

Technical Review Committee Meeting

November 1, 2023

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Peyt Dewar

Alaina Grundy

Jennifer McMahon

STAFF PRESENT:

Matthew McConnell, Assistant City Attorney – appeared via Teams

Amber LaRowe, City Clerk

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

1. Amended Conditional Use Permit #23053: 5300, 5350, 5390 Gulf Boulevard (Sirata Beach Resort)

The following individuals were present on behalf of this Permit:

- Kevin Reali, Stearns, Weaver, Miller
- Attorney Elise Batsel, Stearns, Weaver, Miller -- Teams
- Joe Yung, Columbia Sussex -- Teams
- Jim Stapleton, Pivot -- Teams

Kevin Reali discussed the amendment to the Conditional Use Permit (CUP) Application that does not create an amendment to the submitted plans; this is to allow for music that will be located on top of the parking on the south side of the tower.

Member Dewar shared his concerns about the noise and its possible impact on the surrounding neighbors. He stated that there had not been any complaints about the current restaurant, Harry's, other than a courtesy visit made by Code Enforcement in which compliance was obtained immediately.

Member Grundy stated that the parking calculation should reflect any public parking for this rooftop establishment.

Staff discussed Planning and Zoning's three conditions as made a part of the record.

Member Berry will reword condition number 1 to make the intent clearer.

Conditions 2 and 3 were heavily discussed between the Committee and those representing the CUP Application. The following items were of importance:

- More objective language
- Lock box installed, much like what has been installed at Hotel Zamora
 - Establishes max amplification whereby it will likely reduce the possibility of a noise complaint.
 - Staff will need to be onsite with a key during hours of operation in the event of a noise complaint.
- Decibel level baseline in correlation with ambient noise level

The meeting concluded at 10:27 a.m.

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