

Technical Review Committee Meeting

August 5, 2026 – 10:00 a.m.

Community Development TRC Room, 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
Peyt Dewar, Code Enforcement Manager
Gil Martinez, Senior Planner
Camden Mills, Public Services Director via Teams

STAFF PRESENT:

Ralf Brookes, City Attorney, via Teams
Pam Cichon, City Attorney, via Teams
Ginny Bodkin, Deputy City Clerk
Laura Canary, Community Development Director
Genevieve Zavasky, Building Dept. Admin.

Member Berry called the meeting to order at 10:00 AM. Introductions of attendees followed.

1. 620 Corey Avenue: Change of use request

The applicant is requesting to convert the existing residence to a limited-service or takeout-only restaurant and utilize the outdoor space for seating. This request is for permanent conversion following abandonment of temporary use permit 26062, which proposed use of the property as an outdoor activity or event space.

A memorandum of staff comments is part of the meeting record.

Member Berry opened the review by introducing property owner/applicant Jason Bartell, who provided a project description including an ADA ramp, pervious /impervious surface areas, office and storage spaces, food area, ventless hood, parking lot plan, steps to back door, and interior. He submitted two architect's plans.

Building – Member Curtis requested details on the food preparation station. The Applicant indicated that there would be sandwiches and a portable stove – no deep fryer or gas stove and no anticipated liquor sales. Member Curtis advised that a change of use may require an upgrade with a certified grease trap to meet restaurant codes. Mr. Bartell indicated the required inspections and CO have been completed. Member Curtis advised that the exterior-only restroom was not a concern, but it must meet ADA requirements.

Public Services – Member Mills advised the Applicant that current vs. proposed wastewater and drainage flows must be demonstrated to comply with Chapter 106 of City Codes for addition/renovation criteria – or a drainage plan must be submitted to reflect attenuated runoff.

Fire – Member Intzes advised the Applicant of compliance for fire suppression and ventilation. Paninis would be allowable with a ventless hood, but burners would require proper grease technology and ventilation. She advised to be aware of change of use permitting. Inspections will be required.

Code Enforcement – Member Dewar questioned the parking plans. Mr. Bartell explained that the project includes an ADA parking space and street parking is allowable. He can provide additional spaces by an agreement with the neighboring Central Dental if necessary. Member Berry advised that on-street parking will need to be demonstrated when the site plan is submitted. Member Dewar advised that empty garbage containers cannot sit on Corey Avenue; arrangements must be made for their removal.

City Attorney Brookes confirmed with staff that no conditional use is required. As the surrounding properties are multi-family, the Applicant must ensure that the televisions are not a nuisance to the other residents. Mr. Bartell explained that a silent Bluetooth earbud system will be used. He was advised to write that out in his submission.

Planning & Zoning – Member Berry reviewed the staff memorandum comments, including required buffers and landscaping. The sidewalk at the frontage must be expanded to a total width of ten feet, which may require extension into the property and provision of an easement to the City. A six-foot fence is required along the eastern and southern property lines adjacent to the outdoor seating area. Impact fees estimated at \$4200 will be due at time of permitting. Parking requirements as outlined in the staff memorandum must be submitted with the site plan. The plans currently appear to be compliant with the maximum impervious surface ratio of 70%. Mr. Bartell confirmed that no changes will be made to the façade except the painting of an art mural and there will be no freestanding signs. All televisions must be in the back of the building. Any conversion of the existing shed would need to be reviewed at that time; storage only is acceptable. Bike racks would need to go in the back, not in a buffer zone, and must be indicated on plans. The front apron space will need to be differentiated from the ADA parking space. Member Mills confirmed that curbing would be acceptable. The sidewalk will need to be expanded due to the change of use. The Applicant was advised that up to 24% of the site must be vegetative. Turf over a permeable base is allowable, but not in buffer areas, and it cannot be over concrete.

The Applicant estimated that hours of operation would be Wednesday through Sundays, not before 9AM and not after 10PM. Member Berry advised of the next steps to apply for a site plan and building permit (for interior alternations). A drainage plan needs signed and sealed by professional engineer, including ground topography. The project will return to TRC for final review at a future meeting.

2. Conditional Use Permit 26117: 20th Ave Street-end (Lift Station #4)

The City of St. Pete Beach requests a conditional use permit for public facility improvements at the street-end of 20th Avenue east of Pass A Grille Way, including installation of an elevated generator and platform, exchange of electrical control panels, and installation of screening fencing with curb improvements. Adjacent zoning of CG-1.

Public Services – Member Mills summarized the project. This lift station serves all of Pass-A-Grille south of 22nd Ave. The City is proposing controls placed above flood plain elevation with stairs, an operations platform, and backup power generator for greater resiliency and recovery post storm events. The improvements are more cost-effective long term than the recovery from the 2024 storms and they add operational capabilities. One parking space is impacted by encroachment but the curb will be expanded east to accommodate.

City Attorney Brookes advised to consider compatibility with surrounding uses, such as live-aboard boats at the marina. There are no immediate residential properties nearby, and Mr. Mills will be meeting with marina management today to share site plan. Screening and buffer are proposed to draw attention away from the equipment. Noise levels will adhere to the City's ordinances and any state or federal requirements. Exact generator decibel levels and dampening specifications are not yet known but will be included in the meeting packet; tests will be run in the afternoon and used only during power outages.

Member Berry advised Mr. Mills to check into the dumpster location; they may need to adjust for vessel passage. The platform height is shown, but a rendering of the generator with dimensions would be helpful. Member Coman advised against using solid fencing, which can be taken down by flood waters. There were no comments from Fire, Code Enforcement, or Parks. The projected hearing date before the City Commission was 9/9/2026.

The meeting was adjourned at 10:58 AM.