

Technical Review Committee Meeting

February 12, 2025

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Luke Curtis – entered the meeting at 11:03 a.m.

Kelly Intzes

Gil Martinez

Peyt Dewar

STAFF PRESENT:

Ralf Brookes, Interim City Attorney

Frances Robustelli, City Manager – exited the meeting at 10:29 a.m.

Ginny Keeter-Bodkin, Deputy City Clerk

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

1. Temporary Use Permit No. 25013: 4945 Gulf Blvd.

Jennifer Iavarone for EE Blvd Properties LLC requests a temporary use permit to operate 42 parking spaces of commercial beach parking at the subject property, with the remaining 36 spaces reserved for the restaurant.

Applicant Jennifer Iavarone was present via Teams for questions; the scheduled opening date is 2/21/25.

Member Berry asked for any staff questions aside from those communicated in the Memorandum.

Member Dewar expressed concerns on operational times and signage. Ms. Iavarone indicated they will be using signage scheme from the previous tenant, and she will send photos to staff. She had no concerns as there will not be much change. They are hoping not to offer beach parking at all.

Member Berry reviewed the required conditions with the Applicant. He will send her any additional comments. The permit is to be issued next Friday.

2. Courtesy Conceptual Site Plan Review: 9555 Blind Pass Rd (Blind Pass Marina)

Mike Keller of Frazee Design requests a courtesy conceptual site plan discussion pertaining to a proposed redevelopment of the restaurant at Blind Pass Marina (9555 Blind Pass Rd). This item is for discussion only and will return to Technical Review Committee for complete review once formal site plan submission is made.

The following individuals were present for this item: Mike Keller, Adam Harden, Freddy Moreno.

Staff memorandum comments were reviewed.

Member/Fire Marshall Intzes explained requirements to the applicant:

- Two exits (only saw one door)
- Ability to maneuver fire truck (to Truck 23 specs)
- Maximum seats 230
- Fire alarm system required
- Egressing clear and clear walkways to the docks
- Fire hydrant distances must be met – need to be within 400 feet of the building.

Adam Harden spoke about potential plans including dock space utilization; dumpster enclosure remaining in the

same location; opening the restaurant with licensable food kitchen; open pavilion design. Mr. Harden owns and operates the Armature Works in Tampa. He inquired about outdoor music. Mr. Berry explained that a conditional use permit (CUP) would be required; the project would need to go to the City Commission prior to site plan stage

Member Berry reviewed the provided Public Services, Planning and Zoning requirements and comments. Full site drainage and wastewater plans required. Chickee huts need to go through building review- no electric or plumbing may be attached to that structure; Member Dewar cautioned to research with the State.

Mr. Harden expected they would be starting the project soon; Mr. Berry explained that any required CUP would need to be applied for and precede a site plan request – figure 3 months. Mr. Harden inquired about jet ski rentals or concessions; Mr. Berry explained that if not modifying use, it would be ok. Member Coman reminded the Applicant to be sure to include future use plans for Commission review.

3. Courtesy Development Concept Review: 400 Corey Avenue

Joseph McEntegart requests a review of a phased commercial and office concept for redevelopment of the former Wells Fargo building at 400 Corey Avenue.

Commercial Realtors Hal Holder and Matt Kreger were also present. Mr. McEntegart explained that the sale of the lot is pending; he is planning either a retail business, possibly outdoor outfitters, or possibly demolition.

Member Dewar mentioned compliance with Chapter 106 Flood Control and cautioned about potential Code Enforcement violations for using street front for storage or display of products.

Member Intzes explained that fire sprinkler requirements are based on square footage. If it goes from business to retail, sprinklers are required; requirements depend on what final use is - 12,000 sf requires sprinklers.

Member Berry reviewed the Memorandum comments on Planning and Zoning. He cautioned that outdoor display storage of micromobility (i.e. e-bikes) may kick in certain requirements and after hour storage of products would need to be indoors. Surface parking is not allowed in that district and would need to be an administrative decision; he also mentioned that this District will be included in the upcoming Comp Plan review.

Member Coman pointed out that storage should be integrated with the other structures and that parking is at a premium during the Sunday markets; the Applicant may want to reach out to market owners to be specific on expectations.

Member Curtis inquired about storm damage; the Applicant stated that there was no water intrusion. Member Curtis stated that a Substantial Damage letter was generated. After the meeting he would visit the site to take photos and perform an assessment as an appeal. He explained future improvements and zero lookback period.

Mr. McEntegart presented a sketch of a potential floor plan, which is part of the meeting record. He inquired if the City had a preference on demo or renovation; he was advised to pay attention to Comp Plan amendments; new structures must conform to building codes and consider resiliency.

The meeting was adjourned at 11:19 AM.

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