

Technical Review Committee Meeting

June 17, 2026 – 2:00 p.m.

Community Development TRC Room, 155 Corey Ave. St. Pete Beach

COMMITTEE MEMBERS PRESENT:

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

STAFF PRESENT:

Ralf Brookes, City Attorney, via Teams  
Ginny Keeter-Bodkin, Deputy City Clerk  
Frances Robustelli, City Manager via Teams  
Chris Roszinski, Deputy Building Official

Member Berry called the meeting to order at 2:00 PM.

**1. Conditional Use Permit No. 26107: 3815, 3855, 3859, & 3861 Gulf Boulevard [Parcel #s 07-32-16-18143-001-0010, 07-32-16-18143-001-0020, 07-32-16-07398-001-0170, 07-32-16-07398-001-0230]**

Jack Bodziak for Kevin Bowden of MIRAMAR PROPERTY HOLDINGS LLC, tenant for SUNGOLD LLC, owner, requests a conditional use permit for an off-premise unimproved (grass and shell) parking lot containing 220 parking spaces, pursuant to Land Development Code Sec. 42.4.(e) and 23.7.(a)(1). Zoning of Bayou Residential within the Gulf Boulevard Redevelopment District.

The Staff comment memorandum is part of the meeting record.

Kevin Bowden, Develop/Owner Miramar Resort and project Architect Jack Bodziak were present. Mr. Bodziak summarized the request for an additional off-premise parking lot. Mr. Bowden noted that this hotel will have valet only parking. Some other businesses currently use the parking lot. The Applicant is paying to repair the seawall and will install fencing, cameras, landscaping, and reclaimed water. There is a flashing light crosswalk just south of one of the exits that the valets will use.

Public Services and Parks and Recreation did not have any comments.

City Attorney Ralf Brookes advised that he has contacted Attorney Luke Lirot to discuss the FLUEDRA case already on that property to handle in advance or a voluntary dismissal prior to any development applications.

Member Luke Curtis, as Flood Plain Manager advised that the shell driveway can become impervious over time; even gravel is better for perviousness. Mr. Bodziak acknowledged that there are no plans to make the entire lot shell.

Code Enforcement:

Member Peyt Dewar expressed concerns with the current parking in the lot; the Applicant stated that the Don Cesar and others use it by a current agreement. Mr. Berry clarified that this is a new CUP and would replace any current agreements. Mr. Bowden said they are considering temporary wheel stops and football field type striping on the grass and could possibly add post and ropes or whatever is needed. They will be adding reclaimed water and the Miramar staff will maintain the landscaping weekly.

Fire:

Member Intzes explained that she will need to see plans to ensure a proper access road and an engineered, hard pan surface of some type to support 70,000 lbs. This access road is to include the entry way and the two-way area in the rear, running the entire length of the parking lot. The Applicants acknowledged and will address.

Planning & Zoning/Transportation:

Mr. Berry went through the staff comments with the Applicants as included in the meeting record

1. Mr. Berry clarified that the Applicant could allow the Don Cesar to use for special events, but the lot must remain as valet parking, and no part of the site will be held out or offered for commercial self-parking. The Applicants acknowledged.

2. All of the parking will need to be clearly outlined in the application including who is administering the valet. Special event parking will need a special event permit to show a limited time and parameters including number of cars expected. Member Edmunds stated that maybe two to three special events per month could be permitted. Member Coman reiterated the need for a full plan of the lot for the City Commission. Mr. Berry advised that the city must be notified of which trees would be removed.

3. As valet service becomes active on other developments in the vicinity, staff will require a site sketch for those properties showing pickup and drop-off points to ensure that those sites maintain adequate on-site circulation for their permanent parking needs.

4. A permit for repair of the seawall, and either repair or removal of the dilapidated dock, must be applied for and made complete prior to issuance of any development order to the subject property pursuant to LDC Sec. 3.16.(c)(1). The Applicants clarified that this process is underway.

5. The Applicant acknowledged that alternative trees to oaks would be used along the frontage to avoid conflicts with overhead lines and the sidewalk.

6. The fence at the frontage is being moved back to provide a direct access point from the site to the pedestrian crossing across Gulf Blvd. Fence panels and landscaping will be maintained and reflected on site plan.

7. Mr. Bowden acknowledged that the lot will be secured by electronic, self-closing gates.

8. The Applicant did not see a need for commercial parking; guests may only have an RV from time to time. Mr. Berry advised Applicants to show specific details where that will be on the plans.

9. The valets will access the lot by using the lighted crosswalk on Gulf Blvd.

10. Valet staff will be using restroom facilities at the Miramar.

11. Applicant Bowden explained that guest cars will be parked at the Miramar lot; this will mostly be for the restaurant, visiting guests and events and very little overnight parking. He explained that any overnight parking would be up front toward the street lighting on Gulf Blvd.

12. Mr. Bowden explained that this use is temporary, and they expect to be building a project here by the end of the specified three-year period.

13. The Applicant acknowledged they will be aware of any erosion caused by the removal of Australian Pines near the seawall and grade and/or infill as needed.

14. Submittals and modifications requested by conditions 2-3 and 5-6 should be received or modified by end of day Monday, June 22, and ensure other departments' comments have been satisfactorily addressed.

The Applicant was advised that updated explanations and a modified site plan are necessary for Day 1 for the Fire Marshal and keep updated as the project moves along. Buffers between adjacent properties should be placed within 90 days. The Applicant was advised to submit the necessary authorizations from Katie Cole as their attorney. Staff will advertise this case for City Commission hearing on the July 14th agenda starting at 6 PM.

The meeting was adjourned at 3:07 PM.