

Technical Review Committee Meeting
April 1, 2026 – 10:00 a.m.
TRC Room, City Hall, 155 Corey Ave. St. Pete Beach

COMMITTEE MEMBERS PRESENT:

Brandon Berry, Senior Planner
Kristin Coman, Planning Manager
Gil Martinez, Senior Planner
Kelly Intzes, Fire Marshall
Peyt Dewar, Code Enforcement Manager
Luke Curtis, Building Official
Mandy Edmunds, Resident Services Director, via Teams

STAFF PRESENT:

Laura Canary, Community Development Director
Ginny Bodkin, Deputy City Clerk
Fran Robustelli, City Manager

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

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

Applicant Mark Loeffler described the project. Member Curtis advised the applicant to be aware that a change of use could trigger different code requirements. Mr. Loeffler indicated that the structure is historic, circa 1915. Mr. Curtis advised that only as long as any changes do not affect the historic designation, SD/SI is not a factor. This is a frame structure in a flood zone; Member Curtis suggested the applicant speak to their designer for recommendations. Change of use does require that electrical, mechanical, and plumbing components are all brought up to current code. Exhaust or fumes cannot be expelled on a right-of-way or walkway. Any new venting installed outside would need to be reviewed for a Certificate of Appropriateness. The applicant should submit preliminary drawings prior to permitting; they can be cued up for the Historic Preservation Board.

Code Enforcement, Resident Services, and Fire had no comments.

Member Berry reviewed comments from Planning & Zoning. A change of use will require impact fees pursuant to Chapter 50 of Pinellas County Code. The space is likely to be classified as General Commercial, but if there is any change to a full-service restaurant in the future, it would be classified as such with higher impact fees. He inquired about deliveries and the applicant indicated there was ample space.

Concerns were raised about solid waste storage and removal as there is no space on the property. Member Berry advised residential properties cannot share facilities for garbage. Member Coman advised the applicant to research other avenues for garbage, potentially with Shadrack's or the Dewey instead of changing use.

There is currently no grease trap; Member Dewar raised concerns about access to and from in that city-owned alley, should a grease trap be necessary.

2. **Hardship Variance No. 25043: 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. If approved, this variance would authorize the vacation request to be made to the City Commission pursuant to Section 1.03 of the City Charter.

Jon Sipera of Ranmar Development summarized their request. The alleyway sits about one foot south of the structure to the north. Their reasons for vacating are the proximity to the building to the north (hampering maintenance), the sub-standard 15-foot width of the alley, and the surface is not maintained by the city, making it a hazard.

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

Member Berry reviewed the Planning and Zoning comments.

- He recommended expanding detail in the application on why the alley width is considered sub-standard.
- The applicant confirmed the use of the alley as a utility easement; he has obtained letters from Duke, Spectrum and others, most of whom require an easement, but he is waiting for Pinellas County.
- The applicant indicated that right-of-way use permit for convenience for maintenance was sufficient.
- The applicant only plans to resurface the alleyway, nothing further, no closing off.
- Attorney Kyle Bass confirmed that there are no plans to combine/unify this property to any others.

Member Berry summarized the need to submit an amended narrative. This will be shared on an informational basis with the Historic Preservation Board on April 2nd. Noticing will begin for the 4/29/26 Board of Adjustment.

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)).

Member Berry explained that a change of use typically requires the replacement and expansion of the sidewalk along Gulf Blvd. Matt Sylverain for McNatt Properties provided details. He enumerated the hardships that would be entailed with the planters and differences in elevation to meet the sidewalk requirements.

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

Member Berry reviewed the Planning and Zoning comments. Member Berry advised the applicant to provide answers, detailed improvements, and/or an amended application for staff to compile prior to the Board of Adjustment.

- The applicant was unable to provide an estimated cost of improvements to meet Code.
- The current and proposed ISR are not compliant with code; future development could kick in that requirement with substantial improvement.
- Applicant advised to add landscape buffering in the 5-foot area abutting the property to the east.
- Advised of the expectation for a 10-foot sidewalk if the property is redeveloped.
- An enclosure is required for a roll out dumpster or bins and needs to be noted on site plan.
- The curb cut on Gulf Blvd. was discussed. Ashley Corbissero-Edwards reported that FDOT will require the curb cut be lifted and closed off entirely on Gulf Blvd. and the 64th Avenue side only used as entry/exit, which will need to be shown on the renovation permit. Member Coman questioned whether that access is wide enough; it may need to be expanded to at least 20 ft. She also questioned why the 10-foot sidewalk could not be included

in that case. Mr. Silverain reiterated the hardship with multiple concrete walls and grading issues; it would create a domino effect of necessary alterations.

- A change of use will trigger conformity with all Florida ADA requirements, inside and out.
- Applicant will speak to FDOT about keeping the egress as a non-conforming driveway, as it already exists.
- Member Berry indicated that if the applicant could expand the sidewalk to the available 7.9 feet, it may negate the need to go before the Board of Adjustment. Staff will keep the item for the April agenda.

Community Development Director Laura Canary mentioned voluntary environmental cleanup tax credits and can send the applicant information.

- 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 is set closer to the riparian setback lines than permitted for a commercial dock that abuts a residential development. Associated with CUP #25127.

Member Berry explained the request; amendments to the LDC require commercial docks meet certain lengths, setbacks, and widths, creates the need for the variance.

Attorney Brian Aungst, Jr. summarized the request as going from 108 docks to 70, plus transient docks on the northern side and shortening the overall length; the center docks will be fixed and north and south will be floating. This is a substantial improvement from what is there.

Public Services, Code Enforcement and Resident Services had no comments.

Member Curtis advised the applicant to ensure that they have contacted Pinellas County Water and Navigation for approval. He added the requirements for standpipe fire suppression access for boats. Member Intzes added that there is an existing standpipe system that must be reestablished to meet Code.

Member Berry reviewed Planning and Zoning comments. LDC Sections 3.10 and 6.23(e) both apply. The applicant should site the length, width and setback requirements. The variance will travel with the conditional use permit. The applicants were available for the April 28th City Commission meeting for the hearing of the variance and Conditional Use.

The center docks are slightly expanded to potentially accommodate boat lifts in the future. The applicant will check with contractor to ensure FDOT has been contacted regarding the south side's dock proximity to the bridge. Emails have been received from the neighboring Yacht Club condominiums asking to be advised of plans. Steve Gianfilippo has an email going to them and has plans to meet with them on site prior to April 28th.

Member Curtis inquired about the condition of the seawall. The current building sits on the seawall; the applicant reported the plans for an entirely new seawall cap including new electric and meters.

Staff will begin noticing next week for the City Commission.

The meeting was adjourned at 11:27 AM.