

Technical Review Committee Meeting
September 18, 2024
10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry
Kristin Coman
Luke Curtis
Peyt Dewar
Kelly Intzes
Gil Martinez
Jennifer McMahon

STAFF PRESENT:

Sharon Linsner, City Attorney's Office – present via Teams
Amber LaRowe, City Clerk
Frances Robustelli, City Manager

Member Berry called the meeting to order at 10:01 a.m.

1. Conditional Use Permit #24035: 6300 & 6390 Gulf Boulevard (Postcard Inn on the Beach) and Unnecessary & Undue Hardship Variance #24057

This request is for a conditional use permit to construct a hotel of 49.9 feet (two stories of parking and three stories of lodging units) in height containing 87 lodging units, along with landscaping and parking improvements, and increasing total site density to 42.3 units per buildable acre. The variance is requested to reduce the required parking for the development from 279 to 264.

The meeting began with a review of the comments/questions made by Planning & Zoning/Transportation. Attorney Elise Batsel, representing the Applicant, acknowledged the questions and comments. The Applicant will further review Section 6.22(c) of the Land Development Code to ensure compliance.

A draft document regarding financial and technical capacity will be provided to Brandon Berry.

Design requirements were discussed, and Attorney Batsel provided an updated site plan, which is included in the record.

The Committee and the Applicant's team discussed the parking requirements (questions 13-21 of the memorandum). An updated parking plan will be provided, and Kimley-Horn staff will contact Mr. Berry and Ms. Coman to discuss the code, existing parking compliance, and new parking requirements.

Member Dewar reminded the Applicant to remain compliant with sea turtle lighting and monitor noise from the site.

Member Intzes reviewed the Fire Department comments. Regarding the proportionate share not to exceed \$30,000 to the Comprehensive Master Plan, Attorney Batsel would like to discuss calculation methods, methodology, and data before committing.

At Member Coman's request, the Applicant will provide intent on signage.

2. Unnecessary and Undue Hardship Variance #24058

This is a request to permit the encroachment of a quiet pool into a 31'-6" side setback and a feature pool into a 22'-0" side setback, where a 65' setback is required.

Jack Bodziak, representing the Applicant, discussed the project and the property's unique boundaries. He elaborated on the setbacks, property size, and utility easements that dissect it.

Member Dewar reminded Mr. Bodziak of noise concerns and to ensure proper buffering and enforcement of pool operating hours and rules are followed.

Member Berry discussed Planning & Zoning/Transportation comments.

The meeting concluded at 11:32 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.