

Technical Review Committee Meeting

August 2, 2023

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Alaina Grundy

Michelle Gonzalez – entered at 10:03 a.m.

Kelly Intzes

Jim Kilpatrick

Jennifer McMahon

Mark Vasquez

Brett Warner

STAFF PRESENT:

Matthew McConnell, Assistant City Attorney

Alex Rey, City Manager

Amber LaRowe, City Clerk

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

1. Temporary Use #23061:5090 Gulf Boulevard

Attorney Tim Driscoll was present via Teams to represent the applicant. Planning and Zoning's 7 questions were answered by the applicant and are made a part of the record.

- Portable toilet will be ordered and brought onto the property a week before opening; it will be screened via a fence.
- A temporary shower is located on the 51st Avenue side of the property.
 - City Manager Rey expressed concern about an on-site, outdoor shower and the possibility of use by the transient population – this will be addressed during the conditional use process.

Member Grundy reminded Attorney Driscoll that the parking spaces must be marked and requested signage on the property directing pedestrians to safe crossing.

The lack of landscaping upkeep was mentioned and displayed via Google Maps. The applicant will be cleaning this up.

2. Conditional Use Permit #23033: 5500 through 6000 Gulf Boulevard (Tradewinds Resort)

The following individuals were present for this item:

- Attorney Elise Batsel, Stearns, Weaver, Miller
- Scott Eisenhart, NMD Architects
- Joseph Smith, Owner
- Bob LaGasse, Tradewinds
- Matt Van Buren, Tradewinds
- Travis Johnson, Tradewinds
- Michael Kaminska, Harris Civil Engineers
- Abdul Alkadry, Harris Civil Engineers
- Derick Taylor, Perry Becker Design, via Teams

- Peter Darrell, via Teams
- Jacob (did not introduce themselves and no last name on Teams information)

Attorney Batsel gave an overview of the application for the Conditional Use Permit (CUP). The plan is to redevelop the spaces between the buildings. She discussed the displayed site plan that is made a part of the Agenda.

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

Member Warner addressed the Flood Control Ordinance as well as the drainage plan checklist as attached to the Agenda. It was suggested that the applicant check with Southwest Florida Water Management District (SWFWMD). Mr. Smith addressed the lift station that is too high; he requested to work with the City on the grading concern. Mr. Warner will provide the lift station plans to Mr. Smith to assist.

Member Vasquez reminded the applicant to adhere to FEMA floodplain regulations and the FEMA zone. He also addressed the pool and the ASCE 24 floodplain regulations that must be complied with.

Member Dewar addressed beachfront lighting and code compliance. There were three reports of sea turtle disorientation in July. The Turtle Watch group informed Mr. Dewar of a giant wall of wooden chairs along the beach that contributes to the disorientation. He displayed pictures of non-compliant lighting for sea turtles; Mr. Smith expressed to the Committee how seriously he takes this and will be working with his staff to ensure compliance. A copy of the pictures is made a part of the record.

Member Intzes gave a brief rundown of her comments/questions, asking that when the civil engineering team reviews the comments, they have a meeting with the Fire Department staff. Mr. Alkadry confirmed that an update will be made to the plans now that the Fire Truck specs have been received. She mentioned some comments/concerns that were left out of what is attached to the Agenda and will be providing that to the applicant; a copy of those comments are made a part of the record.

Member Dewar exited the meeting at 10:32 a.m.

Member Grundy addressed her comments and questions which included:

- A request to have bicycle “parking” spaced out on the property.
- Indicate, on the site plan, where the 14 required loading spaces will be located when the project is complete.
- Request to reduce the driveways from 4 to 3 at Coral Reef. This was discussed and it was clarified that this is necessary to keep residents/pedestrians safe and to reduce car stacking.
- Provide a valet plan in accordance with 23.4 (d).
- A site plan showing the 10-foot sidewalk; it was noted that this is on the landscaping plan – Ms. Grundy confirmed it needs to be on the site plan as well.

Member Vasquez exited the meeting at 10:35 a.m. and returned at 10:39 a.m.

Member Grundy requested a traffic control plan for the unsignalized entrances and exits to the property. She suggested a right turn in and right turn out from Gulf Boulevard.

The north and south beach access points were discussed as they relate to pedestrians having access to the property. The north beach access provides the ability to traverse into and out of the property; however, that is not the same for the south side. It was requested that additional pedestrian access to the property from Gulf Boulevard be designed so pedestrians do not have to walk through the parking lot or trample landscaping.

Mr. Smith discussed the timeframe for this project. He explained that this project is intended to be spread out over the course of four phases and 20 years. For example, the first phase, once approved and the construction begins, will take approximately 18-24 months to complete. After completion, there is a waiting period of approximately 3-5 years, and then begins the next phase with the same estimated timeline.

A development agreement was discussed with the City Attorney and City Manager to review.

Member Berry addressed his comments and questions. This included:

- Blocking of Gulf views – Mr. Smith clarified that the property does not block views for Seamark residents or Coral Reef residents. The residents in the condo buildings across the street have north–south views not east–west.
- There are no plans to build anything seaward of the coastal construction control line (CCCL).
- No day passes.
- Tradewinds currently issues identification cards to residents around the resort to obtain a 20 percent discount – this program will continue and extend to chairs and umbrella rentals on the beach.
- Dune crossovers or dune paths will be considered.
- Regarding boardwalk easement, this cannot be determined until logistics are considered. Attorney Batsel requested it be made a condition of the Conditional Use Permit.
- The applicant is continuing to work on providing sufficient information to certify concurrency – it will be provided prior to the October 16th Planning Board meeting.

City Manager Rey exited the meeting at 11:09 a.m.

- A wider buffer along the northern side of 6000 Gulf Boulevard was not shown; the applicant stated that there is not enough space to have the buffer, the 10-foot sidewalk for beach access, and the Fire Department access lane. Continued discussion about this will be had.
- The landscaping plan will be adjusted for the required frontage amenities.

Member Vasquez exited the meeting at 11:20 a.m.

Discussion: safe pedestrian crossing through the property and along Gulf Boulevard. It was decided that the applicant will install pedestrian wayfinding signage.

- There will no longer be a guard gate; rather it will be placed at the entrance to the parking garage.
- Reinforced turf was presented as a viable option for fire truck drivability if it is clearly marked. More discussion on this topic will occur between the applicant and the Fire Department.
- The applicant is amenable to contributing to the City's Freebee service.
- For safety, a speed table was mentioned as the preferred option.
- There is no parking being removed.
- There will no longer be a car rental on site.

Attorney McConnell inquired about pathway speakers. Mr. Smith did not know if this would be something installed; however, he indicated that he has hired a sound consultant for the project for more localized sound that will be directed downward.

- The applicant estimated 500 to 600 new jobs being created.
 - Fire Chief Kilpatrick inquired about an increase in the population for this project. Discussion ensued and it was mentioned that information needs to be provided to the Chief for concurrency to ensure proper staffing and that the City meets the response time standards.

Member Intzes exited the meeting at 11:35 a.m. and returned at 11:40 a.m.

Mr. Smith mentioned 1.1.2. of the Future Land Use Policy that calls for incentives for green building standards; Member Berry will research this and provide information back to him.

- 28 (a) was understood by the applicant.
- 28 (b): the applicant will do his best to meet the City's requirements while trying not to block the views for residents at the Seamark.
- 28 (c) will be provided at the site plan stage.

Member McMahon exited the meeting at 11:40 a.m. and returned at 11:47 a.m.

- 28 (d) the applicant will provide screening over the openings that will still allow for air movement.
- Signage was discussed – Mrs. McMahon and Attorney McConnell addressed the revisions to the sign code that are underway and how that may affect the sign requirements for this property. The applicant displayed a rendering of a wall that says St. Pete Beach and is hoping to construct that – could make it a mural feature to provide some detail and beautification.

Member Warner exited the meeting at 11:49 a.m. and returned at 11:51 a.m.

- No lockout rooms, only connecting doors.
- Mr. Berry will provide an amenity analysis overview as required by Code and what Tradewinds is providing – there are no known deficiencies at this time.
- Mr. Smith addressed the letter to Seamark dated November 2022; he has hired a noise consultant and smell consultant to help minimize the issues as mentioned in the letter [as made a part of the record]. He also hired a wind engineer and discussed the testing results that showed no adverse effect. Noise mitigation was discussed especially as it related to the pool and Seamark.
- Attorney Batsel will provide a planning report for the Future Land Use Policies question 34.
- Question 35:
 - a) Yes
 - b) No
 - c) Some problems with pressure and plumbing don't allow for a full transition.
 - d) Done.
 - e) Will give background numbers to the City.
 - f) Yes
 - g) Staying away from public parking.
 - h) Not sure yet
 - i) Yes

- j) Yes
- k) Nothing other than what exists currently.
- l) New buildings will be geared toward high-end customers. There are no problems with low occupancy.
- m) No
- n) Unknown
- o) Has action plans in place to assist with clean-up.
- p) There is public beach access.
- This is planned for the October 16th Planning Board meeting.

The meeting was adjourned at 12:12 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.



MEMORANDUM

To: Elise Batsel, Esq. for 5500-5600 Gulf Blvd. IG LLC, 5700 Gulf Blvd. BR LLC, 5750 Gulf Blvd. CR LLC, Reef Resort Condominium Association, Inc., 6000 Gulf Blvd. SP LLC

From: Brandon Berry, Planner
Community Development Department
City of St. Pete Beach - (727) 363-9229

Date: July 31, 2023

Re: Applicant requests a conditional use permit to:

- 1) Permit total development of 1,596 site-wide transient accommodation units, 629 units greater than existing, and 170,126 square feet of accessory facilities (office, restaurant, and conference space), 67,753 SF greater than existing, on the 25.26 acres of the Property located landward of the Coastal Construction Control Line in accordance with LDC Sec. 35.3(b)(1);
- 2) Permit development of the Property at a building height 116 feet above the base flood elevation in accordance with Sec. 35.3(b)(1), with allowances for decorative features and rooftop amenities in accordance with Sec. 35.8(a)(3).

The City's Technical Review Committee will meet on August 2, 2023 at 10:00 AM to discuss the following comments regarding the application. Additional comments may be shared at the meeting.

Public Works:

- ①. The proposed development will need to comply with City of St. Pete Beach Code of Ordinances Chapter 106 – Flood Control. See attached Drainage Plan checklist.
- ②. Please provide existing and proposed contributions to the City's Sanitary Sewer system in gallons per minute. Provide calculations showing how these flow rates have been determined.
- ③. Will the City's existing sanitary sewer lift station require relocation? Sheet LA.207 of the submitted Landscape Plans include a callout for "Lift Station (See Civil)", but no reference to this lift station is included in the Civil Plans. Please clarify the intent.

↳ clarified by BW

↓
work w/city on the grading concern

↳ come back to city w/ proposal
BW to supply plans



7/28/2023

Drainage Plan Review Checklist – Conditional Use Permit #23033 – Tradewinds Resort Redevelopment

Dear Applicant:

The City of St. Pete Beach Public Works Department has prepared a checklist to assist applicants prepare for its review of your project's Drainage Plan submittal. Details regarding this review can be found on the attached review checklist. Please do not hesitate to contact my office with any questions.

Sincerely,

Brett E. Warner, PE
City Engineer
City of St. Pete Beach Public Works bwarner@stpetebeach.org
727-363-9254

Information pertaining to the City's Flood Control Ordinance can be found using the following link:

[City of St. Pete Beach - Code of Ordinances Chapter 106 - Flood Control](#)

When is a Drainage Plan submittal Required?

A Drainage Plan must be submitted for any development, redevelopment, or site alteration projects. Single Family Homes; Duplexes; and minor additions, alterations, or improvements to existing developments do not need to submit a Drainage Plan. A minor addition, alteration, or improvement is defined as a project that:

- Increases existing gross floor area by no more than 5%; or
- Increases vehicular use areas by no more than 10%; or
- Alterations the cost of which in the **aggregate** does not exceed or equal 25 percent of the permit value assessment of the structure before the first improvement is started; or
- Repairs the cost of which in the aggregate does not exceed or equal 25 percent of the permit value assessment of the structure before the damage occurred to the property resulting in these repairs.

Drainage Plan Review Checklist - Information Required:

Up to date survey of the proposed land to be developed, redeveloped, or graded and land balanced, including:

- The number and location of existing trees
- Elevations or contours to determine the existing and proposed drainage patterns
- Any ditches, canals, streams, storm sewers and all other key topographic features located within or directly adjacent to or serving the land to be developed or cleared

Name, address and telephone number of the owner, engineer and the developer

Legal description of the property

A plan for the control of erosion and sedimentation which specifies in detail the type and location of control measures, the stage of development at which they will be put into place or used and provisions for the maintenance of them.

Calculations for runoff, retention/detention and pipe sizes.

- Post-developed stormwater discharge rate **cannot** exceed pre-developed, unimproved natural discharge rate, calculated utilizing the rational formula or other approved stormwater calculation methodology.
- Calculations must be performed using a **25-year, 24-hour storm event** per City of St. Pete Beach Comprehensive Plan.

Building:

Comments have not been shared, but may be shared at the meeting.

Code Enforcement:

Comments have not been shared, but may be shared at the meeting.

Recreation:

Comments have not been shared, but may be shared at the meeting.

Fire:

Fire Department Access Roads (NFPA 1 2018ed: 18.2.3.2)

- All buildings-Reflect dimension from fire department access road to at least one exterior door that can be opened from the outside and provides access to the interior of the building per NFPA 1, 2018ed: 18.2.3.2.1 as well as distance to any portion of the facility/portion of an exterior wall of the first story of the building per NFPA 1:

18.2.3.2.2.1.

18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).

- Provide how access is achieved to the new restaurant building behind Hotel 2 and new kitchen area in Hotel 2. Shall comply with NFPA 1 2018ed Section 18.2.3.2
- Truck apparatus access shall be provided to the above and areas highlighted as part of that route.
- Add fire hydrant at SE side by Hotel 3 to fire access exhibit as reflected on Page EX-01.
- Provide fire department access road width at fire access exhibit.
NFPA 1: 18.2.3.5.1.1 Fire department access roads shall have an unobstructed width of not less than 20ft.
- The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles. (NFPA 1: 18.2.4.1.1)
- Provide fire truck maneuverability exhibit reflecting turning radii and drive aisle widths to include fire access road in front of Hotel 3. (NFPA 1: 18.2.3.5.3, 18.2.3.5.1)
- Page CUP-01: Provide width of fire access road in front of Hotel 3.
- Dead-end fire department access roads in excess of 150ft in length shall be provided with approved provisions for the fire department apparatus to turn around. (NFPA 1: 18.2.3.5.4)

FD vehicle movement exhibit (page EX-01)

- T23 specs attached.

Fire Flow Requirements for Buildings

- Fire flow shall be in accordance with the minimum flow requirements of NFPA 1 2018ed Section 18.4.5.3 and Table 18.4.5.2.1; Provide analysis.

Fire Hydrants

- Fire truck access to the hydrants and FDC's shall be provided and not stopped 100-150ft away from the fire hydrants and FDC's. Also include in highlighted route.
- The distances specified in Section 18.5 shall be measured along fire department access roads in accordance with 18.2.3 (1:18.5.1.4)
- Fire hydrants shall be located not more than 12ft from the fire department access road (1:18.5.1.6)
- Fire hydrant spacing shall be in accordance with the requirements of NFPA 1 2018ed Section 18.5.3

The requirements for fire hydrant distances in 18.5.3 should be measured as the fire department would lay down hose along the fire access road. The purpose of these requirements is to ensure that fire hydrants are located close enough to buildings that they can be used for firefighting operations, therefore should be measured as hose would be laid.

NFPA 1: 18.5.3 Buildings Other than Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following:

- (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m).
- (2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).

- Fire hydrant fire flow

NFPA 1: 18.5.4 Minimum Number of Fire Hydrants for Fire Flow.

18.5.4.1 The minimum number of fire hydrants needed to deliver the required fire flow for new buildings in accordance with Section 18.4 shall be determined in accordance with Section 18.5.4. **18.5.4.2** The aggregate fire flow capacity of all fire hydrants within 1000 ft (305 m) of the building, measured in accordance with 18.5.1.4 and 18.5.1.5, shall be not less than the required fire flow determined in accordance with Section 18.4.

Δ 18.5.4.3* The maximum fire flow capacity for which a fire hydrant shall be credited shall be as specified by Table 18.5.4.3. Capacities exceeding the values specified in Table 18.5.4.3 shall be permitted when local fire department operations have the ability to accommodate such values as determined by the fire department.

18.5.4.4 Fire hydrants required by 18.5.2 and 18.5.3 shall be included in the minimum number of fire hydrants for fire flow required by 18.5.4.

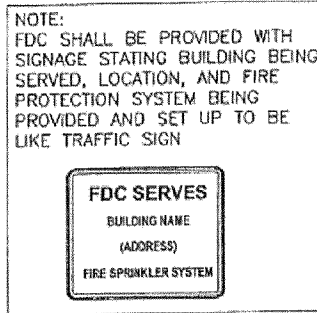
- A 36" clear space shall be maintained around the circumference of fire hydrants; a clear space of not less than 60" shall be provided in front of each hydrant connection having a diameter greater than 2.5" (NFPA 1: 18.5.7.1, 18.5.7.2)

Add fire hydrant location and FDC locations to landscape plans.

- Provide cross sectional detail of hydrant installation.

Fire Department Connection (FDC)

- Provide FDC's detail. FDC's shall be a 2.5 inch Siamese connection, 30-36 inches above finished grade; detached from the building.
- Provide type and size of underground line for FDC's.
- High-rise buildings shall have at least two remotely located fire department connections for each zone per NFPA 14 2016ed Section 7.12.2
- Signage shall be provided for all FDC's. See example below.



**Fire mains (Hotel 1: 8" fire service line; 6" fire service line to building;
Hotel 3
8" fire service line; ? fire service line to building)**

- Hotel 1: Provide pipe type for fire service lines.
- Hotel 3: Provide size and type for fire service line to building.

SAE Turning Radius Calculations for Quote No. 107629

Wheelbase:	245"	Front Bumper Size:	12"
Body Width:	100"	Front Bumper Extension:	28"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.36"	Rear Wheel Type:	ALUMINUM
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:	103.7"		
Body Front Overhang:	100"		

Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.1'	41.8'	46.3'	27.8'
36	40.2'	40.9'	45.5'	26.7'
37	39.4'	40'	44.7'	25.7'
38	38.5'	39.2'	44'	24.8'
39	37.8'	38.5'	43.3'	23.8'
40	37'	37.7'	42.6'	23'
41	36.3'	37'	42'	22.1'
42	35.7'	36.4'	41.4'	21.3'
43	35'	35.7'	40.8'	20.5'
44	34.4'	35.1'	40.3'	19.8'
45	33.9'	34.5'	39.8'	19'
46	33.3'	34'	39.3'	18.3'
47	32.8'	33.5'	38.9'	17.7'
48	32.3'	33'	38.4'	17'
49	31.8'	32.5'	38'	16.4'
50	31.3'	32'	37.6'	15.8'

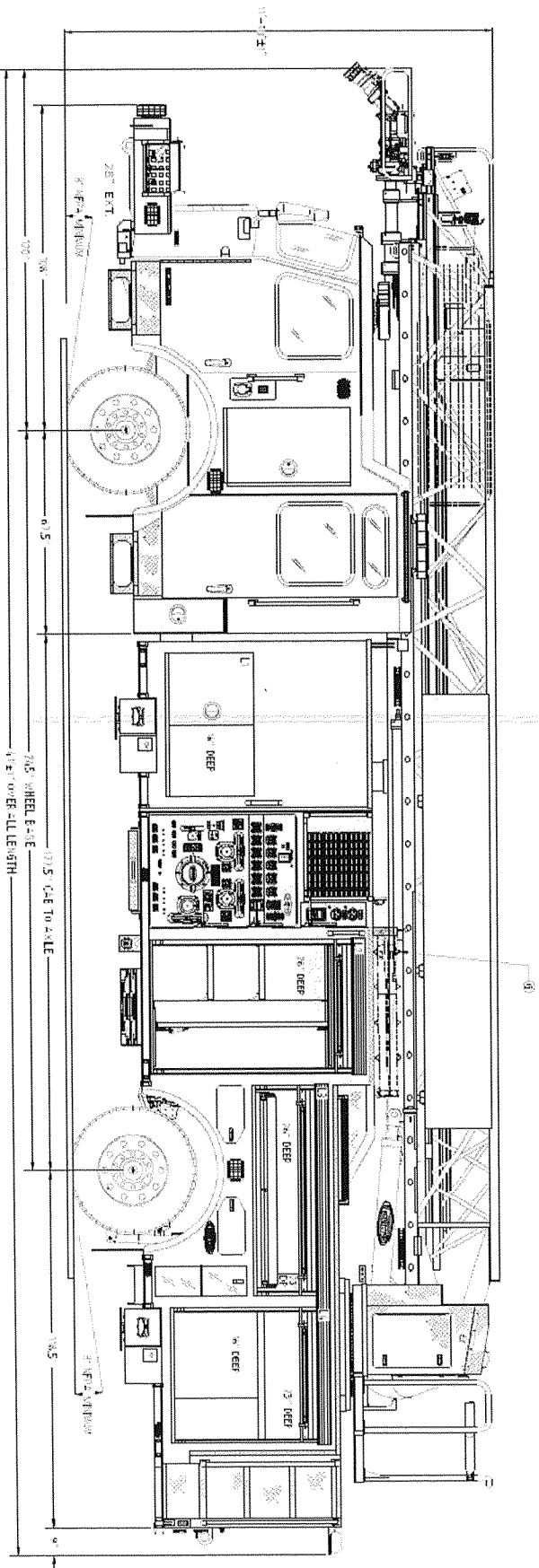
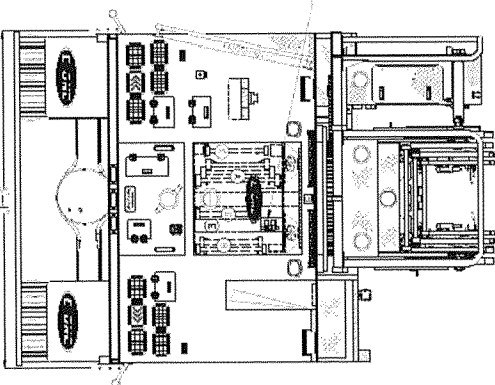
Nominal Cramp Angles:

Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires	45 degrees
Meritor FL941 & FL943 axles: 445/65R22.5 tires	38 degrees
Dana I220W axle: up to and including 445/65R22.5 tires	42 degrees
Reyco IFS: up to and including 385/65R22.5 tires	48 degrees
Reyco IFS: 425/65R22.5 tires	45 degrees
Reyco IFS: 445/65R22.5 tires without front intake	42 degrees
Meritor Front Drive Axle: up to and including 425/65R22.5 tires	37 degrees
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires	42 degrees

This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.

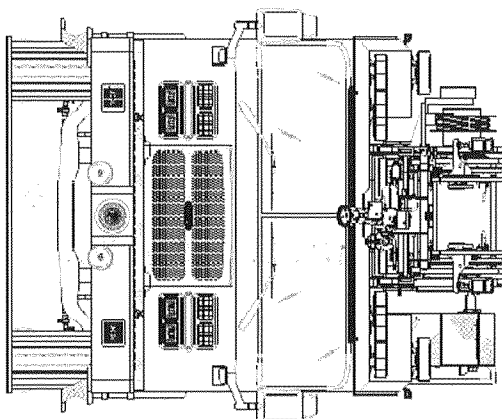
SO.145276/107629
SERIAL BODY W/ SIDE STICKER HOSEBED
E-ONE CYCLONE GM CHASSIS
HARDY LABOR

THE INNOVATION FOR EFFICIENT RESEARCHERS: ALL THE ADVANTAGES OF SUBJECT TO SUBJECT CONNECTIONS, ONE TO ONE, FLEXIBLE AND SECURE.

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Transportation:

Parking Requirements:

Required Parking by Use	TA Units	Meeting Space	Restaurant/Retail	Office	Total Required Parking
Phase 1-A	871	76	181	69	1197
Phase 1-B	1009	76	211	69	1365
Phase 2	1225	100	347	101	1773
Phase 3	1437	100	388	101	2026
Phase 4	1437	100	396	104	2037
				10% Gulf Blvd Reduction	203
				Total Required (Net)	1834

- Please note that parking should only be used for the primary use of the property. If the intention is to sell any of the additional parking provided, that will need to be listed in the CUP.
- 23.5(d) - Bicycle parking should be equal to 10% of the total required vehicle parking for the development. *scattered preferred*
 - 184 bike rack spaces are required for the development. Each property needs to have a minimum of 5 bike rack spaces placed near the main entrance, the rest can be located in parking garages or dispersed throughout the property.
- 23.12 - please indicate where the 14 required loading spaces will be located once the project is complete and demonstrate compliance with the other requirements for loading zones listed in LDC Section 23.4. *@ site plan*
- In the 10ft landscape buffer between the sidewalk and Gulf Blvd, please include shade trees where possible to provide shade to pedestrians
- Please ensure that all sidewalks that cross a drive aisle or driveway remain consistent in finish with the abutting sidewalks and have ADA compliant tactile pads on either side. (23.11(a)(10))
- Can the Coral Reef and truck entrance be combined to reduce the number of entrances to the site from 4 to 3? Would it be possible to reduce the number of curb cuts to three, and direct Coral Reef traffic to one of the two entrances/exits at signalized intersections?
- What is the traffic control plan for the entrances at the unsignalized driveways, so that traffic does not back into the Gulf? The City would like these entrances to be right in, right out movements only, especially for the truck traffic. Trucks should be making left turn movements at the signalized entrances.
- 23.11(c)(1) - Please demonstrate that no more than 25% of the total required parking being provided is compact (8'x16').
 - Up to 10% of the total compact spaces provided may be designated as golf cart (6'x10') or motorcycle (4'x10') parking if desired.
- Do you intend to operate with a valet? If a tandem valet operation is in place, please provide a valet plan in accordance with 23.4(d). *yes* *not if standard*
- The following is required for the construction of the 10ft sidewalk along Gulf Blvd:
 - A Perpetual Easement Agreement with the City and FDOT for any portion of the sidewalk that is constructed not in the Right of Way
 - A site plan showing the 10ft sidewalk
 - Ownership and encumbrance report

on landscape plan - put on site plan

- Sketch and legal description showing the easement being provided to the City for sidewalk construction
- Plotting of any other existing easements within the boundaries of the sidewalk easement by the surveyor who prepares your sketch and legal description.

Planning & Zoning:

Administrative/Application Comments

- 1) Approval of any conditional use permit in which a development agreement is to be undertaken to carry out the phases of the project shall be conditioned on the successful negotiation and adoption of said development agreement. The city reserves the right to negotiate additional conditions that may be required to protect the public interest or health, safety and welfare in the carrying out of the agreement itself, pursuant to LDC Sec. 45.7, that do not abrogate any conditions assigned under the CUP approval. Please refer to 163.3221 through 163.3243, FL Stat., and Division 45 of the Land Development Code, noting the following significant differences between the two:
 - a. One of the two required adoption hearings must be before the Planning Board;
 - b. The City provides a maximum ten-year timeframe, rather than 30 years, for any development agreement, further providing for up to a ten-year negotiated extension.
- 2) While timing of public benefit provision will be addressed during negotiation of the development agreement, please let staff know if there is any reason why full dunes restoration and the MHWL easement dedication could not be accommodated by completion of Phase 1-B of this project.
- 3) At the completion of Phase III, the span of development between the southern end of the site and the northern existing lot line of 5800 Gulf Blvd appears to be comprised of nearly 1200 linear feet of continuous building. Please amend the narrative to explain how this project will provide and maintain Gulf views and vistas, and preserve the view of the beach for all residents and visitors, as provided under the Comprehensive Plan, Future Land Use Policies, Policy 2.11.3., and the adopted CUP criteria.
- 4) In the Large Resort District, at-grade outdoor music is permitted provided that it complies with the primary building setbacks and Citywide noise ordinance. However, rooftop music associated with outdoor eating and drinking areas must be approved through a CUP. Please amend the application if you intend for any of the elevated eating and drinking areas to be approved for outdoor music.
- 5) Conditional use approval for this project shall not be construed to authorize the approval of any structures seaward of the CCCL for which FDEP and future, separate city approvals are required. Maintenance of existing spaces, such as the pool and deck, may be permitted pursuant to LDC Sec. 25.3. Is a new pavilion proposed behind Rumfish (see Phase IV plan)?
- 6) Please submit documentation alluding to the financial health of the ownership firm to both complete this project and operate it to the standards noted in the application.
- 7) Will any of the new hotel amenities that are oriented for guest use, such as the pools, be held out to the public through a day pass or otherwise?

- 8) Are there plans to offer any resident incentives, such as reduced-cost amenities or otherwise?
- 9) Prior to boardwalk construction, how will the center public beach access function? Are members of the public able to utilize this portion of the private beach? Will the public be able to set up their umbrellas and chairs at the beach access outlet?
- 10) Is an easement proposed to be provided for the boardwalk? If so, will reversion rights be expected if the project is not undertaken within a certain period of time?
- 11) Information sufficient to certify concurrency has not been provided at this time. Comments from the city's consultant regarding the traffic study methodology were forwarded to the applicant on July 23rd. The ability to carry out this project, if approved, is contingent on the applicant demonstrating concurrency for transportation, sewer, stormwater, solid waste, and potable water facilities at time of site plan approval.

Landscaping Comments

- 12) Pursuant to Large Resort District Policy 6, all large-scale development requires the entire property to be made consistent with the landscaping standards found in the LDC. The 15-30 foot buffer required along the northern side of 6000 Gulf Blvd is not shown. There appears to be sufficient parking available on-site in all phases pursuant to the Rolling Parking Summary; this side of the lot may need to be renovated to allow for a wider buffer.
- 13) Please select Florida-friendly, shade-producing understory trees such as buttonwoods that are evergreen or semi-evergreen and with root habits that will not damage the sidewalk for the contrast with canopy palms along the frontage.
- 14) Two frontage amenities are required for each 200 feet of property frontage, and pedestrian-scale lighting fixtures are required every 30 feet, along the Gulf Blvd frontage. Please adjust the landscaping plan to reflect these requirements. You can see a recommended list of amenities in LDC Sec. 39.10.(b)(5).
- 15) From the landscaping plan it appears existing fire department connects and the pump station will be the only frontage utilities, but there is also a reference to the lift station in the civil plans that does not appear to be shown. Please clarify. Elements that are not required by emergency services to remain a certain color should be painted dark green and screened with a hedge pursuant to LDC Sec. 39.12(c). Any new water meters installed to service the project shall be charged the rate listed in the City's Code of Ordinances at time of permitting for the corresponding phase of the project.

Traffic/Transportation Comments

- 16) After Phase II is complete, will all check-ins for the entire campus take place in the entryway in the center loop? Please provide a queuing analysis to calculate how many vehicles could stack in the loop without spilling out into the access road.
- 17) The application notes that at least one beach access will be 10 feet in width. From the site civil, it appears the center and north access will be ten feet, and the southern will be approximately 12 feet. Please confirm.

18) This project will require a Transportation Management Plan pursuant to Element II of the Comprehensive Plan should it be approved. Please consider the following amenities:

- a. Contribution to the city's Freebee service, or provisions for a private circulator to area attractions;
- b. Coordination with other properties pursuing "large scale" development approval (currently: Sirata) on shared services such as the airport shuttle to offer either more frequent service, and/or shuttling to local area attractors;
- c. Discounts on rideshare services for guests. *maintain current*

19) Per comments shared with the applicant on 7/11/23, please confirm that the two one-story frontage retail buildings proposed under Phases II and III are to contain retail only. If higher-intensity uses such as select personal services or restaurants are to be proposed under later permitting, there may be a requirement to amend the traffic study and pay additional review and impact fees to compensate for the heightened demand.

20) It appears three loading spaces will be provided in the Phase II garage. Is it possible to provide at least one loading space to accommodate existing meeting space in the Phase 1-A garage?

21) Multimodal impact fees will be collected at time of building permit issuance pursuant to Pinellas County Code of Ordinances Section 150.

22) Staff would like to see raised crosswalks, lighted beacons, and/or other safety measures for the two pedestrian crossings proposed along the frontage road to mitigate vehicular conflicts. Surfaces of pedestrian walkways shall be a distinct material to provide visual differentiation.

23) Will parking for the Alden be provided in the Phase III garage? If so, please provide a pedestrian route from the garage to the building. It appears customers would need to walk through the parking lot to access the front of the building at present.

Operational Comments

24) Staff have noted marine turtle lighting issues on the following areas of the project site (note: additional areas may be discussed by the code enforcement representative at TRC): 1) The south-facing portion of the Coral Reef building; 2) The parking lot area around the outdoor tent on the Tradewinds campus. Are any steps being taken, either through this project or in advance, to cure any existing marine turtle lighting deficiencies that may exist at the property?

25) Will the Hertz rental business be rolled into the Phase 1-A garage?

26) Do you have an estimate for the number of new jobs that will be created if this project is approved? Do you have estimated average salary information for the newly-created positions?

Development/Construction Comments

27) The development project will require at least two green building standards to be integrated. Staff would prefer higher-caliber standards applied to newly-constructed buildings rather than

retrofitting of small spaces. Please explain how this requirement will be integrated into the project, and if more than two standards, or higher-quality standards (LEED Gold, Platinum, etc.) above the required two will be provided. *will provide*

28) Design and operational standards of LDC Sec. 39.5, 39.6, 39.7, 39.8, 39.10, 39.11, and 39.12 are required to be adhered with in the scope of this project. Please note the following:

a. At least 60 percent of any building elevation must be comprised of windows or other architectural embellishments. It appears the northwest elevation of Tower 3 may not meet this standard, unless the isometry does not reflect the windows or other elements present. At time of permitting, elevations must be submitted certifying that all buildings in the project comply with this standard. *understood*

b. The beach walks should be landscaped with shade trees every 30 linear feet pursuant to LDC Sec. 39.11.(a). *concerned blocking of SeaMark views will do best to compromise & meet code*

c. Please demonstrate where solid waste areas will be located, and if any consolidation with the existing resorts will take place. Will solid waste from the Phase 1-B resort be stored in the BOH storage area at level one? *@ site plan stage*

UM 11470M
may be synthetic where possible
d. Parking garages that abut public streets or pedestrian access ways shall be "designed such that the function of the building is not readily apparent except at points of ingress and egress". While the planters help to this end, there are still visually-significant openings in the garage floors per architectural renderings. Please integrate grillwork, arches, or other architectural embellishments to further mask the purpose of these structures from the public street. *understood - lattice / screening over openings but allow air mvt*

e. It appears there are no spaces in the Phase 1-A garage that could produce light spillover from parked/idling vehicles toward the abutting condominium building due to ramp location. Please note that if the internal design of this structure changes, this will need to be reevaluated. Please also provide embellishments or planters at the west and east rows on each level to ensure that spillover from parking vehicles does not occur.

BW exit 1149 1151
f. No building plane may continue uninterrupted for more than 100 feet without an offset of at least five feet. Significant architectural projections may count toward this standard. Several of the proposed buildings, particularly the guest tower buildings, do not appear to comply with this standard. Please discuss this standard with staff if you have any questions, and consider updating the design renderings in advance of the public hearings.

29) Please submit a sign package showing the tentative location of ground-based and building-based signage, square footage, and provisions for lighting. Will existing signage for each resort remain, either in location or be relocated to new entrances? *work through - monument for South - consider wall signs & something for North*

30) Please consider at-grade, natural sound attenuation on the southern end of the site, such as bamboo, to prevent spillover of noise from the pool area to the SeaMark Condominiums. Staff are also concerned about noise spillover from the upper-story beach bar at the southwestern corner. Can a wall or other attenuation feature be installed along the upper level to mitigate this? *Display "St. Pete Beach" Signage Proposed. Staff to discuss. Add into development agmt.*

31) A2.50 shows a typical guestroom – please confirm that two units are shown in the drawing, and that lockout rooms are not intended. *connector door*

32) Note only: Amenity analysis will take place in the staff report. Three beach access points exceeds minimum development requirements for a development project per the comprehensive plan, but the widths of each aside from the one noted to be 10' in the application have not been ascertained.

33) Please discuss with staff any updates pertaining to the November 16, 2022 letter written by Joseph Smith addressing the concerns of Seamark, Inc.

General Comments *overview of req. per code & what TW providing BB & known deficiencies*
Hired wind engineer & discussed testing to minimize issues
& adverse effects

34) Please provide additional support for the following GOPs addressed in the application:

Future Land Use Policies *elisc - planning report to be provided*

- a. Policy 1.2.4. – Please provide existing and proposed ISR at each phase of the project on the civil plans;
- b. Policy 1.2.7. & 1.2.8. – There is a large water feature in the center of the Phase II drop-off area, and substantial additional water recreation areas throughout the project. How are water-friendly techniques be utilized to limit evaporation and water loss in these facilities?
- c. Policy 1.2.9. – Which facilities are proposed to integrate the minimum two green building standards? To what standards are the buildout of these facilities proposed (certified/silver/etc.)?
- d. Policy 1.3.3. – Are off-site mobility features, or contributions to public facilities, proposed?
- e. Policy 2.2.2. – Is the 0.2 permeable space reflected on the site plan entirely comprised of greenspace? Please provide a breakdown, noting that only vegetation and select semi-permeable materials like rock, shell, and artificial turf on a permeable base should be included in this calculation, with the latter comprising no more than 4% of the total site area (20% of the required permeable area).
- f. Policy 2.3.7. – The center beach access is in the middle of the access road, and there is another access from the street that also crosses the access road. Please indicate how pedestrians will be prioritized in these crossings.
- g. Policy 2.3.9. – Will any access points be closed off prior to the phase in which their frontage is affected?
- h. Policy 2.7.3 – Is a soils map available for the property?
- i. Policy 2.7.11 – Is any dredging proposed?
- j. Policy 2.7.14 – What water-wise techniques are proposed? See also earlier comment regarding the fountains and recreational pools.
- k. Policy 2.8.3 – Do natural water courses remain on the Tradewinds property?
- l. Policy 2.8.6 – Are rain barrels, rain gardens, and other low impact techniques being proposed, or is this referring to underwater vaulting/treatment?
- m. Policy 3.2.3 – Is there a reason this was not included in the list of supportive policies?

Community Redevelopment District

- n. Policy 1.1.5 – Is the shuttle proposed to offer additional destinations than just the airport? Provide proposed frequency and destinations list.
- o. Policy 1.1.12 – Will solar panels be installed? If so, is there an estimate of total resort energy demand that will be accommodated by these panels?
- p. Policy 1.1.13 – Other than vaulting, what advanced stormwater controls are proposed (if any)?
- q. Policy 2.2.4 – See earlier comment regarding Alden access to the property from the Phase III parking garage.
- r. Policy 2.2.5 – The limited remaining surface parking does not appear to have any vegetation planted within the parking area during any phase, except very limited landscaping along the frontage of Rumfish in Phase IV. How is this policy relevant?

Gulf Boulevard Redevelopment District

- s. Policy 7 - Which area associations have been met with?

Infrastructure Element

- t. Policy 1.2.1 - (Reiterated) What water conservation devices are being utilized?

Coastal and Conservation

- u. Policy 1.4.4 - Is there a significant presence of exotic invasives on the Tradewinds property currently? At what phases will they be removed if so?

35) Please discuss with staff the following community meeting comments:

- a. Will the beach access south of Coral Reef be at least eight feet in width? **yes**
- b. Does 1754 Properties LLC have any Siesta Key hotels in its portfolio? **NO**
- c. Will there be any retrofitting of existing resort facilities, beyond the completed and ongoing renovations, that will result in a transition to low-flow fixtures? **problems w/ pressure plumbing**
- d. From renderings there appear to be no above-ground building or significant feature encroachments that further encroach into the Coral Reef viewshed, above and beyond existing buildings. Please confirm. What is the building just southwest of the Coral Reef property proposed to be?
- e. A resident email following the community meeting stated that it was claimed the expansion would bring in \$19,000,000 in new taxes. Can this be substantiated, and over what time period will this take place? **JS: will give background numbers team work w/ city**
- f. Are there any dog-friendly spaces on property? **yes**
- g. Question regarding whether parking will be comped for residents/visitors using the parking garage. **staying away from public pking**
- h. Is pour and cure construction viable, or will piles need to be driven? Will proposed construction hours be available by the time of the CUP hearing? **-not sure yet**
- i. Are there any plans to expand security, both on site and on the beach? **yes**

- j. Will beach cleaning schedule expand if this project is approved? *yes*
- k. Notwithstanding the beach walk, are there plans for any additional beach amusements besides the existing high tide slide? *NO - slide & zip line currently*
- l. Hotel occupancy is projected to be 70.5% in Florida in 2023, down from 72.0% in 2019, per AHLA. Multiple questions pertain to perceived under-occupancy at existing Tradewinds properties. Will the new developments be oriented toward different customer bases than the existing ones? Any general comments on current Tradewinds occupancy? *new bldg = high er cust.*
- m. Are there plans for any of the new developments to be condominiumized? *NO*
- n. Will there be a need for a temporary concrete batching plant on site while development is undertaken? *unknown*
- o. Does or will Tradewinds possess a red tide plan? *do have action plans for clean-up*
- p. There do not appear to be any plans to change foot traffic at the north end of the site, is that correct? *public beach access*

36) Provided any required documents, or plan or application updates, discussed at TRC are received by end of day September 22, 2023, it is viable to schedule this case for the October 16 Planning Board meeting. More details will be shared at the meeting. Is this acceptable to you? - *yes*