



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, August 27, 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 August 27, 2025 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general or 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. July 30, 2025 Meeting Minutes

4. Action Items -

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

To provide sufficient time to correct a noticing error, and at the request of the applicant, this case will be noticed for and heard at the September 24, 2025 Board of Adjustment meeting.

Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA, LLC request a three-part unnecessary and undue hardship variance associated with a courtyard apartment redevelopment of the property in order 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 units

- cannot be redeveloped at current density with greater than the 475 existing developed square feet (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)).

b. Case No. 25101 – 3400 Gulf Blvd.

Liam Turnbull for Michael E. Lentz, VP of Don CeSar TRS LLC requests an unnecessary and undue hardship 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 front yard setback (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.

c. Case No. 25095 – 2373 W. Vina Del Mar Blvd.

Danielle Micklitsch requests a practical difficulty variance for the installation of a 6 foot high fence within the secondary front yard with a proposed setback of 17.60 feet where 20 feet is required (LDC Sec. 6.15).

d. Case No. 25097 – 6460 4th Palm Pt.

Daniel and Janice Bofinger requests a practical difficulty variance for the construction of elevated open front entry staircase on a new single-family dwelling with a proposed front yard setback of 12 feet where 17 feet is required (LDC Sec. 6.22(b)).

e. Case No. 25080 – 3108 Pass-a-Grille Way

Joshua Trosclair for Celeste and Jacon Klitenic III requests a three-part practical difficulty variance for:

1. Relief to the side setback requirement to allow for a chimney to remain following elevation of the residence with a setback of 2.2 feet where three feet is required (LDC Sec. 3.10.(b)(3)C).
2. Relief to the rear (alleyway) setback requirement to allow for the detached accessory garage and cottage to remain at their current respective setbacks of 2.3 and 0.8 feet respectively following substantial improvement of the primary dwelling where 20 feet is required, and the existing one-story garage to remain with a southern side setback of 3.6 feet where 10 feet is required (LDC Sec. 3.10.(e)(1));
3. Variance to the front setback requirement to allow for the construction of an open deck and stairs at 9.4 feet where 17 feet is required (LDC Sec. 6.22.(b) & 12.7.(a)(1)).

f. Case No. 25090 – 535 80th Ave.

H. Toliver Payne for Joseph and Diana Scimeca requests a practical difficulty variance for construction of front entry stairs for an elevated nonconforming single-family dwelling with a proposed front yard setback of 8'-4" where 17 feet is required (LDC Sec. 6.22.(b))

5. Adjournment - Next Meeting to be held on September 24, 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.**