porch to encroach to 2'-5" from the 1st Avenue (south) property line where five feet is required, a three-story duplex building to encroach to 5'-5" from the alleyway (west) property line where 20 feet is required, and new stairs and walkways on the existing, remaining three-story building to encroach to 8'-1" from the alleyway property line where 17 feet is required. (LDC Sec. 20.15. - Courtyard Apartment).

5. Adjournment - Next meeting to be held on June 25, 2025 -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.**