



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
VIRTUAL MEETING**

**Notice of Public Meeting
Technical Review Committee**

VIRTUAL MEETING

**THIS MEETING WILL BE HOSTED ONLINE ONLY
USE THE LINK AND INFORMATION BELOW TO JOIN**

LINK: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

MEETING ID: 255 892 637 978 5

PASSWORD: 8sN7bt9g

Wednesday, August 13, 2025
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Variance No. 25052: 100 Pass-A-Grille Way (Resubmittal)

Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA LLC request unnecessary and undue hardship variances to:

1. Develop three-story structures on the subject property containing 1,290 developed square feet for each of the redeveloped eight residential units, comprised of 450 square feet of ground-floor area and 840 square feet of living space, where 475 developed square feet per unit is existing. (LDC Sec. 20.07(b));
2. Permit the encroachment of a redeveloped three-story 'Units 5 & 6' building to encroach to 5'-5" from the rear property line where 20' is required (LDC Sec. 20.15 - Courtyard Apartment);

3. Permit encroachment of open stairs to 8'-1" from the rear alleyway property line where 17' is required (LDC Sec. 6.22.(b)).

This is a resubmittal of a request originally reviewed at the May 7, 2025 TRC meeting. The applicant has removed requests related to porch and trellis extensions into the required front and secondary front yards. The remaining variances requested are the same requests as were presented at the May 2025 Board of Adjustment hearing.

2. Unnecessary and Undue Hardship Variance No. 25101: 3400 Gulf Boulevard

Liam Turnbull for Michael E. Lentz, VP of Don CeSar TRS LLC requests a variance to increase fence height to eight feet along the property's north boundary west of El Centro St, and seven feet in height along the property's north boundary east of El Centro St., where four feet is the maximum permitted within the required 25-foot secondary front yard setback adjacent El Centro St (LDC Sec. 6.15). The applicant further requests a modification to Development Order 21073 Condition (8) to allow for seven- and eight-foot fences in these locations where four feet was required.

3. Site Plan No. 25106: 702 Pass-a-Grille Way

James Pappas of Fusco, Shaffer & Pappas, Inc. for DevMar, LLC requests a site plan to develop a three-story over parking, 17 unit (48.5 DU/ac) temporary lodging facility with 17 parking spaces, a roof deck area, and ground floor amenities.

Next Meeting: August 20, 2025