

Technical Review Committee Meeting
March 18, 2026 – 10:00 a.m.
TRC Room, City Hall, 155 Corey Ave. St. Pete Beach

COMMITTEE MEMBERS PRESENT:

Brandon Berry
Kristin Coman
Gil Martinez
Peyt Dewar
Mandy Edmunds, via Teams

STAFF PRESENT:

Ralf Brookes, City Attorney via Teams
Ginny Bodkin, Deputy City Clerk

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

1. Site Plan No. 26037 – 6300 Gulf Blvd. (The Luce)

Site plan request to redevelop an elevated beach bar on an activity deck adjacent to the rear beachfront of the property. Associated with Building Permit No. 2505179. Property has Large Resort Zoning and Land Use.

Present for LCP Group/The Luce: Francis Lively; Peter Sullivan; Mike Carter, Top Shelf Project Management; Virginia Larrea, Baker Barrios Architects; Kevin Reali, Attorney, Stearns, Weaver, Miller

Attorney Reali summarized the steps of the project process to date. He noted that the structure required building out of the FEMA floodplain but is the same size or smaller than the existing bar. It is a straightforward site plan. Volleyball has been removed and the existing on beach alcohol permit will remain.

Public Services, Building Department, and Parks and Recreation had no comments.

Attorney Reali and applicant representatives addressed comments in the staff memorandum. Mr. Berry indicated that Public Services Director Camden Mills spoke with Scott Gilner of Kimley Horn, who will provide the calculations for drainage and that is all that is necessary. Attorney Reali did not expect drainage to be an issue as it is over sand.

Code Enforcement had general comments, which Mr. Reali noted the applicant will acknowledge and accept. Code Enforcement Manager Peyt Dewar inquired about the height of the structure and shielded lighting for turtles. Architect Virginia Larrea confirmed that lighting is shielded and any televisions that are facing the beach will either be turned in a different direction, shielded, and/or turned off at sunset.

The Fire Department memorandum comments were addressed. Attorney Reali indicated that option 3 (18.2.3.2.2.1) for the Fire Department access road will be used, with an automatic sprinkler system. The full sprinkler system drawings are not yet complete; Mr. Berry will contact the Fire Marshall and respond to comments.

The Architect confirmed the correct seal is on the newest version of the plan. She asked for clarification on the floor area ratio; she will add it to the data table.

Trash containers will be moved south to the existing facilities. Waste is being reduced by using cutlery and china plates vs. paper. Any trash containers in the bar area will be elevated. Can discuss further.

Technical Review Committee

March 18, 2026

Page 2 of 2

There is no rooftop dining or drinking; Attorney Reali acknowledged the staff comment on future development. He will be responding to all of the comments in writing and hoping to move forward to permitting.

The meeting was adjourned at 10:52 AM.