



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

**Notice of Public Meeting
Technical Review Committee**

Upstairs Conference room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, September 10, 2025
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Resubmittal of Conditional Use Permit 25069: Corey Landings (0, 10, 71, & 75 Corey Avenue; 0 & 85 Corey Circle; 73 75th Avenue; & 0 & 7345 Bay Street - see parcels)

This is a significant revision of a case originally reviewed at the June 4, 2025 Technical Review Committee meeting for a conditional use permit request made pursuant to LDC Sec. 39.18, containing provisions pertaining to the allocation of residential density pool units, and 37.5.(d), for the 39-slip mix of Class A and B docks. This revised request reduces residential density, modifies commercial floor area, adds a request for two temporary lodging units pursuant to LDC Sec. 37.5.(a), and removes a proposed vacation of a portion of Corey Circle that intersects 75 Corey Avenue and 85 Corey Circle, which affects the total site acreage. The full request, presented relative to the request reviewed at Technical Review Committee on June 4, 2025, is as follows:

S. Elise Batsel, c/o Stearns Weaver Miller for KT Corey Ave, LLC requests a conditional use permit, pursuant to LDC Sec. 39.18., Sec. 37.7.(a), and 37.5.(a)&(d), to construct a mixed-use condo residential and commercial development on the nine subject parcels, containing a 132-unit (previously 158-unit) residential and two-unit temporary lodging development of four buildings on 4.51 buildable acres (29.3 units/buildable acre), Class A (four slip) and

B (35 slip) docks, 6,600 sq. ft. (previously 8,500 sq. ft.) retail building and 5,000 sq. ft. (previously 4,000 sq. ft) restaurant space, and associated site improvements, which will draw 24 of the requested 132 residential units from the Community Redevelopment District Residential Density Pool and both of the requested temporary lodging units from the combined Activity Center, Town Center Corey Circle and Coquina West, and Bayou Residential District Temporary Lodging Unit Density Pool.

2. Conditional Use Permit 25112: 8665 Boca Ciega Dr (Master Pump Station 1 - Phase I)

Adam Porrier for the City of St. Pete Beach requests an expansion of Master Pump Station 1, including but not limited to replacing four (4) existing 140 HP pumps with four (4) 215 HP pumps, a new diesel backup generator and generator platform, new odor control unit, electrical upgrades, site improvements, and applicable site restoration.

Next Meeting: September 17, 2025