

Technical Review Committee Meeting

February 16, 2024

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Kelly Intzes

Jennifer McMahon

Brett Warner (via Teams)

Luke Curtis

STAFF PRESENT:

Matthew McConnell, Assistant City Attorney (via Teams)

Ariana Wilson, Admin. Assistant - City Clerk's Office

Member Berry called the meeting to order at 10:03 a.m. Member Berry stated that the purpose of this meeting is to meet with the Technical Review Committee (TRC) as a precondition for being added to the Board of Adjustment (BOA) meeting and potentially the City Commission.

1. Variance #23076: 4999 Gulf Blvd (Polynesian Putter)

Member Berry explained that this Variance is for a monument sign with an overall height of 8' that does not meet the 10' required front yard setbacks from Gulf Blvd. and 50th Ave.

There were no additional questions or comments from the Committee Members and no one was present on behalf of the applicant.

2. Variance #23093: 7501 Gulf Blvd

Member Berry explained that this Variance is to construct a new office building in the downtown redevelopment district with only one of the two required energy and environmental design standards.

The applicant stated that the verbiage on the application is misleading. They are proposing a substitution of a second standard. They intend to receive Florida Green Building Coalition certification which focuses on the building, and Florida Water Star certification focuses on the outside of the building. They are concerned that they will spend 6 months on this project to be told they do not qualify or did not meet the standards to build. They are focused on meeting the intent of the Code.

Member Coman stated that when you read this application, the message does not come across as intended. Planning and Zoning are stating what you cannot do, but during the meeting, the applicant's testimony has to be clear that although they can't meet this standard, they are focused on meeting it by taking a different approach.

The applicant stated the new Florida energy codes require essentially everyone to be LEED-certified. They believe that the direction they are going in will meet the parameters and desires of the City.

There were no additional questions or comments from the Committee members.

The applicant stated that this is a small site to be redeveloped.

Member Berry stated the site plan is ready to go and the energy conservation code is a good point to bring up to the BOA. He also stated that the applicant should make it clear to the BOA that the energy conservation code is equivalent to the LEED requirements. 14 out of the 110 points are covered through the Florida Water Star

Program, however, this does not compensate for the deficit. Member Berry stated they need to provide a more thorough evaluation of the project's inability to meet LEED certification.

3. Variance #24003: 3700 Gulf Blvd

Member Berry stated that this variance is to construct a new four-story temporary lodging development containing four lodging units.

Casey Sanders, the developer for the project, stated they are trying to build something consistent with the neighborhood. He also stated they plan to take advantage of the zoning district this property is located in and make this a short-term rental.

Each Committee member addressed their questions/comments as outlined in the staff comments as made part of the record.

Member Warner commented on the following:

- Stormwater and drainage control
- Reminded the applicant to comply with Chapter 106 of the City Code regarding Flood Control
- Reminded the applicant that the entire city has reclaimed water
- Reminded the applicant to provide wastewater calculations

Member Intzes stated she had no concerns with the variance setbacks but wanted to bring up some of the requirements for site plan review. She provided a checklist for the applicant to use which can be found in the packet.

She commented on the following:

- Site plan will need to include a display of Fire Dept. access
- Fire Flow requirements for buildings
- Fire Hydrants
- Sprinkler System

The applicant questioned if there was anything that would deter approval as far as the Fire Department. Member Intzes stated that the dimensions will need to be accurate to what she provided in the checklist or it will be flagged.

Member Berry asked the applicant to send in any updated floor elevations or floor plans. He also stated this is a 3-4 month process.

The applicant stated they will submit a preliminary plat with construction plans.

4. Conditional Use Permit #23085: 0 Gulf Blvd [Parcels # 07-32-16- 07398- 001- 0170, 07-32-16- 07398- 001- 0230, 07-32-16-18143- 001- 0010, 07-32-16- 18143- 001-0020] - Windward Pass Resort

Member Berry stated that this is a request to construct a six-story temporary lodging resort with 104 lodging units, a request to construct a dock with 30 slips, and permit the operation of a roof dining and drinking area.

The applicant stated he was disappointed with the building design comments they received. He stated there were comments regarding considering going with a smaller building design due to neighboring buildings however neighboring buildings range from 10-12 feet smaller than what they are proposing. He also addressed comments

in the packet stating there should be more seating. He stated they added more landscaping and seating across the entire property to their plans.

Member Warner commented on the following:

- Reminded the applicant to comply with Chapter 106 of the City Code regarding Flood Control
- Reminded the applicant of complying with the pollution reduction requirements
- Reminded the applicant to provide wastewater calculations

Member Curtis reminded the applicant that Pinellas County will need to be involved with the docks.

Member Intzes stated she will be asking the applicant to show access roads for the Fire Department during the site plan review. She also wanted to provide the requirements for site plan review as well as the checklist for the applicant to use.

Planning and Zoning briefly reviewed some of their comments as provided in the packet.

The applicant stated the intent was to include more activities than just going across the street to the beach. He expressed his gratitude for the comments provided today.

The meeting concluded at 10:57 AM

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