

Technical Review Committee Meeting

August 28, 2024

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Peyt Dewar

Kelly Intzes

Jennifer McMahon

Camden Mills

STAFF PRESENT:

Sharon Linsner, City Attorney's Office – present via Teams

Amber LaRowe, City Clerk

Fran Robustelli, City Manager

Gil Martinez, Senior Planner

Member Berry called the meeting to order at 10:04 a.m.

1. Conditional Use Permit #24038: 4200 Gulf Blvd.

This request is for a conditional use permit with Boutique Hotel/Condo District temporary lodging unit density pool allocation to develop a new eight-story hotel building containing 30 temporary lodging units. Following partial demolition, the site unit count will increase to 50 for a total density of 64.2 units per buildable acre.

Attorney Katie Cole of Hill Ward Henderson, representing the Applicant, stated that the property was previously granted a conditional use permit. The Applicant has redesigned the project to reduce the scope and make a few other changes, as outlined in the attached Agenda materials. The new request is smaller than the prior approval.

Jack Bodziak, the project Architect, stated that the new project preserves the existing feel and architecture. It has five guest floors, a rooftop, and an area underneath the building for recreational uses. He touched on the renderings as part of the Agenda materials.

Member Mills addressed the Public Works comments.

Member Dewar discussed the hotel windows, light pollution, and sea turtle-appropriate lighting. He commented on cabana services, at which Kevin Bowden, the Applicant, assured him that there are no plans at this time to have any cabana and/or alcohol service on the beach; if that does become a desire in the future, all City Codes will be followed.

Mr. Dewar addressed noise levels from the rooftop. Mr. Bowden stated that all Codes would be followed. The rooftop is mostly inside, with sliding doors to contain noise as necessary.

Member Intzes addressed the Fire Department comments. Fire Department access roads were heavily discussed, and the Applicant acknowledged the need to provide approved provisions for the Fire Department apparatus to turn around.

Member Berry addressed the comments on Planning & Zoning/Transportation.

- Civil and Architectural Plan (CAP) comment #8: the Applicant answered yes.
- CAP comment #10: the Applicant will provide a new submittal to clarify the easement.

- Operational comment #15: the Applicant stated that the expected hours of operation will be until 10 p.m. most nights and possibly midnight during the season.
- Operational comment #16: the Applicant stated that this is a hotel only, with no condominiums.
- Operational comment #17: the Applicant confirmed that deliveries will be on-site.

The Applicant requested dates for all public hearings as soon as possible.

The meeting concluded at 11:00 a.m.

A copy of the agenda memorandum for all items, with a list of questions by each Committee member, is included in the record.