

Technical Review Committee Meeting

April 22, 2026 – 10:00 a.m.

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

COMMITTEE MEMBERS PRESENT:

Brandon Berry, Senior Planner
Kristin Coman, Planning Manager, via Teams
Gil Martinez, Senior Planner
Kelly Intzes, Fire Marshall
Peyt Dewar, Code Enforcement Manager
Luke Curtis, Building Official
Mandy Edmunds, Resident Services Director, via Teams
Camden Mills, Public Services Director, via Teams

STAFF PRESENT:

Laura Canary, Community Development Director
Ginny Bodkin, Deputy City Clerk, via Teams
Fran Robustelli, City Manager
Ralf Brookes, City Attorney, via Teams

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

1. Courtesy Site Plan 26057: 200 75th Avenue

Kimley-Horn for Louis D. and Nicole E. Miele requests site plan approval for a temporary sales gallery for the Corey Landings project, which will include a portable trailer structure, crushed grain parking lot, solid waste area, and landscaping. TC-1 zoning.

Member Berry asked the applicant representative to provide a summary of the request. The applicant has ground leased two of the four vacant lots at the location. They are in the process of branding the project. Two prefabricated buildings will be built out on the site with a landscaped, gravel lot. The entrance will be off Mangrove St. There will be two salespeople and an administrative assistant in the office. They will be open Mon. – Sat. from 10-5 and Sunday from 12-5, supporting the sales effort at the Corey Landings Project. There will be a golf cart onsite to transport visitors to and from the project.

Resident Services – Public Services Director/Member Camden Mills advised the applicant to have sanitary sewer and drainage in compliance with Chapter 106. Applicant representative Ben Plante commented that there will not be a connection to the sanitary sewer; there will be one restroom with a sink and breakroom and a tank to be emptied at least weekly. They have coordinated with FDOT; since the demolition of the previous building there has been a significant increase in pervious area resulting in less runoff. All their runoff will flow to DOT, not the city, and they will note that in their narrative.

City Attorney Ralf Brookes advised the applicant to check the sign code with staff; the applicant indicated they plan on one backlit marquee sign on 75th and a few wayfinding signs.

Building – Building Official/Member Luke Curtis advised the applicant that the trailer and any sanitary tank that is not buried must be removed or secured to meet or exceed flood flow for any impending storms; details of how it will be secured must be noted. He also advised that the handicapped parking, surface, and ramp must be compliant.

Fire - Fire Marshal/Member Kelly Intzes advised the applicants to provide a fire flow analysis and architectural reviews. No structure is exempt from fire flow requirements. Coverage is based on NFP 1, Chapter 18 and square

footage and type of construction. Flow will have to be met with the hydrants that are within 1,000 feet. They will need to test; if the requirement is not met, they will need a sprinkler system and specify on the site plan. The applicant took under advisement.

Code Enforcement – Code Enforcement Manager/Member Peyt Dewar inquired about irrigation for the proposed landscaping; Mr. Mills will speak with the applicants offline regarding possible connection in the right of way.

Member Berry reviewed comments from Planning & Zoning.

- Solid waste storage and pick up requirements
- Intersection visibility requirements for landscaping; need to show on plan
- Applicants acknowledged requirements for tree calipers, species watchlist, and non-invasiveness
- Setback requirements reviewed and acknowledged, specifically for embellishments being used for screening. Applicants will provide details on those elements
- Applicants were advised that when the site is redeveloped, permanent development requirements will apply, and parking would need reevaluation and survey for impact fees. The applicant indicated they had obtained a historic property card from the County and will send it to Mr. Berry
- Applicants are required to show the overall width of the building along 75th Avenue, and setback and elevation for the porch entry element on the site plan
- The applicant reviewed the details of their proposed screening elements
- A separate permit is required for signage; the City prefers up or down-lit signage

The applicants estimated the trailer being in place for three to four years; they will be fully resodding and restoring for the owner afterward. Golf cart storage was discussed; it is intended for day use only to tour prospective buyers. There will be a solid vinyl fence. They were advised that any solid waste needs to be masonry enclosed.

The City Manager had no comments.

2. Site Plan 26058: 5500-5600 Gulf Blvd (Tradewinds Resort)

Joe Smith of 5500-5600 Gulf Blvd IG LLC requests site plan approval for rebuilding of the Flying Bridge Restaurant as a 3,115 sq. ft. one-story elevated restaurant with outdoor seating deck and associated site improvements. LR zoning.

Applicant Contractor Heidi Wigand introduced the request. This is not part of the CUP but is permitted by right. The original Flying Bridge was irreparably damaged from the hurricanes and was demolished in January. The footprint of the restaurant is code compliant – two restrooms, restaurant, and bar with seating with outdoor decking which is accessible via ramp. They are at BFE plus one. This is not seaward of the CCCL as indicated on the site plan.

Member Mills advised the applicants to submit a narrative for Chapter 106 compliance and show the existing sanitary sewer flows vs. the proposed. Staff clarified applicant questions regarding drainage plan exemptions in code sections 106-52(b) and 106-53.

Building had no comments.

Member Dewar advised to meet the turtle lighting requirements on the structure and deck. Applicant Joe Smith noted there will be auto-tinted windows that turn on at night and off during the day. Code Enforcement will be doing a nighttime inspection to ensure compliance. City Attorney Brookes advised that any TVs be turned inward.

Member Intzes advised the applicant about compliance with fire access and fire flow.

Member Berry reviewed the Planning and Zoning comments.

- Title certification will be required
- Applicant inquired about black skimmers and was advised to reach out to FWC for any incidental permits or authorizations
- Applicant should provide a comparison between any old and new parking requirements
- A pre- and post- ISR should be shown to show that the ratio is being maintained
- Lighting will need to comply Div. 44 at time of permit submittal
- 60% of facades visible from outside of the development require architectural embellishment
- The landscape plan is forthcoming; it is incidental and landward of the CCCL.
- Impact fees will be relevant to the County's Ordinance.

The meeting was adjourned at 11:09 AM.