

Technical Review Committee Meeting

August 7, 2024

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Kelly Intzes

Jennifer McMahon

Camden Mills

Luke Curtis – entered the meeting at 10:03 AM

COMMITTEE MEMBERS ABSENT:

Peyt Dewar

STAFF PRESENT:

Jim Kilpatrick, Fire Chief – entered the meeting at 10:40 AM

Sharon Linsner, Dickman Law Firm (via Teams)

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

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

1. Preliminary Building Permit Review: Gulf Beach Water Booster Station

Member Berry explained that Christopher Baggett, for Pinellas County Utilities, is requesting a preliminary building permit review of the Gulf Beach Water Booster Station redevelopment, which is currently undergoing site plan review (Case #24028).

Christopher Baggett was present via Teams. He explained they are looking for any comments from staff to then update their designs as needed. Once any updates have been made, they will then release the project for bidding and select a contractor, who will then go through the permit process.

Member Intzes stated that all her comments are Fire Code requirements. Mr. Baggett explained that he did review some of the comments and had some questions regarding the need for a generator. He explained that there is no generator at the existing pump station and stated that levels 1 and 2 would not apply since the capacity of the system would not be increasing. Member Intzes explained that the National Fire Protection Association (NFPA) 110 would still require the generator, the difference is whether it's a level 1 or level 2. However, the NFPA requirements need to be met.

Member Berry stated his comments addressed elevations and construction site management plans. He informed Mr. Baggett that once the site plan is issued you have a year to apply for the building permit. If the deadline is not met, the site plan can be reinstated but there are fees associated with this process.

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

2. Unnecessary and Undue Hardship Variance #24048: 0 Gulf Blvd (Gulf Beach Water Booster Station)
[07-32-16-51660-000-0011]

Member Berry explained that the Applicant requested an Unnecessary and Undue Hardship Variance to construct a new building in the Community Redevelopment District without providing either of the two required energy and environmental design standards (LDC Sec. 39.9).

Member Berry informed the Applicant that this request will be heard at the Board of Adjustment meeting on August 28th at 2 PM.

Member Curtis stated he did a brief overview and saw no concerns regarding the Building Code. He has not done a full review of the plans, but once he does, any concerns will be addressed.

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

3. Conditional Use Permit #23085: 0 [Formerly 3815,3855,3859,3861] Gulf Blvd [Parcels #07-32-16-07398-001-0230, 007-32-16-07398-001-0170, 07-32-16-18143-001-0020, 07-32-16-18143-001-0010] – Windward Pass Resort (Resubmittal)

Member Berry explained the applicant is requesting a conditional use permit to construct a six-story temporary lodging (resort condominium) with 104 lodging units, a request to construct a dock with 12 slips, and a permit for the operation of a roof dining and drinking area.

Britt Hayes, and Jack Bodziak, Architects on behalf of the applicant, were present. They submitted a letter addressing all of the Planning and Zoning comments in the packet. This letter is made part of the record.

Member Berry stated he spoke to Code Enforcement, and there is an open code violation for a fence that had fallen over as well as some debris on the property. He was informed this case would be going to the Special Magistrate to address the code violations.

Mr. Bodziak stated they did see some of the Fire Comments and they would like to meet with Member Intzes to address comments item by item. Fire Truck maneuverability was discussed. Member Intzes stated she would send Mrs. Hayes some previously approved CUPs so they could compare their plans.

Member Berry addressed some of his comments. He stated that although this project is not expected to require a transportation study, he believes a study will help address some questions regarding the traffic impact on Gulf Blvd. Mr. Bodziak stated they would provide a traffic study and a preliminary site plan prior to the hearing.

Member Berry informed Mr. Bodziak and Mrs. Hayes that with the view they have provided, the width of the building appears concerning. He suggested they obtain some different view perspectives that may show there are some breaks in the building where the water is still viewable. Member McMahon echoed Member Berry's comments and stated any view that may show that that area is see-through would help any visibility concerns.

Member McMahon questioned the previous water park plans for this property. Mr. Bodziak stated that this is an amenity, however they are calling it an activity pool. He stated the intent is to make it an 'all-inclusive resort' where there are enough activities on the property that you wouldn't have to leave. They would like to offer a day pass for pool activities/amenities, similar to Tradewinds.

Member Berry reminded Mr. Bodziak and Mrs. Hayes that this project is more in the transitional zoning district than the other hotel districts. Due to this, the City Commission could deny the application since it is not in the resort district. He stated the applicant needs to be prepared to address some concerns that the City Commission will likely have.

Attorney Linsner had some comments regarding the number of dock slips. She stated that the land lease in the agenda packet (page 209) states the property is authorized to operate 8 dock slips, however, the Applicant is requesting 12. Member Berry stated that the 12 dock slips were recommended by staff. Mr. Bodziak will review this in-depth to be in accordance with the land lease.

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

The meeting concluded at 10:43 AM.

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