

Technical Review Committee Meeting

June 4, 2026 – 1:00 p.m.

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

COMMITTEE MEMBERS PRESENT:

Brandon Berry, Senior Planner
Kristin Coman, Planning Manager
Kelly Intzes, Fire Marshal
Luke Curtis, Building Official
Gil Martinez, Senior Planner

STAFF PRESENT:

Laura Canary, Community Development Director
Ralf Brookes, City Attorney, via Teams
Ariana Romo, Exec. Assistant Clerk's Office
Frances Robustelli, City Manager via Teams

Member Berry called the meeting to order at 1:01 PM. Introductions of staff present and on Teams followed.

1. Unnecessary & Undue Hardship Variance No. 26086: 8351 Blind Pass Rd.

Trey Ware for Jonathan Rinkinen and Brittany Pierpont of 8351 BLIND PASS LLC requests to repave the existing concrete and turf block parking lot that contains more parking spaces than required by code with asphalt, where turf block is required for the hardscape parking surface of excess on-site parking (LDC Sec. 23.5.(b)). Zoning of ROR.

Staff comments are made part of the record.

Applicant Trey Ware was present via Teams and summarized his variance request for a repaved asphalt lot, adding that there are currently many trip hazards due to uneven surfaces/cracks in the pavement.

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

Planning and Zoning reviewed their comments as presented in the agenda memorandum. The applicant understood and had no issues with the requests. Member Berry requested a revised narrative by the end of day, Monday, June 8th.

Member Coman requested clarification on the site plan and stated concerns with the green space being removed, adding that the current Google view shows minimal greenery on the site. She advised the applicant to prepare to address this with the Board of Adjustment, as they would likely have the same questions. The applicant confirmed the area in green on the site plan is currently green space that would be removed to maximize the parking lot; however, there would be a small strip of the green space that would remain in place. He added that the site plan submitted does not clearly reflect that.

The applicant stated he would resubmit plans to clearly show what is being requested.

Member Berry stated the Board of Adjustment hearing is scheduled for June 29th at 2 PM.

2. Temporary Use Permit No. 26077: 0 [Parcel #06-32-16-08172-000-0210] Gulf Blvd

S. Elise Batsel, Esq. c/o Stearns Weaver Miller for Grand Plaza Hotel Owner LLC c/o Gencom Acquisition LLC requests a temporary use permit to utilize a former unimproved off-premise parking lot site for commercial parking for 90 days with up to one 30-day extension. LR zoning, within the Gulf Blvd

Redevelopment District of Special Planning Area 1. Subject property is located at the south-west corner of Gulf Blvd and 50th Ave W.

Kevin Reali, Attorney, Stearns Weaver, Miller, and Shaun Kwiatkowski, on behalf of the Bellwether were present. Attorney Reali stated that the Bellwether was devastated by the 2024 hurricane season, and the property is vacant. The property has operated as a surface parking lot for 12 years and was previously granted a temporary use permit (Permit # 2015-0005), which allowed the property to operate as an overflow parking lot for the Grand Plaza Resort. He stated that this request was ultimately triggered by Code Enforcement requirements, which are being worked through. He added that approving this application would activate an idle parcel, assist a struggling hotelier, and provide more parking options for the public while the owners navigate a path forward.

Building, Public Services, Legal, Recreation, and Fire had no comments.

Planning and Zoning reviewed and addressed the following:

- Many code issues are currently being addressed ahead of the Special Magistrate hearing on June 8, such as overgrown vegetation and irrigation.
- Applicant agreed to keep the six conditions that were approved under the last temporary use permit.
- Member Berry questioned how the applicant planned to direct customers with the public beach access nearby. Attorney Reali stated they planned to use signage clearly indicating private and public property. Mr. Kwiatkowski stated they do not anticipate hiring a parking attendant; however, someone will service the lot for trash and cleanup purposes. He added that they've partnered with Metropolis Parking, which uses LPR technology. The system is mostly automated. Attorney Reali will address how they plan to control patrons with no attendant and only signage in writing.
- There will be no gate or fence to cause any traffic delays.
- Applicant anticipates 24 hours of operation. Ms. Coman advised that the permit could cover a longer period, based on hours of operation, adding that other permit holders only use it on weekends or holidays. The applicant will need to clearly indicate their hours of operation so that the City knows which days the lot is being utilized.
- Applicant confirmed there are active lights on the lot.
- Applicant stated there are no plans for toilets.
- Signage plans include entry identification, parking spot identification, pedestrian direction, and beach direction/access.
- Member Coman questioned if the property planned to tow vehicles. Mr. Kwiatkowski stated the technology used notifies the guests when their allotted time is coming to an end. They can choose to extend the time from their mobile device; however, if a vehicle needs to be removed from the lot, towing services will be used.

City Manager Robustelli had no comments.

Attorney Reali will supply his formal comments to Member Berry/Planning & Zoning.

The meeting was adjourned at 1:39PM.