

Technical Review Committee Meeting

May 28, 2025

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Kelly Intzes

Gil Martinez

Peyt Dewar

Luke Curtis entered meeting at 10:15 a.m.

STAFF PRESENT:

Ralf Brookes, City Attorney

Laura Canary, Community Development Director

Camden Mills, Public Services Director

Ginny Keeter-Bodkin, Deputy City Clerk

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

1. Site Plan No. 25068 - 4200 Gulf Blvd (Miramar Beach Resort)

Sean P. Cashen, P.E. for Kevin Bowden of Miramar Resort St. Pete, LLC requests site plan approval to develop horizontal improvements associated with the partial redevelopment and renovation of the Miramar Beach Resort, to include a new thirty-unit, eight-story lodging tower with upper-level restaurant, partial demolition of the existing lodging buildings, and pool, landscaping, parking, and other associated site improvements. Associated with CUP No. 24038, Res 2024-08, and Ord 2024-07, approved 1/14/25.

Mr. Berry asked for staff comments in addition to those in the Memorandum.

Public Services Director Camden Mills indicated that the drainage plans looked good but requested that the applicant submit current and proposed wastewater flows in gallons per minute for regular and peak hours.

Mr. Berry indicated a target date of Friday, May 30th for the renovation permit to be issued.

Fire Marshall Kelly Intzes requested that the fire hydrant connection move forward toward Gulf Blvd for maneuverability. The Fire Dept. has approved their portion of the permits. Project Architect Jack Bodziak acknowledged having reviewed the Fire Dept. memo comments, and they were understood.

City Attorney Brookes mentioned the nineteen conditions (in the meeting packet) in the Land Development Order for CUP Case No. 24038, which was approved, specifically the required draft dune plan (that must be submitted prior to issuance of a site plan and subject to FDEP review). He also pointed out the beach lighting and beach access plans. Mr. Cashen acknowledged that the list has been reviewed. Mr. Berry added that the city can assist the applicant with drafting the dune plan, but recommended they meet with FDEP first.

Mr. Berry indicated that most of the Planning Department's comments were included in the memo that was distributed. Project Architect Jack Bodziak reviewed and acknowledged the conditions to the permit including pedestrian access and easement, the identification of green building standards, the protected pedestrian walkway will be modified to pavement, the valet stand will be in the front of the site, and work on the draft dune plan will be started immediately. Mr. Bodziak acknowledged that prior to the Certificate of Occupancy, they will be compliant with FDEP Coastal Construction Line Code standards as they pertain to marine turtle protection. The grading and screening for the walkway are reflected in their plans. The beach access will be finalized as part of the dune plan.

Mr. Bodziak and Cashen reviewed the memo comments provided from Planning and Zoning. Mr. Berry explained that the FDOT permit will be separate from the zoning approval; any modifications required by FDOT will require revisions to the site plan if issued prior to State approval.

Mr. Berry spoke about the façade alterations to the screening. The applicants indicated they are for protection from the elements. Mr. Berry asked for additional embellishment to comply with standards. Mr. Bodziak agreed and will submit it. Landscaping improvements that were submitted appeared to be lesser in some areas than originally submitted. The city would like to see more around the southeast around the transformers. Mr. Cashen indicated they would ‘beef up’. Mr. Berry stated that the city asked that the frontage utilities be painted green.

Karen Lucas of Gulf Coast Consulting entered the meeting at 10:20 a.m.

- Water meters were discussed. Ms. Lucas confirmed there are currently two two-inch meters, one north and one south (two properties), but that will be reduced to one.
- South side setback – Mr. Bodziak acknowledged it would be 12 feet.
- Mr. Cashen asked for clarification on the multimodal improvement payments.
- The city would like low-profile foot lighting for the walkways, as was attached to the memo.
- Pervious pavers will be used in the pool and pedestrian walkways.
- Mr. Bodziak acknowledged receipt of other email comments from Mr. Berry regarding green building standards; they are in the process of addressing.
- Ms. Lucas reviewed the FDC and fire hydrant requirements with Ms. Intzes.
- Mr. Cashen acknowledged that although tight, delivery vehicles will be able to make turns on property.
- Trash receptacles will be rolled out only on collection days.
- There is a limit of three signs; pedestal signs are acceptable but must be 10 feet from the property line.
- A site plan must be submitted prior to the issuance of a building permit.

Building Inspector Luke Curtis explained to the applicant that for a demolition permit, they need to show what is being demolished. Any A/C or electricity must be removed beforehand. Mr. Cashen indicated that they would like to pull a demo and foundation permits first, and then have the tower topped off before the other rooms are renovated. They hope to begin in July and open the following August – an estimated 13 months.

Ms. Lucas inquired about concurrency for transportation. Mr. Berry explained that a Transportation Management Plan is required (in the Comp Plan). Public Services Director Camden Mills requested a traffic impact statement be submitted.

The meeting was adjourned at 10:53 AM. Next meeting is scheduled for June 4, 2025.

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