



**TECHNICAL REVIEW COMMITTEE MEETING  
CITY OF ST. PETE BEACH  
COMMISSION CHAMBERS**

**Notice of Public Meeting  
Technical Review Committee**

**Community Development Department TRC Room  
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706**

**\*\*\* Amended 3/31/26 to correct a case number \*\*\***

**Wednesday, April 1, 2026  
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. Courtesy Review: Change of occupancy at 106 8th Avenue (rear building)**

Mark Loeffler requests a courtesy review of a potential change in occupancy of a rear workshop building at 106 8th Avenue to a take-out/catering building which will be used in part to service events on the property. The building is part of the "Duffy Building" and Evander Preston site, which is a local historic resource (Designation #42, July 2012) and a contributing resource to the Pass A Grille Historic District.

**2. Hardship Variance No. 26043: 2004 & 0 [Parcel # 18-32-16-68634-009-0280] Pass A Grille Way**

Jon Sipera and Kyle Bass for Charles Collom of COLLOM PROPERTIES LLC and CC BULL LLC requests an unnecessary and undue hardship variance to Land Development Code Section 20.19., which prohibits vacation of alleyways within the Pass A Grille Overlay District, which if approved would authorize the vacation request to be made to the City Commission pursuant to Section 1.03 of the City Charter.

**3. Hardship Variance No. 26049: 6405 Gulf Blvd**

Matt Sylverain for McNatt Properties requests an unnecessary and undue hardship variance to permit the change in use of a former drycleaners to a coffee shop and retain an

existing five-foot sidewalk along the Gulf Boulevard frontage of the property where ten feet is required (Land Development Code Sec. 39.10.(a)).

**4. Hardship Variance No. 26046: 9555 Blind Pass Rd (Blind Pass Marina)**

Brian J Aungst, Jr and Clay Gilman of Marfarlane, Ferguson & McMullen, P.A., request an unnecessary and undue hardship variance to Land Development Code Sections 3.10.(b)(2) and 6.23.(e)(3)-(5), to allow for the redevelopment of a Class A and D marina dock at Blind Pass Marina that exceeds the allowable length and overall width for a redeveloped commercial dock, and are set closer to the riparian setback lines than permitted for a commercial dock that abuts a residential development. Associated with CUP #25127.

Next Meeting: April 22, 2026