

Technical Review Committee Meeting  
September 24, 2025 – 10:00 a.m.  
TRC Conference Room, City Hall, 155 Corey Ave. St. Pete Beach

COMMITTEE MEMBERS PRESENT:

Brandon Berry  
Kristin Coman  
Kelly Intzes  
Gil Martinez  
Luke Curtis  
Peyt Dewar  
Mandy Edmunds via Teams  
Camden Mills via Teams

STAFF PRESENT:

Ralf Brookes, City Attorney  
Laura Canary, Community Development Director  
Ginny Bodkin, Deputy City Clerk

Member Berry called the meeting to order at 10:00 a.m.

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.

Mr. Berry opened this item with Property Owner David Dashiell and Project Manager Mike Keller of Fraise Design present. Mr. Keller summarized that the proposed structure would be two stories above an open bottom area. Department heads shared their comments:

Public Services: Public Services Director Camden Mills reminded the applicants to be in compliance with Chapter 106 for drainage at the time of the site plan review. Mr. Keller indicated that a civil engineer will be reviewing their plans for compliance.

Building Department: Building Official Luke Curtis discussed the requirements for ADA accessible parking. The applicants inquired about accessing from the back alley; Mr. Curtis indicated they could do so with the path to the elevator clear and demarcated on the plans.

City Attorney: Attorney Brookes inquired about the applicant's plans for any music. Mr. Dashiell indicated there would be piped in music and no live music; it would be more of a restaurant than a bar/nightclub. Attorney Brookes advised caution with outside speakers and suggested showing the uses of the surrounding properties on the plans.

Code Enforcement: Code Enforcement Manager Peyt Dewar discussed alley access and the potential of hindering emergency vehicles. Per Attorney Brookes, LDC Sec. 40.11 specifies that parcels abutting an alley shall provide access via the alley. Curb cut access is only available if there is no alley access. It was suggested to have clear signage for ADA parking and delivery hours. Unattended dumpsters in the alley will be an issue. ADA requirements will be looked at closely in this tight parking area of the city.

Recreation: No comments.

Fire: Fire Marshal Kelly Intzes stated that sprinklers and fire alarms will be required. She pointed out the 2<sup>nd</sup> level door opening onto the stairway that looks to impede any 3<sup>rd</sup> story evacuation; she suggested recessing that in to

keep the space clear. Mr. Keller acknowledged.

Planning & Zoning – Mr. Berry explained that balcony decks will need Commission approval. The Setbacks appeared ok. The floor to railing height ratio should be observed; as long as the railing stays at 42” it will be acceptable. Mr. Keller acknowledged. Dumpster service and location were discussed; they are looking at placing the dumpster in the rear corner; they will review the space with the civil engineer.

Planning Manger Kristin Coman asked about the elevation of the cooler and dumpster location; she suggested careful consideration with a large amount of equipment and keeping it from being visible from PAG Way. She also advised clear elevator access and suggested a bike rack, which the applicants agreed with. Showing signage compliance on the site plan was also advisable.

Mr. Berry explained that the proposed project plans will go before the Historic Preservation Board for review; attendance was suggested but not mandatory. Staff will try to plan a hearing before the City Commission in November. In answer to an applicant question, Mr. Berry explained that the site plan is separate from the building plan, but they can run simultaneously. Also, Mr. Curtis advised that a commercial building may have a cooler at ground level, but it must be shown to be secured and protected against wind, flood, and the elements; having it elevated and/or inside are more advisable. He reminded the applicant about screening any views from PAG Way.

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.

Mr. Berry introduced owner Geoff Click and Architect Brett Castellucio who described the proposed project as being a family friendly game and sport venue (golf simulator, pool, darts) with TVs - with no food and no live music; it will be limited use; beer and wine would be served but separate from the simulator area. The golf simulator would be hourly rental.

Fire – Marshal Intzes mentioned stipulations on occupancy; bars with occupancy over 100 require sprinklers. Mr. Click is already a tenant in the shopping center and aware of requirements.

Building – Mr. Curtis spoke with the applicants about proposed occupancy. The applicant explained that the simulator area will have limited access. Architect plans with proposed modifications will be required. Any change of use must be brought up to current code. He also advised that 20% of the cost of improvements must go towards accessibility compliance. Mr. Click inquired about ADA requirements for the restroom.

Mr. Dewar discussed parking requirements. As a current tenant, Mr. Click explained that he is familiar with the other tenants and the property owner across the street; Mr. Berry advised that if additional parking should be required, a permanent encumbrance would be necessary.

Public Services – No comments.

Planning & Zoning – This concept would be considered amusement and bar usage. When asked, the applicant stated there would not be outside sidewalk seating, although patrons might stand there. His hope is for an open-air pass-through window in the front. Mr. Berry advised looking at the customer space for zoning purposes. He reviewed the parking per occupant requirements. Impact fees will be required for the golf simulator and bar.

Mr. Berry explained that one wall sign would be allotted for the two businesses; Mr. Click acknowledged that he

would have one in between the two spaces. He added that he is the co-owner of Suncoast Water Sports at the rear of the building and there is ample employee parking there. Mr. Berry indicated that sketches for the floor plan of retail/bar and simulator area would be necessary to determine parking needs and that at least a short-term encumbrance for parking may be necessary following review.

Mr. Berry explained that unless parking is an issue, the applicant will not need to go before any board or the Commission but will need to apply for and obtain a building permit.

The meeting was adjourned at 11:00 a.m.

**A copy of the agenda memorandum with a list of questions by each Committee member is made a part of the record.**