

Technical Review Committee Meeting

January 7, 2026 – 10:00 a.m.

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

COMMITTEE MEMBERS PRESENT:

Brandon Berry
Kristin Coman
Kelly Intzes
Gil Martinez
Peyt Dewar

STAFF PRESENT:

Ralf Brookes, City Attorney via Teams
Laura Canary, Community Development Director
Ginny Bodkin, Deputy City Clerk
Marc Portugal, Communications Manager
Craig Greene, Deputy Building Official

Member Berry called the meeting to order at 10:00 a.m. Introductions of staff and participants present and on Teams followed.

Discussion Items:

1. Unnecessary & Undue Hardship Variance Case No. 25142: 702 Pass-A-Grille Way

Brandon Tecklenberg of 702 PAG WAY LLC requests an unnecessary & undue hardship variance to allow the retention of a primary driveway access from Pass-A-Grille Way following redevelopment of 702 Pass-A-Grille Way (Sec. 40.4).

Member Berry reported that Public Services and Recreation had no comments. He added that the Building Official was not present but noted, for the applicant, that based on previous discussions, if the variance is denied, there is still a requirement for accessible space on the property (by the alleyway if no other solution is generated). Code Enforcement and the City Attorney had no comments. Member Intzes indicated that she had no comments for now except that if the curb cut gets eliminated, a review for fire access will be required.

Member Berry reviewed the Planning & Zoning comments with the applicant as provided in the staff memo:

- 1) Possible condition of a 17-space forfeiture of on-street parking passes. If the Board of Adjustment moves to approve the case, staff would recommend up to eight on-street metered passes be made available for the development each year, instead of the 1.5-per-unit count currently authorized. Applicant and partner Brandon Tecklenberg stated that their request is only for a driveway on Pass-A-Grille Way to be the primary driveway for any future building at the lot. He stated that the property is under a sale contract, and he and his partner do not want to forfeit or take away anything this property is entitled to. The potential owners have plans for parking on the property. The alley in the back is only 9 feet wide and emergency vehicles cannot access it.
- 2) Have the owners explored obtaining an easement through the former alleyway abutting the La Tortuga building to the north, eliminating the need for the subject curb cut? Mr. Tecklenberg specified that he has two partners on the property at 702 PAG Way and one on 102 8th Avenue; these are two completely different ownerships. There have been questions with potential buyers, but nothing substantive and he did not feel this should be part of the discussion on this separate property.
- 3) As a condition of approval, staff would like to see a small (~3 feet) landscaping buffer along the south side of the driveway to support landscape screening, and the installation of a “right turn only” sign at the development exit. Mr. Tecklenberg indicated that he has not been able to contact the owner to the south to verify fence ownership (and by public record requests) and asked for staff assistance in doing so. He is

open to adding the landscaping buffer and will speak to the buyers about it prior to the Board of Adjustment.

- 4) Member Berry reviewed with the applicant that a digitally sealed (verifiable) or raised print copy of the property survey must be provided.
- 5) The applicant stated that he had already received multiple scam emails requesting payments and he is aware of the issue.

Other than survey, the case set to move forward for the 28th. Mr. Tecklenberg asked to step out of the room to speak with his partners by phone for any additional comments, however, he did not return.

2. Easement Vacation No. 25154: 103 24th Avenue

Gina and Michael Pezza requests to vacate an unspecified three-foot easement that intersects residential property at 103 24th Avenue.

Member Berry explained that this request will require City Commission super majority approval and is on the agenda for Tuesday, January 13, 2026.

There were no comments from Public Services, Fire, Building, Code Enforcement, Legal, Recreation, or the City Manager's Office.

Planning & Zoning:

- 1-2) Member Berry reported that a letter of no objection was received from TECO yesterday, so all utilities have responded including Frontier, Pinellas County, and Duke Energy and Charter/Spectrum and there are no concerns with the request. He added that relocation of the house and sewer issues are not a part of this request but advised the applicant to be prepared should any questions arise in that regard.
- 3) Should this request be approved, prior to issuance of the permit for new construction, the corresponding development order/resolution must be recorded with the property's legal description in Pinellas County Public Records.
- 4) The applicant was advised to attend the January 13th City Commission meeting at 6PM.
- 5) Member Coman reported that the demolition permit was just approved. Mr. Pezza indicated there has been discussion with Charles from New World Construction. If the house is to be relocated, the deadline is February 15th. They need to be cleared by FDOT. Deputy Building Official Craig Greene stated that he could amend the permit from demolition to relocation if all the relocation criteria are met and the change happens. The Building Department would need to be notified.
- 6) Member Berry cautioned the applicant to be wary of any requests for wire payments – they are a scam.

Mr. Pezza initiated a discussion regarding access and potential easements for a neighbor for sewer/manhole access. He expressed concerns with a sewer line running through his property. Member Berry clarified the location of the sewer line tie in.

There being no further questions, the meeting was adjourned at 10:46 AM.

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