

Technical Review Committee Meeting
December 8, 2023
10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry
Kristin Coman
Alaina Grundy
Kelly Intzes
Jennifer McMahon
Mark Vasquez – present via Teams
Brett Warner

STAFF PRESENT:

Matthew McConnell, Assistant City Attorney
Wayne Saunders, City Manager – entered the meeting at 10:43 a.m.
Amber LaRowe, City Clerk

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

1. Site Plan #23090: 601 75th Avenue

This request is to construct a new accessory parking lot for Century Dental, located at 617 75th Avenue adjacent to the subject property.

Each committee member reviewed their comments as made a part of the record.

Member Warner:

- Drainage plan checklist
- Can do shell parking but restrictions apply
- May lose spaces if have to install a stormwater pond
- Drive isles can be shell – combine shell and paving to make impervious and pervious surfaces

Member Intzes:

- If keeping the arm gate, needs to be added to the site plan rendering

Members Berry and Coman:

- Discussed the 8-foot sidewalk requirement along 75th Avenue
 - Applicant would like other considerations for this
 - Will need further review from staff
- Landscape buffering requirements
 - Applicant would like to add 1 tree every 10 feet
- Control arm being locked versus unlocked
 - A shared parking agreement is an option

Assistant City Attorney McConnell addressed the unity of title/covenant request of the City. The applicant will draft a covenant for review by the City.

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

Kevin Reali, Stearns Weaver Miller, discussed the amended request to permit rooftop amenities that include dining, drinking, and/or outdoor music.

The committee members reviewed their comments.

Member Intzes stated that she will be looking for exiting on the site plan.

Planning and Zoning's comments were discussed with the applicant. The six comments will be responded to by the applicant, in writing; the Committee was okay with that.

The meeting concluded at 10:53 a.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.