



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, September 24, 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 September 24, 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 public comment card to the Clerk.

3. Approval of Minutes

a. Meeting Minutes August 27, 2025

4. Action Items -

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

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. 25096 – 103 24th Avenue

Practical Difficulty Variance: Michael J. and Gina M. Pezza, Owners, request a practical difficulty variance to allow for the retention of a 12.2' x 20' residential storage building formerly developed as a garage that is nonconforming to required setbacks, with a side setback of three feet proposed where twenty-five feet is required, following redevelopment of the primary dwelling (LDC Sec. 3.10.(e)(1) & 20.15. – House Large – Accessory Structure Envelope).

c. Case No. 25107 – 106 20th Avenue

Practical Difficulty Variance: Cassandra E Guess, Trustee, for Iliana Guess, Owner, requests a practical difficulty variance to install exterior access stairs, associated with a new residence to be constructed to the House-Medium standards of the Pass-A-Grille Overlay District, with a front setback of 5'-1" proposed where seven feet is required (LDC Sec. 6.22.(b)).

d. Case No. 25109 – 419 59th Avenue

Practical Difficulty Variance: Frances Stites, Owner, requests a practical difficulty variance to elevate an existing 12' x 31.9' concrete slab to create a rear elevated seating deck balcony and ground floor deck cover, with a proposed rear setback of 10.9 feet where 17 feet is required for the balcony and 15 feet is required for the deck cover, following elevation of the primary dwelling (LDC Sec. 3.10.(e)(1), 6.13.(c)(3)a., & 6.22.(b)).

5. Items for Discussion -

a. Board Duties and Variance Procedures

Reviewing the Board's responsibilities, including the types of variances and the approval criteria outlined in the Land Development Code.

6. Adjournment - Next Meeting to be held on October 29, 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.**