

Technical Review Committee Meeting

October 22, 2025 – 10:00 a.m.

Upstairs Conference Room, City Hall, 155 Corey Ave. St. Pete Beach

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Kelly Intzes

Luke Curtis

Gil Martinez

Mandy Edmunds via Teams

Camden Mills via Teams

STAFF PRESENT:

Frances Robustelli, City Manager

Ralf Brookes, City Attorney

Laura Canary, Community Development Director via Teams

Ginny Bodkin, Deputy City Clerk

Marc Portugal, Communications Manager

Member Berry called the meeting to order at 10:00 a.m. City Staff attendees identified themselves.

1. Conditional Use Permit No. 25127: 9555 Blind Pass Rd (Blind Pass Marina)

Brian J. Aungst, Jr., Esq. for PING PONG PARTNERS LLC requests a conditional use permit to permit an eating and drinking establishment with outdoor music pursuant to LDC Sec. 15.4.(n), and redevelopment of a Class A dock with liveboards pursuant to LDC Sec. 15.4.(m)&(r). CG-1 zoning.

Attorney Brian Aungst, Jr., Architect Ralph Schuler, and Owner Steve Gianfilippo were present via Teams.

Attorney Aungst summarized that the project will reconstitute a former restaurant with a conditional use for the provision of live music. Their team understands the codes and conditions.

Public Services: Public Services Director Camden Mills reminded the Applicants to pay attention to Chapter 106 and stormwater requirements for the site plan review.

Building, Code Enforcement, Recreation and Fire had no comments at this time.

Planning & Zoning: Member Berry reviewed the comments from the memorandum (in bold):

1. Northern office building may remain, but if substantially damaged or improved, will be required to comply with the required setbacks for the property.

Attorney Aungst acknowledged understanding of substantial damage. Mr. Berry pulled up the substantial damage (SD) letter for the property which indicated 71% observed damage. Building Inspector Luke Curtis explained that damage to electrical, plumbing, etc., due to saltwater intrusion will need to be addressed with a response to the SD letter. There is a documented water mark at 43” above grade there.

2. Staff are awaiting revised site plan prior to scheduling the use for City Commission.

No comments.

3. Noise - live music areas and any ambient music played outdoor are subject to CUP review process. Indicate if you have any issues with a. decibel limiting (governor), b, restriction on use of visiting musician speakers. c. regulation of outdoor music specified decibel level.

The Applicant’s team acknowledged noise mitigation and the use of the governor, noise decibel reader, and consistent and regulated indoor and outdoor speaker systems. The Applicant asked for clarification on the

meaning of '3db above a background reading'. Member Berry explained that other developments have had the same condition and that 3db mean within the range of error. The speakers are directed away from the neighboring condominiums.

4. Will any sound attenuation (e.g., barrier walls, landscaping, etc.) be installed on the northern side of either hut to limit noise spillover to abutting residences?

Landscape buffering on the plans appears sufficient. Additional buffering will be installed on the northern side and shown on the plans prior to submittal.

5. Surface parking that exceeds the minimum required for the development shall be provided in turfblock or another semi-permeable arrangement, and walkways must be provided through the parking lot, pursuant to Land Development Code Sec. 23.11.

The Applicant understood the excess parking requirements. Member Berry stated that a walkway in the center would be appreciated. Their architect acknowledged.

6. Please modify the site plan to show the entire dock layout. Is the dock expanding in length or extending closer to either extended riparian line than the existing facility? Commercial docks that do not comply with Land Development Code Sec. 6.23. requirements require variances, even if they are being reduced in scale during reconstruction.

The dock will be revised to show entirely on the site plan; there is no expansion or variance.

7. Application references hours of operation/live outdoor music. Do you expect live music to be offered nightly? Do you expect it will extend past 10 PM?

Hours of operation are expected to be until 10PM on weeknights and midnight on weekends. Live music offered would be within the confines of ordinances and conditions. Member Berry specified that there are no extensions on weekdays or weekends and condos have additional parameters. The sound mitigation plan will be reviewed by staff and Commission.

8. Submerged land lease references 106 slips, site plan states 100 slips. Please confirm the reduced slip count is accurate.

The number of slips will be clarified.

9. At least 50% of the required setback areas at the front, rear, and sides must be maintained as greenspace per LDC Sec. 15.7. It is not clear that adequate depth is provided at the rear or side, or where the boat storage area is located at the front. Please adjust.

The Applicant's Attorney asked for clarification. Member Berry specified the 6 ft. buffer adjacent to parking and 20 sf per space of landscape islands. The CG1 has a requirement that 50% of the setback must be landscaping buffer on all sides. The Applicant's architect confirmed that they will accommodate.

10. If restroom trailer is to be permanently utilized at the site it must be affixed to constitute a permanent structure. Portable toilets are not permitted for long-term usage on the property pursuant to LDC Sec. 6.12.(g) and the trailer must qualify as a structure to be permitted at this location.

Fixed vs. permanent was discussed. The existing building will be demolished. The new structure will be open-air with hard connected restroom trailers. They would be removed off-site in the event of a storm. Electrical and plumbing would be capped off. Member Curtis needs proof that any structure can withstand wind loads of 147 MPH. Their engineers will need to define how removal will happen. The Applicant indicated they have done this at other locations and their method is proven. A procedural will be submitted.

11. Conditional use permit 20050044 authorized a total of 18 vessels for hire at the property. Are any of those types of vessels proposed to remain post-development?

There will be well below 18 and they will supply a narrative.

Member Berry inquired if a business across the street would be allowed to rent parking space from them. The Applicant indicated they were not ready to do so at this time, but that could be a future discussion. Mr. Berry indicated that the project might be scheduled for hearing before the Commission in December; he will keep the Applicant informed.

2. Unnecessary & Undue Hardship Variance No. 25118: 6655 Gulf Blvd.

Troy Willingham for 6655 GULF BLVD LLC requests relief from the installation of a required ten-foot sidewalk following the change of use of the property, maintaining the existing sidewalk (approximately five feet in depth) where the sidewalk cannot be reduced to less than six feet in depth administratively (LDC Sec. 39.10.(a)).

Member Berry asked the Applicant to provide background on the project.

Applicant/Owner Ryan Broder of the Bayway Country Store explained that he bought the property a year ago, before the hurricanes, with plans to open a second location. Challenges and hurdles with FEMA, Duke Energy, Citizens Insurance, and the County have put him in a tenuous financial situation to spend \$25K on sidewalk improvements. In his letter to the City (which is part of the meeting record) he states that given that the sidewalk space is in an interior lot, it is a poor pedestrian accommodation. He is not against sidewalk improvements long term, but not currently. He also does not want to lose the existing landscape barrier and fence for safety reasons.

Public Services, Code Enforcement, Building, Fire and Recreation had no comments.

The City Attorney advised the Applicant to provide detailed photos of the sidewalk and surrounding properties to explain the situation to the Board of Adjustment.

Planning & Zoning:

Member Berry will distribute the Applicant's letter to the Board of Adjustment. He explained that the conditions of the variance as written by staff are a deferral until adjacent development occurs. The northern parcel development would have the same undertaking if they change use and would again trigger this sidewalk. He added that the proposed use is more likely to experience walk-up traffic than the previous business; the Applicant explained that most people drive to a grocery store because they will be carrying bags.

The applicant confirmed that the dumpster will be in a locked PVC vinyl enclosure. If all goes smoothly with finishes and a main panel (and permitting) he is hoping for late November or December opening. FEMA and the County have been hold-ups.

3. Conditional Use Permit 25133: 804 Pass-A-Grille Way

Michael Keller for 804 PAG WAY, LLC requests a conditional use permit for an elevated, exterior balcony seating area on the second (500 sq. ft.) and third (640 sq. ft.) levels of a new restaurant development (LDC Sec. 40.4.(b)). CRD-EA zoning.

Public Services, Code Enforcement, Fire and Building had no comments.

Applicant David Dashiell provided details that this will be a 3-story restaurant with 2nd and 3rd level balconies. There will be no variances requested and no live music and closing time would be 10 PM. It is in the CRD commercial zoning area, and the balconies face the intercoastal waterway. Member Berry confirmed that the digital survey submitted was sufficient.

The City Attorney indicated that it would be helpful to have a context for the architecture showing that it fits into the Pass-A-Grille historic aesthetic and show photos if possible.

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Mr. Berry indicated that December 2nd would be the potential date for hearing before the City Commission. The site plan submitted is sufficient for now; in some cases, the surveyor will give an ALTA/NSPS Land Title Survey certification.

The meeting was adjourned at 11:00 AM.

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