

Technical Review Committee Meeting

December 3, 2025 – 10:00 a.m.

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

COMMITTEE MEMBERS PRESENT:

Brandon Berry  
Kristin Coman  
Kelly Intzes  
Luke Curtis  
Gil Martinez  
Camden Mills

STAFF PRESENT:

Frances Robustelli, City Manager via Teams  
Ralf Brookes, City Attorney via Teams  
Laura Canary, Community Development Director  
Ginny Bodkin, Deputy City Clerk  
Marc Portugal, Communications Manager

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

**1. Final Plat No. 25139: 5390 Gulf Blvd (Sirata Beach Resort)**

Kenlock "Wes" Westberry IV of CP ST PETE LLC requests final plat approval to create two separate tracts as depicted on the submitted final plat, for property at 5390 Gulf Blvd (Parcel # 06-32-16-80172-000-0010). Conditional Use Permit No. 25127: 9555 Blind Pass Rd (Blind Pass Marina)

Attorney Kevin Reali of Stearns, Weaver, Miller briefly summarized the request for the subdivision of the existing parcel by adjusting the parcel lines for financing purposes. The City Commission had made comments previously regarding the shape of the lots and the new version reflects those adjustments. Some easements will be terminated if redevelopment occurs after litigation is complete.

Staff members representing Public Services, Fire, Building, Code Enforcement, Legal, Recreation, and the City Manager's Office had no comments.

Planning & Zoning: Member Berry reviewed the comments:

- The title page dedication needs to be changed from Pinellas Park to the City of St. Pete Beach.
- The Applicant will drop off the pass-through review cost fees once a signature has been requested.
- The Declaration will not be recorded until Legal signs off; City Attorney Brookes will review prior to recording. Attorney Brookes agreed to wait until after the plat is recorded to file the Site Plan Declaration so it is easier to search based on the legal description.
- Consultant Bob Miller of Hyatt Survey inquired whether a Mean High Water Line Survey was done to state standards as that is a requirement. The survey must be recorded and submitted to FDEP.
- Scott Gilner of Kimley Horn explained that they did submit for and receive an FDEP CCCL permit. Following the hurricanes last year, they were asked to go out and re-survey the boundaries and topography, which they submitted to FDEP and approval followed.
- Attorney Reali will confirm with FDEP whether the survey already submitted and approved for the CCCL permit fulfills the MHWL survey requirement. The purpose is to show where the line is at the time of the recording of the document.

Technical Review Committee

December 3, 2025

Page 2 of 2

Building Official Luke Curtis reported to the Applicants that the flood zones are not accurate as indicated on the plat and recommended that they correct for accuracy.

Attorney Reali will follow up on the topics discussed and report back to staff.

There were no other comments or questions from anyone on the call.

The meeting was adjourned at 10:14 AM.

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