

Technical Review Committee Meeting  
April 9, 2025  
10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry  
Kristin Coman  
Kelly Intzes  
Gil Martinez  
Peyt Dewar

COMMITTEE MEMBERS ABSENT:

Luke Curtis

STAFF PRESENT:

Ralf Brookes, Interim City Attorney – entered the meeting at 10:22 a.m.  
Frances Robustelli, City Manager  
Laura Canary, Community Development Director  
Ariana Wilson-Romo, Admin. Assistant – City Clerk Office

Member Berry called the meeting to order at 10:00 a.m. He announced Item 2 would be reviewed first.

1. Subdivision #25040: 5390 Gulf Blvd

Allan Smallwood of CP ST PETE LLC requests to replat all of SERATA REPLAT (Bk 31, Pg 17) and a portion of Government Lot 2, Section 6, Township 32 S, Range 16 E as described on the accompanying legal description, to create two separate tracts as depicted.

Scott Gilner with Kimley-Horn was present and introduced two members of his team who joined via Teams: Rebecca Rodriguez from Kimley-Horn and Elise Batsel from Stearns, Weaver, Miller.

He clarified that this is completely separate from the Conditional Use Permit at this address.

Member Berry asked for any staff input aside from the comments included in the memorandum. No comments from committee members.

Attorney Batsel noted that several of the comments listed pertain specifically to CUP requirements and are not applicable under the platting statute. She explained that should the project proceed and the ongoing litigation be resolved, those CUP-related requirements would need to be addressed; however, they are not prerequisites for platting at this stage.

Discussion ensued with requirements.

Mr. Gilner will provide Mr. Berry with a response to the comments listed in the memorandum. Mr. Berry will place this on the April 30<sup>th</sup> Board of Adjustment agenda for recommended approval.

2. Site Plan #25041: 3400 Gulf Blvd)

Jonathan Langston for Sondra Sumichrast of Don CeSar TRS LLC requests approval for depicted drainage improvements associated with sitewide drainage improvements required due to development of a ballroom (see Site Plan #22063).

Member Berry reviewed this case first.

Jonathan Langston with George F. Young was present and introduced two members of his team, Bryan Thrush with Host Hotels & Resorts and Daniel Bertone with Acomb Ostendorf & Assoc. He gave a brief overview of the site plan as included in the agenda packet and stated this is Phase 3 of this project. Phase 1 and Phase 2 were broken up to be under .5 acres so they could accommodate the drainage plans.

Member Berry asked for any staff input aside from the comments included in the memorandum. No comments from committee members.

Member Berry stated that he spoke with Public Services Director Camden Mills regarding drainage and had invited him to attend today's meeting; however, he was unavailable. He reviewed the drainage regulations in section 106-55 of the Code of Ordinances and noted the three exempt criteria. Due to the verbiage in this section, the ballroom improvements would need to be completed at the same time as Phase 3.

Mr. Langston reminded everyone that this exact section of the Code came up 2 years ago at their first TRC meeting.

Mr. Thrush spoke to some timing hardships. They have received comments from FDOT and FDEP and would like to submit them early next week.

Member Berry stated he met with the previous City Manager about a year ago to discuss this. Back then they agreed that Phase 3 needed to be completed when the ballroom was completed. They cannot get a Certificate of Occupancy for the ballroom until Phase 3 is complete.

If Phase 3 does not get completed by October they would like to be issued a temporary Certificate of Occupancy. City Manager Robustelli will have a staff meeting and will be in communication with the applicant.

The meeting was adjourned at 10:28 AM.

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| <b>A copy of the agenda memorandum with a list of questions by each Committee member is made a part of the record.</b> |
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