



**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**

Wednesday, September 24, 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. Concept Review: 804 Pass-a-Grille Way Redevelopment

Concept review of a new restaurant at 804 Pass-a-Grille Way (CRD-EA zoning and land use). This is not a formal site plan review and is presented to solicit initial staff comments on the concept.

2. Concept Review: Change of Use for 9524 Blind Pass Rd

Concept review of a change-of-use to bar and game room (formerly retail/flower shop) at 9524 Blind Pass Rd. This is not a formal site plan review and is presented to solicit initial staff comments on the concept.

Next Meeting: October 8, 2025

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

Agenda Report

Agenda Title Name: Concept Review: 804 Pass-a-Grille Way
Redevelopment

Action Request:

Strategic Objective:

Date: September 24, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue:

Funding:

Attachments:

1. Plan Set
2. Concept Rendering



East Elevation | Scale: NTS

The Brass Monkey II
808 Pass-a-Grille Way
08-25-25



South Elevation | Scale: NTS

The Brass Monkey II
808 Pass-a-Grille Way
08-25-25



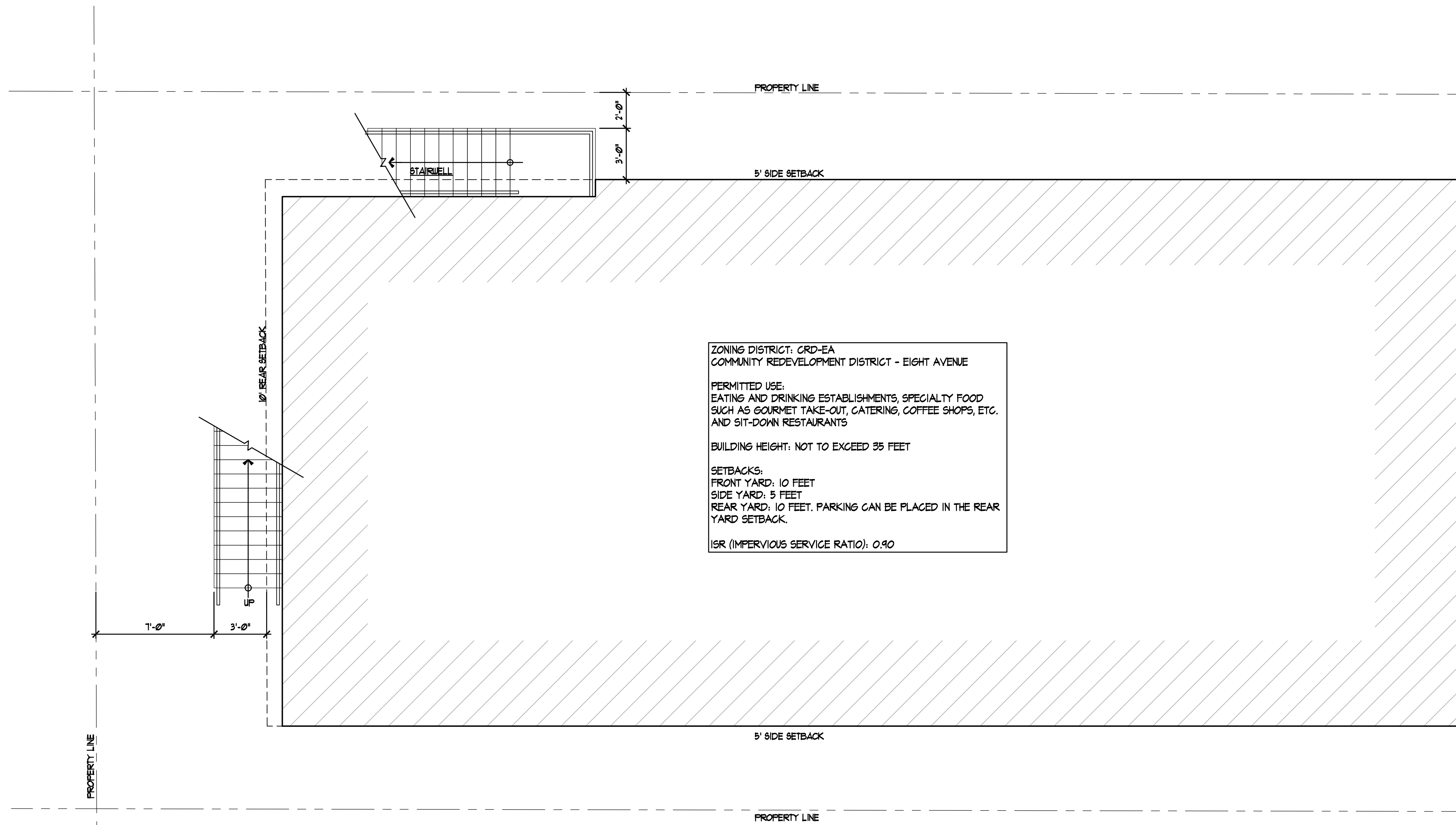
West Elevation | Scale: NTS

The Brass Monkey II
808 Pass-a-Grille Way
08-25-25



North Elevation | Scale: NTS

The Brass Monkey II
808 Pass-a-Grille Way
08-25-25



ZONING DISTRICT: CRD-EA
COMMUNITY REDEVELOPMENT DISTRICT - EIGHT AVENUE

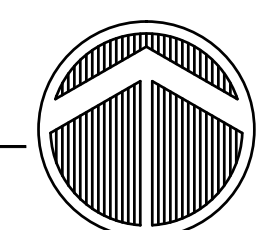
PERMITTED USE:
EATING AND DRINKING ESTABLISHMENTS, SPECIALTY FOOD
SUCH AS GOURMET TAKE-OUT, CATERING, COFFEE SHOPS, ETC.
AND SIT-DOWN RESTAURANTS

BUILDING HEIGHT: NOT TO EXCEED 35 FEET

SETBACKS:
FRONT YARD: 10 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET. PARKING CAN BE PLACED IN THE REAR
YARD SETBACK.

ISR (IMPERVIOUS SERVICE RATIO): 0.10

1 ARCHITECTURAL SITE
SCALE: 1/4" = 1'-0"



SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL OCCUPANCY:
LOT 3, BLOCK 5, MOREY BEACH,
AS RECORDED IN PLAT BOOK 1,
PAGE 101 OF THE PUBLIC
RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA, OF WHICH
PINELLAS COUNTY WAS FORMERLY A
PART.

NOTES:
1. BEARINGS ARE BASED UPON THE WESTERN
MERCATOR PROJECTION OF THE NAD 83 DATUM.
2. PROPERTY BOUNDARIES TO BE IN FLOOD ZONE "AC AND VC"
ARE SHOWN WITH DASHED LINES.
3. ALL DIMENSIONS ARE BASED ON MEASUREMENTS
MADE BY THE SURVEYOR.
4. ALL MEASUREMENTS ARE IN U.S. FEET.
5. THIS SURVEY WAS CONDUCTED FOR THE BENEFIT OF AN ABSTRACT OF
TITLE. THEREFORE, THIS SURVEY SHOULD BE CONSIDERED AS A GUIDE
ONLY. ADEQUATE RECORDS OF THIS SURVEY SHOULD BE MAINTAINED
BY THE SURVEYOR.
6. POINT LOCATION DOES NOT DETERMINE DIMENSIONS, OFF SETS OR THE FENCE IS
NOT TO BE CONSIDERED AS A BOUNDARY.

Certificate of Authorization TB #6945

<p>Mark A Johnson</p> <p>REGISTERED PROFESSIONAL ARCHITECT STATE OF FLORIDA NO. 12118 EXPIRES 12/31/2024</p>	<p>CERTIFICATION</p> <p>I, DON WILLIAMSON, ARCHITECT, AIA, INC., CERTIFY THAT THE DESIGN AND SPECIFICATIONS OF THE ARCHITECTURAL SITE PLAN FOR THE PROJECT DESCRIBED IN THE TITLE OF THIS DOCUMENT WERE PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE ARCHITECT, AIA, INC., AND THAT THE ARCHITECT, AIA, INC., IS A duly licensed professional architect in the State of Florida.</p> <p>DATE: 12/25/2023 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>CERTIFIED TO: DON WILLIAMSON ASSOCIATES, INC. PROFESSIONAL ARCHITECTS 1000 SOUTH HERBERT AVENUE, SUITE 220 TAMPA, FL 33629 TEL: 813-281-1111 WWW.DONWILLIAMSON.COM</p>
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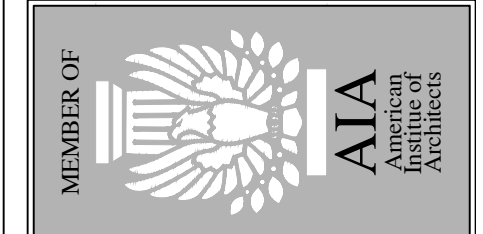
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ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ISSUE	DATE	BY:
REVIEW	08/12/23	MK/SFP
PERMIT	08/12/23	MK/SFP
REV.		
REV.		
REV.		
REV.		
REV.		
REV.		



Construction Documents for:

BRASS MONKEY #2
804 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA

FDI# 25101.00



commercial residential architecture

FRAZE design

FL LIC. NO. AA26006885
ST. PETERSBURG, FLORIDA 33713
3125 5th AVENUE N. SUITE 200
PHONE: 727/528-3608 FAX: 727/528-3609

EMAIL: fdi@frazedesign.com




STUDIO: 727/528-3608

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-2

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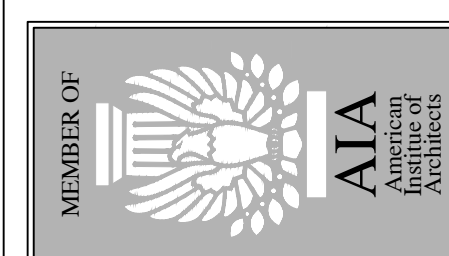
WALL LEGEND:

-  METAL STUD WALL
-  MASONRY WALL
-  MASONRY WALL - 1 HR RATED

ELEVATOR NOTE:

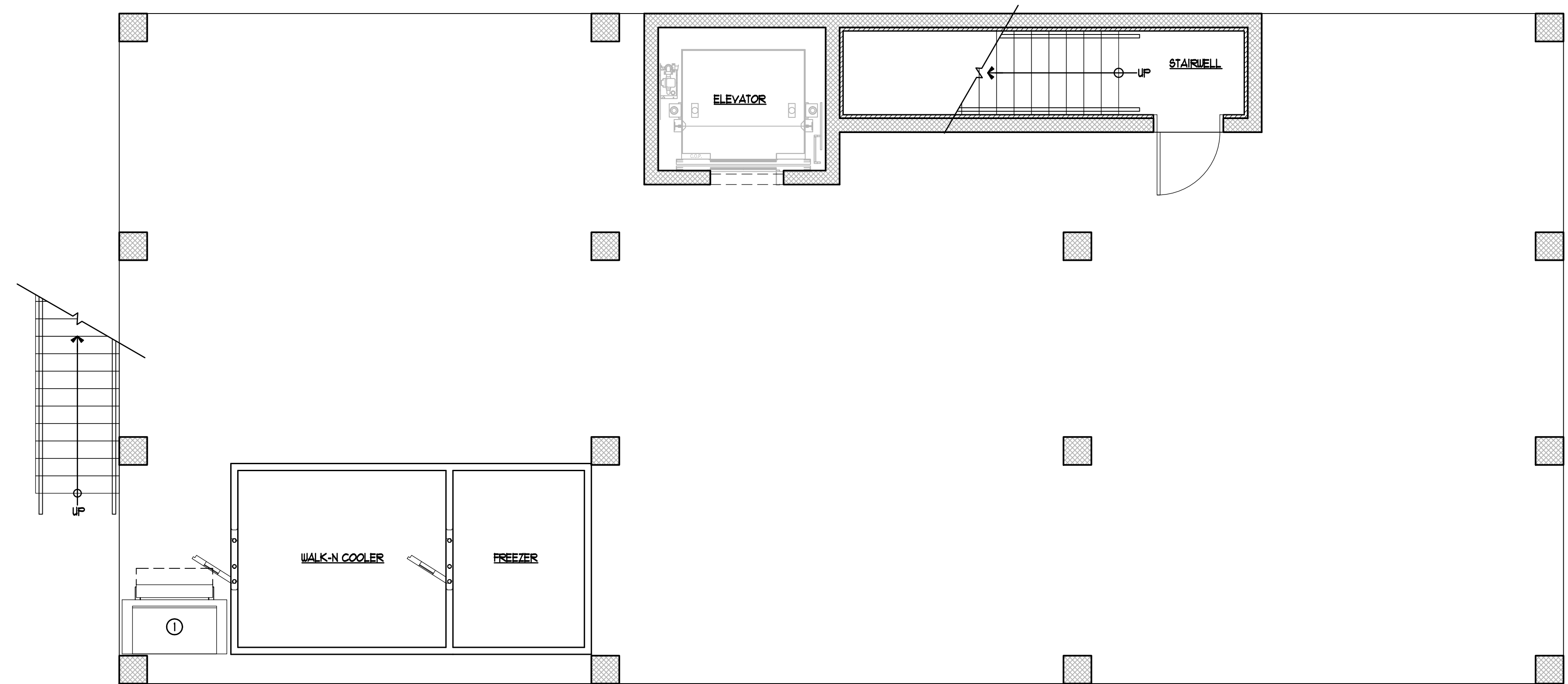
- THE ELEVATOR IN THIS BUILDING WILL COMPLY WITH CHAPTER 307 OF THE 2023 FBC, 8TH EDITION AND SECTION 407 OF THE FLORIDA ACCESSIBILITY CODE.
- ELEVATOR TO MEET REQUIREMENTS OF NFPA 101 2018 EDITION, SECTION 13.4 ACCESSIBLE MEANS OF EGRESS
- ELEVATOR INSPECTION COMPLIES WITH FEMA TECHNICAL BULLETIN 4/ NOVEMBER 2010.

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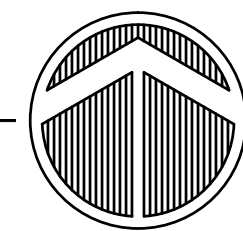
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Construction Documents for:
BRASS MONKEY #2
 804 PASS-A-GRILLE WAY
 ST. PETE BEACH, FLORIDA



EQUIPMENT SCHEDULE	
ITEM #	DESCRIPTION
1	ICE MACHINE
2	SINGLE DECK CONVECTION OVEN
3	(6) GAS FRYERS
4	COUNTERTOP CHARBROILER
5	COUNTERTOP GRIDDLE
6	(6) BURNER HOT PLATE
7	WORKTOP REFRIGERATOR
8	REFRIGERATED PREP TABLE
9	REACH-IN REFRIGERATOR
10	PREP TABLE
11	DISH TABLE
12	14X4 DUMP WALTER
13	DOUBLE DUMP SINK
14	HAND SINK
15	3-COMP SINK
16	DISHWASHER
17	PRE-RINSE SINK AND FAUCET
18	SOILED DISH TABLE
19	MOP SINK
20	2-DOOR FREEZER
21	POS
22	ICE WELL WITH RAILS
23	ICE WELL WITH SODA GUN
24	GLASS RACK
25	3-BN REACH IN
26	6 TAP 3-DOOR COOLER
27	2X2 FREEZER

1 GROUND LEVEL PLAN
 SCALE: 1/4" = 1'-0"



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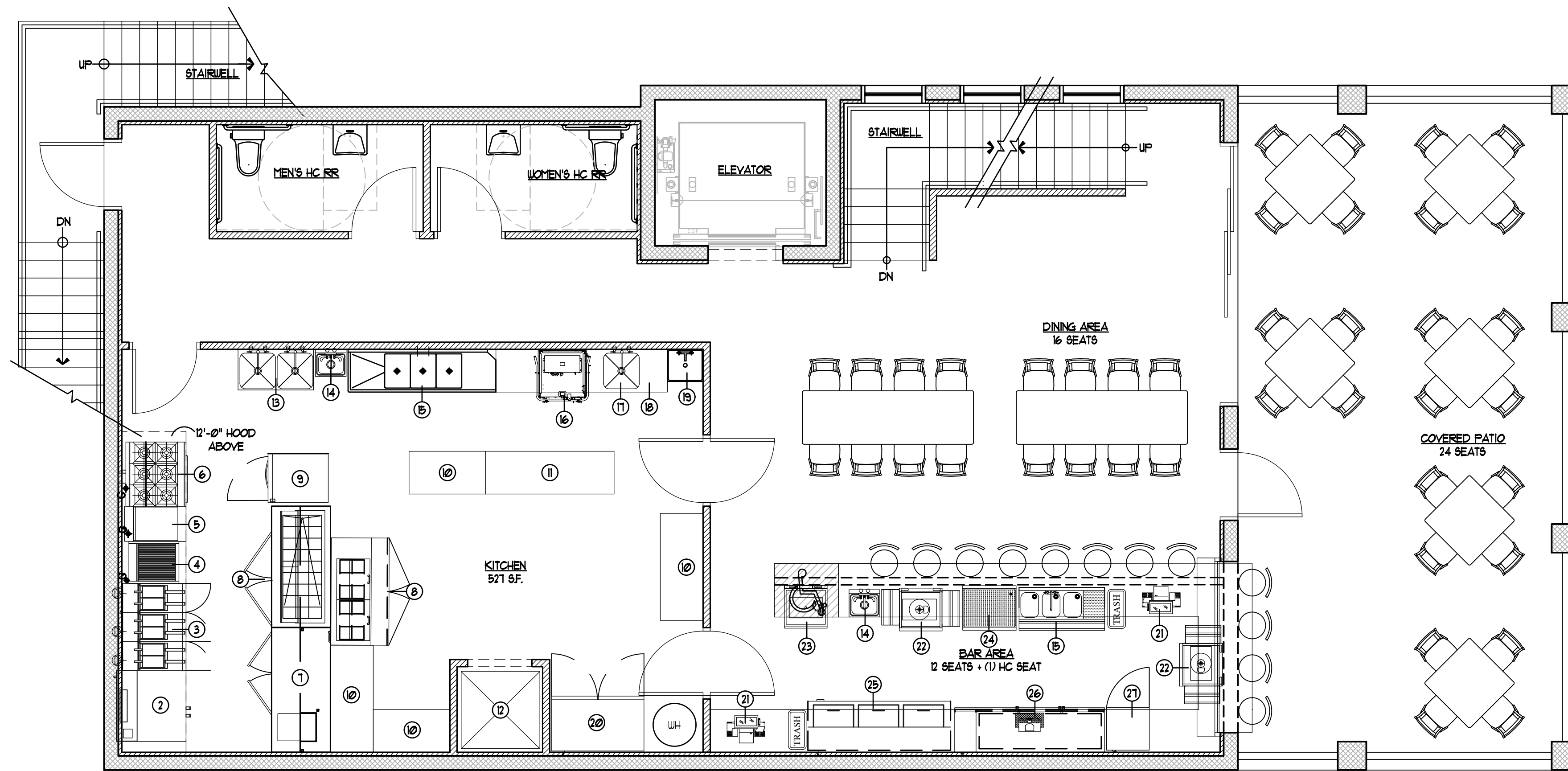
FRAZE design commercial residential architecture

FL LIC. NO. AA26006885
 ST. PETERSBURG, FLORIDA 33713
 3125 5th AVENUE N. SUITE 200
 PHONE: 727/928-3608
 FAX: 727/928-3609
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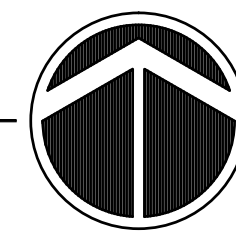
EMAIL: fdi@frazedesign.com

SHEET TITLE
GROUND LEVEL FLOOR PLAN

SHEET NUMBER
A-3



1 2ND LEVEL PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND:

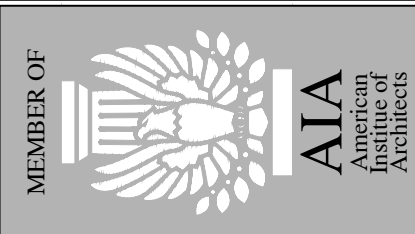
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- MASONRY WALL
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SHEET TITLE
2ND LEVEL
FLOOR PLAN

SHEET NUMBER
A-4

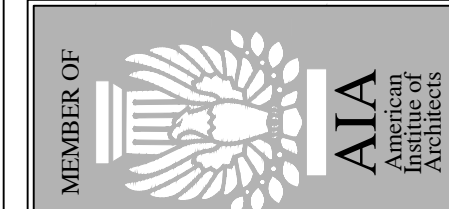
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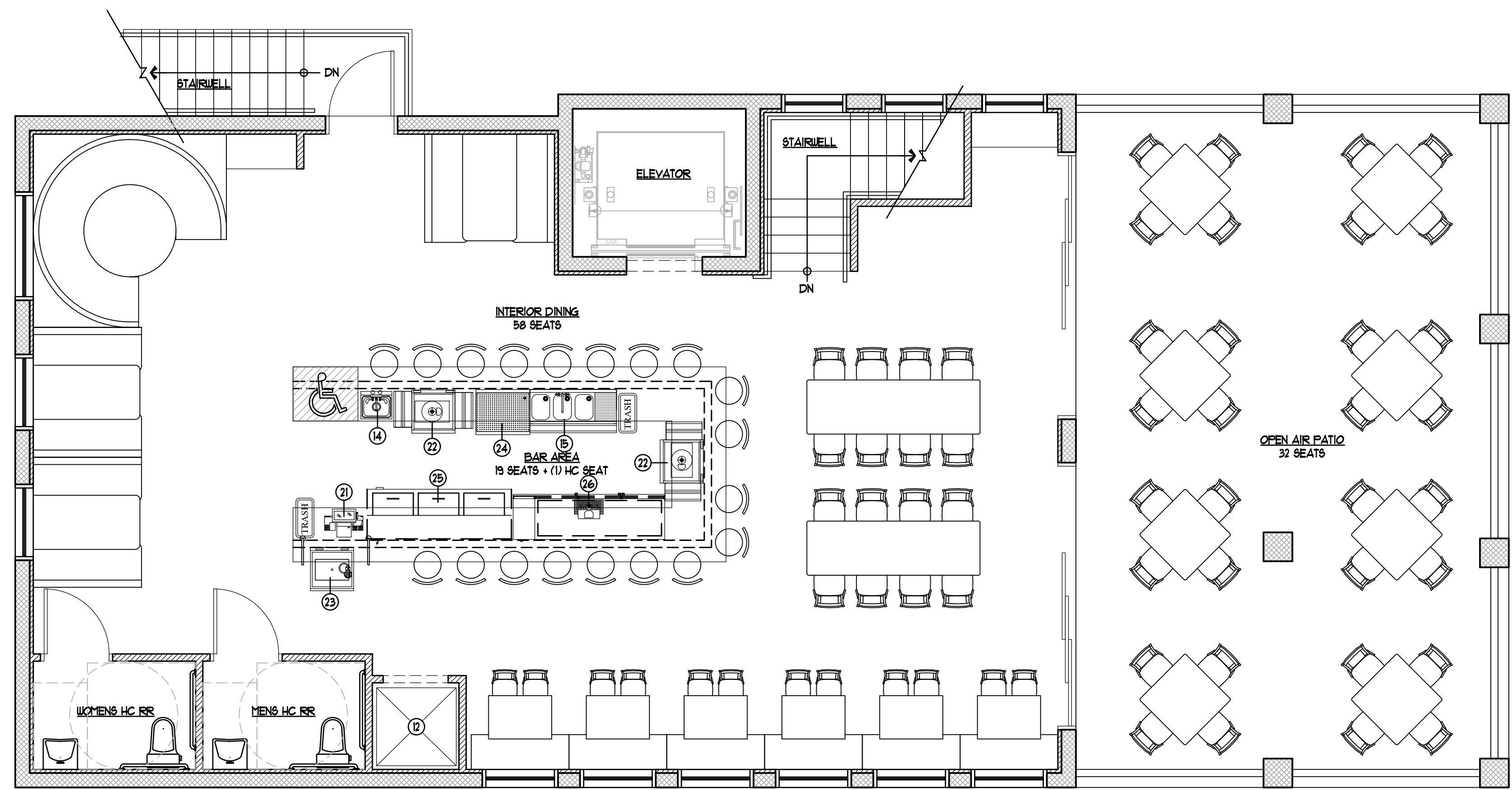
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1 3RD LEVEL PLAN
 SCALE: 1/4" = 1'-0"

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SHEET TITLE	3RD LEVEL FLOOR PLAN
SHEET NUMBER	A-5

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

Agenda Report

Agenda Title Name: Concept Review: Change of Use for 9524 Blind Pass Rd

Action Request:

Strategic Objective:

Date: September 24, 2025

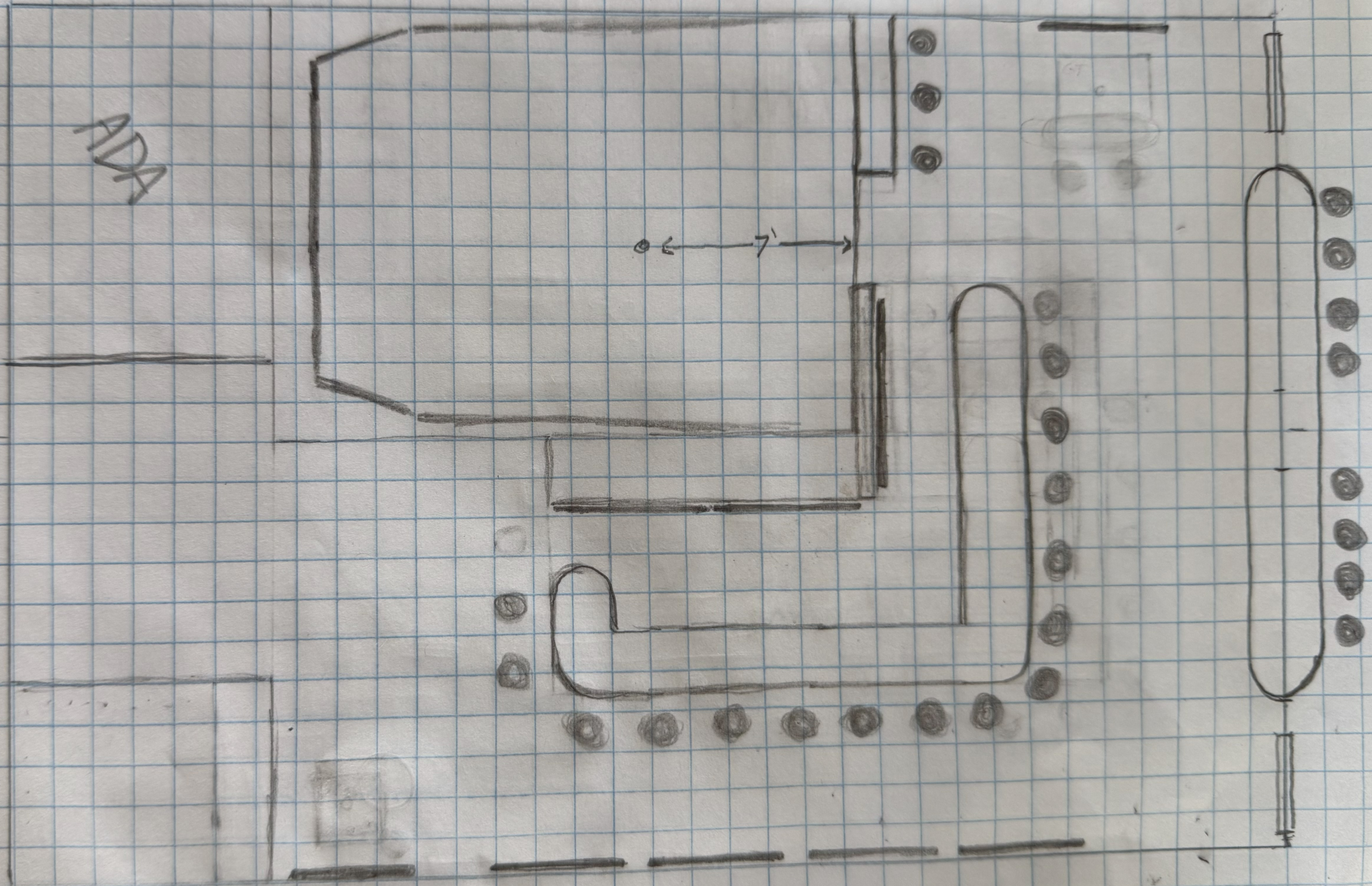
Prepared By: Brandon Berry, Senior Planner

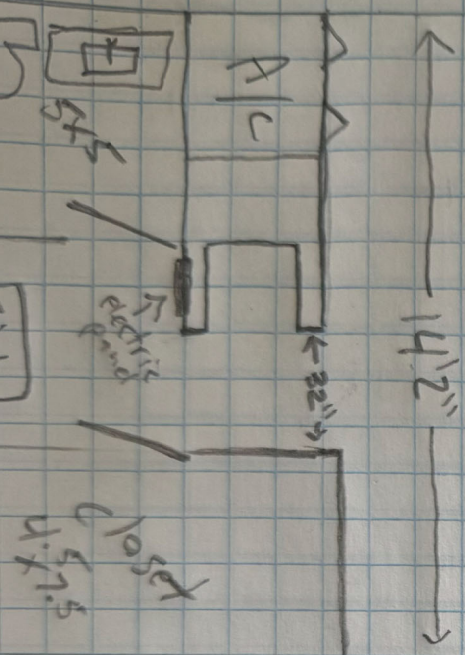
Through: Laura Canary, Community Development Director

Summary of Issue:

Funding:

Attachments: 1. 9524 Blind Pass Rd - Concept Plan Documents





← 32.5' →

unit 18

← 32.2' →

unit 17

THE BUNKER

**GOLF SIM
& SPORTS BAR**



**THE
BUNKER**
ST. PETE BEACH







