

DRAFT Technical Review Committee Meeting

June 4, 2025

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry
Kristin Coman
Kelly Intzes
Gil Martinez
Luke Curtis

COMMITTEE MEMBERS ABSENT:

Mandy Edmunds
Peyt Dewar

STAFF PRESENT:

Frances Robustelli, City Manager
Ralf Brookes, City Attorney
Laura Canary, Community Development Director
Jim Kilpatrick, Fire Chief
Renee Rose, City Clerk
Camden Mills, Public Services Director joined the meeting late

Member Berry called the meeting to order at 10:03 a.m.

1. Conditional Use Permit 25069 – Corey Landings

Steve Barber, Kolter Group, provided a project introduction. It's a 158-unit project in 4 mid-rise towers. The south towers are 7 levels over one parking, while the north towers are 6 levels over 2 levels of parking. There's a 4,000 sq ft restaurant space at the corner of Bay and Corey Ave and 8,500 sq ft of retail space along the north side of Corey Ave. They propose a replat for rights-of-way to where the Corey Ave ROW widens to 90 ft. They are developing a traffic circle and public park at the east end. The ROW will flare at the end. They also propose a public promenade along the north side. The proposed dedicated ROW or public access easement is net zero. They will have 39 boat slips, 8 to the north and two piers to the south side. The south promenade would be private, while the north promenade would be public. There will be 34 on-street parking spaces.

Member Berry moved to staff comments, starting with Public Services requesting preliminary peak hour and daily water flow rates and preliminary stormwater discharge rates. He also noted an open code violation on the property for overgrown vegetation. The applicant stated that the issue will be addressed this week.

Attorney Brookes said if any streets are being vacated as part of this, that would need to be completed prior or concurrent with the replat. He noted that there are two statutes, one for a development agreement and one for a public/private partnership that may be applicable for this project. Attorney Elise Batsel, Stearns Weaver Miller, noted she sent documentation on the street vacation previously.

Member Intzes:

- Cul-de-sac needs flush, drive over, mountable curb
- Need current fire flow requirements
- Hydrant locations changed on the north side. Need to ensure appropriately placed and spaced.
- Dock standpipes will be required.

Member Berry asked that they provide a map of what's existing and what's proposed. Scott Gilner, Kimley Horn, said he can accurately depict on the site plan, pre replat versus post. He said there's a slight net increase in easement, but significant increase in water frontage. Member Berry asked about gates. Attorney Batsel said there's gated residential waterfront on the south side, but not on the north side. There was further discussion regarding the fence line and docks.

Member Berry noted the lack of the under-bridge connection. Attorney Batsel said in the last project it was a condition in the zoning. They are providing public access easement, which addresses the connection.

There was discussion that the trash collection would be the same as the loading area for each building, which becomes a property management issue for coordination. It was noted that there are less than 2 parking spaces per unit, which meets the city's zoning code. It doesn't meet the city's 1 per bedroom requirement but is more than several other condo systems in St. Pete Beach. There was further discussion regarding landscaping and green space requirements, noting that the renderings show landscaping at 2-5 years. A request was made to show renderings at planting and at maturity. Discussion continued regarding the layout of the park. The park is public, but semi-private due to how buildings and retail are arranged. Suggestions were made to better activate the space by rethinking retail placement, but logistical issues like service access and visibility limit those options. The design prioritizes improved public access, flexible activation through passive uses, and enhanced pedestrian connections, even if some areas near the bridge are less visually appealing.

The discussion covered various planning and design details of the park and surrounding development. A question was raised about the actual square footage of usable green lawn space in the park, excluding landscaped or non-usable areas, to better understand its potential for public use. There were also questions about infrastructure, including sewer extensions and concurrency, along with the inclusion of public restrooms. Other topics included the visibility of the garage, rooftop amenities, building height, retail access and design treatments at corners, ADA compliance, and the need for the project to align closely with what's ultimately approved to avoid substantial changes. The revised development proposal creates a vibrant, mixed-use downtown with 162 condominiums, replacing a previously planned 243-unit apartment plan. This change responded to community concerns about density, traffic, and transiency. Condos typically have lower occupancy than apartments, raising questions about how well they'll support nearby businesses. About a third of local condos are homesteaded. The applicant estimates 50–70% occupancy based on similar projects and plans to prohibit short-term rentals with a minimum six-month lease rule. The just under ½ an acre public waterfront park will help activate the area and connect both ends of Corey Avenue. Less density may mean less activity; the applicant believes this plan better reflects public feedback and balances community impact with downtown revitalization goals. There was further discussion on infrastructure challenges, permitting complexities, opportunity for public-private partnerships. Staff asked about the lack of the under-bridge pedestrian connection. While conceptually valuable for public connectivity and safety, it faces major engineering and regulatory challenges, primarily due to low head clearance and high tides, which could make a walkway unsafe or unfeasible. Multiple agencies like the Army Corps, Water Management District, and FDOT would need to approve such a plan.

Discussion followed about using a development agreement to address long-term responsibilities, including maintenance of public areas like parks and seawalls. City Manager Robustelli said the city cannot take on maintenance of more infrastructure without funding or management from the developer or future condo associations. The applicant said excessive financial obligations may jeopardize the project's feasibility. Other discussion included dock designs, floating vs. fixed structures, fire access requirements, and traffic study methodologies. The applicant also discussed brownfield designation timing and the logistics of building the project in one phase over 24–30 months. The applicant noted the temporary sales offices are only permitted for 180 days and it was suggested that they request a new permit 10-15 days prior to expiration.

2. Temporary Use No. 25075 – 4901 Gulf Blvd (Dolphin Village)

Member Berry introduced the project as a request for a temporary pharmacy trailer and separate restroom trailer on the south side of the Dolphin Village property to be used for CVS prescription pharmacy purposes. Required notices were sent, but the notice period is open for one more week.

Staff had no comments.

The applicant discussed placing a temporary pharmacy trailer on-site during reconstruction. The original location along Gulf Blvd. was a requirement from the landlord, Brixmor. Staff expressed safety concerns due to its proximity to the property line and public areas. The applicant agreed to explore alternate placement at the front of the property if Brixmor approves. The trailer will only dispense prescriptions and limited over-the-counter medications. No general retail will be offered. Security will include a locked system, with CCTV available if required. Narcotics will be stored in a compliant safe. A separate restroom trailer will be available for customers; the pharmacy trailer will have a staff restroom. Deliveries will occur during business hours, and prescriptions will be filled on-site. A serviced water tank will supply initial water needs, with plans to connect to a permanent source if feasible. The trailer's restroom and utilities will remain on site during use. Planning permits allow for 120 days of temporary use per year. The applicant will assess long-term options. An amendment to change the code would be city-wide and complex. CVS is also considering leasing a vacant unit from Brixmor as an alternative if needed. CVS has begun notifying customers and will update its website once operational. Minimal signage is planned. The applicant expects to submit building permits within days and could have the trailer on-site as early as next Thursday, pending zoning approval. The demolition permit has been issued for CVS up to the adjacent Publix façade.

The meeting was adjourned at 11:55 AM.

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