

Technical Review Committee Meeting

July 19, 2023

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Alaina Grundy

Kelly Intzes

Jim Kilpatrick

Jennifer McMahon

Mark Vasquez – entered at 10:37 a.m.

Brett Warner

STAFF PRESENT:

Matthew McConnell, Assistant City Attorney – appeared via Teams

Alex Rey, City Manager

Amber LaRowe, City Clerk

Member Berry called the meeting to order at 10:05 a.m.

1. Temporary Use #23055: 4945 Gulf Blvd (Prima Cantina Restaurant)

Nando Silvestri, the applicant, was present to answer questions. Member Grundy clarified that the 36 parking spaces, closest to the restaurant, are reserved for the patrons; the remainder will be for beach parking. A map was displayed of the parking lot and the spaces, this map is made a part of the record. Ms. Grundy also ensured that signage for beach access needs will direct pedestrians to use the marked crosswalk at Dolphin Village.

City Manager Rey asked the applicant to make sure that there are garbage cans in the parking lot to ensure a clean premises.

2. Conditional Use Permit #23053: 5300, 5350, 5380, 5390 Gulf Boulevard (Sirata St. Pete Beach)

The following individuals were present for this item:

- Joe Yung, Columbia Sussex
- Attorney Elise Batsel, Stearns, Weaver, Miller
- Scott Gilner, Kimley Horn
- Shane Hanney, Kimley Horn
- Jim Stapleton, Pivot
- Brian Ramer, Pivot
- Kevin Reali, Stearns, Weaver, Miller – Teams
- David Smith, Stearns, Weaver, Miller -- Teams
- Neal Kreke, Columbia Sussex -- Teams
- Rebeca Rodriguez, Kimley Horn -- Teams
- Claudia Girard, Kimley Horn -- Teams

Attorney Batsel gave an overview of the application for the Conditional Use Permit (CUP). The site is planned to have three hotels, Sirata, J.W. Marriot, and Hampton Inn. The project site images were displayed and made a part of the record.

Each Committee Member addressed their questions/comments as outlined in the agenda memorandum.

Member Warner addressed the Flood Control Ordinance as well as the lateral for sanitary sewer flows. Mr. Gilner stated that the plans will go to the Florida Department of Transportation (FDOT), Southwest Florida Water Management District (SWFWMD), and the City for stormwater. Mr. Warner requested that the applicant submit this as one drainage package. He also assured the applicant that the drainage can be built in phases so long as it complies with the submitted package/plans.

Member Dewar addressed beachfront lighting and code compliance. Mr. Yung will email Mr. Dewar by tomorrow on the upgrading of the light.

Member Intzes reviewed her questions and comments. These comments/questions included:

- Reflect on the site plan the dimension from the fire department access road to at least one exterior door
- Highlight compliance with 18.2.3.2.1, 18.2.3.2.2., 18.2.3.2.2.1
- Provide analysis for the fire flow requirements for buildings
- Use hose length and fire truck 23 dimensions as provided

Member Coman exited the meeting at 10:37 a.m. and returned at 10:38 a.m.

City Manager Rey exited the meeting at 10:39 a.m. and returned at 10:57 a.m.

Member Grundy addressed her comments and questions which included:

- A request to have bicycle “parking” spaced out on the property
- On the site plan to display the off-street loading spaces complying with Sec. 23.12
- More detail on the site plan of internal traffic control measures
- Pedestrian access from the sidewalk to the main entrance of each building cannot be shared with the drive isle; make markings more clear

Ms. Grundy will email a prior valet plan. Mr. Gilner will email Ms. Grundy the methodology letter for the traffic demand study. Ms. Grundy agreed that a separate pedestrian access exhibit can be attached to the plans.

Member Berry addressed his comments and questions. This included:

- Identify parking for Sirata while the J.W. Marriot is being constructed – Mr. Gilner will discuss with Mr. Berry what has been the City standard on this issue for other construction projects
- Question 8 of the memorandum was addressed but Mr. Berry asked for notes on the site plan
- Regarding question 10, if the J.W. is building simultaneously, then the 36 units from building 3 will be demolished.
 - A plan will be prepared for the reduction of the existing meeting room space
- Highlight on the civil plan and label the north hotel’s side yard porte-cochere
- Question 13 was clarified
- In regard to question 16, the northern side buffer and the southern buffer will be the same
- Floor plan renderings were received by staff yesterday that answer question 26
- Joe Yung addressed question 28; there is equity in place. Attorney Batsel asked for a comparison, if available, from the City
- Discussion on question 29 on if a firetruck can drive on it or not
- There are plans for windows to address question 31
- A signage plan is to be submitted
 - No illumination

- Current Sirata sign to stay and be brought into compliance with City Code
- In regard to the business center as mentioned in question 35, it is an outdated requirement; however, because it is in the City's Code, the Applicant will identify on the site plan the location of the business center
- Applicant will send LEED information to Mr. Berry

Mr. Yung addressed the questions and comments mentioned in the letter from Seamark Condominium Association; this letter is part of the record. Mr. Yung has spoken with the Vice President, President, and the Board both before the receipt of this letter and after. He has a proposal from a company to do a video documentation of the existing exterior of Seamark to document any structural issues; a structural analysis will not be performed. There will not be any pile driving and the vibrations will be monitored using a remote system that ties into the data and will send a text message to the project superintendent if the vibrations exceed the documented levels. It is not necessary to conduct any wind studies, this is not an urban area nor are the buildings close together. Mr. Yung stated that the pool will be oriented away from the Condo and various potential noise and light nuisances will be mitigated in the construction.

City Manager Rey left the meeting at 12:03 p.m.

Question 41:

- 290 estimated units
- Some suites but only slightly larger and delineated on the site plan
- Possible resident "discount" but would need assistance from the City on how to define that
- Estimated 350 employees
- A rental car company will still be on site with no specific parking spaces because cars are brought in on demand
- Restaurant opens at 7:00 a.m. so there will be early morning deliveries
- Busiest vacationer check-in/out will be Friday through Sunday with business attendees during the week.
- Construction staging will be on-site
- All parking is public parking
- Beach access easements
- Some background noise at the pool – alter CUP for "amplified music"

The meeting was adjourned at 12:07 p.m.

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