

Technical Review Committee Meeting

July 5, 2023

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Alaina Grundy

Kelly Intzes

Jim Kilpatrick

Jennifer McMahon

Mark Vasquez

Brett Warner

STAFF PRESENT:

Andrew Dickman, City Attorney – appeared via Teams

Matthew McConnell, Assistant City Attorney – appeared via Teams

Amber LaRowe, City Clerk

Alex Rey, City Manager – entered at 10:37 a.m.

Member Berry called the meeting to order at 10:00 a.m.

1. Regency West Condominiums Variance 23025:

Mr. Berry stated that this item is to meet with the Technical Review Committee (TRC) as a precondition for being added to the Board of Adjustment (BOA) meeting.

David Konz, representing Regency West Condominiums, stated that, due to a storm event, a carport was damaged that was in existence for over 50 years; Regency West would like to replace this carport in kind. Because approximately 20 percent was damaged, the carport was demolished to make the site safe and secure.

Member Coman stated that when conducting a site visit, it was found that other carports on the property were being used as storage. She stated that as a condition for this Variance, all items are removed, and those carports are not used for storage. Ms. Coman also requested that gutters and downspouts are added to the carport.

Mr. Konz will notify the condo owners to remove items from under their carports.

It was stated that this Variance is scheduled for the July 26th BOA meeting.

Attorney McConnell reminded the TRC Committee that applicants must be notified of the lobbying ordinance and the requirements; Mr. Berry will ensure this is followed.

2. Site Plan 23046 Sirata Beach Resort:

The following individuals appeared on behalf of the Sirata Beach Resort Site Plan:

- Scott Gilner, Kimley Horn
- Shane Hanney, Kimley Horn
- Daryl Gilbert, Columbia Sussex – on Teams
- Jim Stapleton, Pivot Studio – on Teams
- Brian Ramer, Pivot Studio – on Teams
- Attorney Elise Batsel of Stearns, Weaver, Miller – on Teams

Mr. Gilner introduced the item to the Committee stating that this application is for Phase 2; Phase 1 was interior work only. This case is separate from the Conditional Use Permit that will be forthcoming.

He indicated that Phase 2 includes only alterations of the existing Sirata Beach Resort such as demolition of the current restaurant, pool, and a partial area of the current building. Additionally, Phase 2 includes the construction of a new freestanding restaurant, kitchen, pool, porte-cochere, parking area, drive lane, and landscape alterations.

Attorney Dickman inquired as to why Phase 2 is not combined with the Conditional Use Permit and filed as one application. Mr. Gilner indicated that the Conditional Use Permit needs additional entitlements; however, Phase 2 can be done as it does not change the hotel room count.

Each Committee Member discussed their list of questions and comments regarding the site plan; a copy is made a part of this record.

Additionally, Committee Member Warner mentioned the following:

- This Phase does not trigger the flood control requirements and does not need a formal drainage plan at this time; however, the overall project will require such a plan.
- The southeast corner of the parking lot has a lot of flooding issues that will need to be fixed as part of this Phase or during the completion of the overall project as it is considered nuisance flooding.
- A new Fats, Oils, and Grease (FOG) application will need to be made for the new restaurant.

Additionally, Committee Member Grundy mentioned the following:

- How is parking being calculated?
 - Is it based on the existing uses, the proposed renovation, or the final build-out?
 - Where are the 449 spaces located?
 - Ms. Grundy only counts 270 marked stalls including those located near Harry's and the condo building. If those spaces are counted towards the total, the restaurant and residential uses need to be included in the total requirement.
 - It was identified that there is no condo building as the site plan indicates – the applicant shall correct it.
 - How many spaces are located off-site and where are your off-site lots? Do you operate a valet or are guests expected to self-park their cars and walk over?
- The calculation for hotel units seems to be incorrect. It states that the proposal includes 361 units, which would require 325 parking spaces – currently the plan only shows 316.9.
- When doing parking calculations, ensure that all fractional spaces are rounded up and not down.
- What will the area where the existing pool become? Will it be an extension of the gravel parking area?

Mr. Gilner took notes and made comments regarding Ms. Grundy's questions.

Committee Member McMahon exited the meeting at 10:38 a.m. and returned at 10:42 a.m.

Attorney Batsel stated that when the Conditional Use Permit is filed, all the parking will be onsite and the off-site parking leases will terminate.

Committee Member Kilpatrick exited the meeting at 10:48 a.m. and returned at 11:11 a.m.

Mr. Gilner stated that the parking is staying the same with slight modifications due to the covered canopy.

A discussion of the design of the porte-cochere was had with the applicant looking into making modifications as suggested by the Committee.

It was confirmed that Compass Grille will be demolished after Phase 2 completion.

The new restaurant will be open to the public but no specific parking dedicated to restaurant patrons only.

The applicant is to provide an updated table shown on sheet C200.

The signage for the new restaurant needs to be shown on the site plan.

The applicant stated that there are no plans for amplified music.

Regarding the width of the road, the applicant will identify it on the plans and let Committee Member Intzes know.

After no further comments, the meeting was adjourned at 11:12 a.m.