

Technical Review Committee Meeting August
13, 2025 - 10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry
Kristin Coman
Kelly Intzes
Gil Martinez
Luke Curtis
Mandy Edmunds
Peyt Dewar
Camden Mills
Luke Curtis

STAFF PRESENT:

Frances Robustelli, City Manager
Ralf Brookes, City Attorney
Ginny Bodkin, Deputy City Clerk

Member Berry called the meeting to order at 10:02 a.m. He noted that this is a 100% virtual meeting as City Hall is currently closed during roof replacement.

1. Variance No. 25052: 100 Pass-A-Grille Way (Resubmittal)

Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for Barracks by the Sea, LLC request three unnecessary and undue hardship variances.

Member Berry introduced the case as a resubmittal that has a scaled back scope of variances. This will be heard by the Board of Adjustment on August 27, 2025.

Attorney Brian Aungst, Jr. stated that the proposed redeveloped units will be brought up to current city codes, FEMA, ADA, Fair Housing and Florida Building Code regulations. Since there was some confusion on the number of variances and the footprints of the structures at the previous Board of Adjustment meeting, he reviewed their revised presentation as to the footprint of each building and the variances requested for the encroachment of units 5 & 6 into the rear property line, the encroachment of open stairs from the rear ally property line, and additional per unit square footage to the existing. All the units will be built to livable standards and maintain the historic multi-family courtyard layout and character. Their design concept was to avoid large buildings; they are not asking for any height variance.

Architect Istvan Peteranecz added that the back of the building runs between 10 and 15 feet from the alley and the parking spaces are set back 5 feet. He spoke about livability and keeping the architecture compatible with the district. Although the buildings are three stories, the bulk of the buildings have been diminished, and the project is substantially under what is permitted for scale and massing.

Member Berry moved on to staff comments. Public Services Director Camden Mills advised the applicants of the requirement to submit drainage and utility plans as well as the connection to wastewater. Building Official Luke Curtis had no comments. Code Enforcement, City Attorney, and the Recreation and Fire Departments had no comments.

For the Planning and Zoning comments, applicant representative Eric Abel confirmed that the Site Plan Option 3 in their packet was only shown as a reference.

Member Berry suggested to the applicants that they have testimony prepared for the Board of Adjustment as to why a hardship variance is necessary. Did they investigate keeping to only one level with vertical circulation? Could it be developed without the need for variances? Mr. Peteranecz referred to the difficulty of staying within the Fair Housing compliance requirements for usable bathrooms, circulation space, three feet on either side of the building, as well as keeping the courtyard.

Member Kristin Coman suggested having testimony prepared regarding livability. Mr. Abel confirmed that the units have been occupied, and Mr. Peteranecz suggested that the units are not in keeping with today's standards – the units are not being made larger just for the sake of it; they have been deliberately and thoughtfully designed to minimally keep with the historic aesthetic and design guidelines.

2. Unnecessary and Undue Hardship Variance No. 25101: 3400 Gulf Boulevard

Liam Turnbull for Michael E. Lentz, VP of Don CeSar TRS LLC requests a variance to increase fence height to eight feet along the property's north boundary west of El Centro St, and seven feet in height along the property's north boundary east of El Centro St., where four feet is the maximum permitted within the required 25-foot secondary front yard setback adjacent El Centro St (LDC Sec. 6.15). The applicant further requests a modification to Development Order 21073 Condition (8) to allow for seven- and eight-foot fences in these locations where four feet are required.

Architect Jeff Connelly of Connelly & Co Studio Design and owner's representative Daniel Bertone of AOA were present for the applicant. Mr. Connelly explained that there were requests from the neighbors, including the Don CeSar Property Owners Corp. to raise the height of the fencing to screen the ballroom and parking lot. There is currently an easement for a sidewalk from Gulf Blvd. to El Centro and parallel to the beach. Years ago, there were requests for fences to keep everything separated.

No comments were received from any department or the City Attorney.

Planning and Zoning: Will delivery trucks that will need to back out from the under-ballroom parking area toward El Centro St. cause conflicts with visibility at the beach walk's southern fence? Mr. Connelly explained that most deliveries will be to the loading dock; some smaller vans might go under the ballroom, and there is adequate visibility at the current step back of six feet - however, agreed to step the fence farther back at the buffer side to accommodate additional visibility.

Staff requested that the original or new (do not enter) signage adjacent to the fence note the area to be a pedestrian crossing, and that a crosswalk be striped and maintained between the two walks. Mr. Connelly indicated that the striping was already on their original plan, and they will ensure it remains. They will be sending updated documents showing the fencing, signage, and striping updates to Member Berry by 8/15 to include with the meeting materials for the Board of Adjustment. Mr. Berry briefly added that one or two of the fence panels are currently punched out of place; the applicant will be repairing any current damage.

3. Site Plan No. 25106: 702 Pass-a-Grille Way

James Pappas of Fusco, Shaffer & Pappas, Inc. Architects for DevMar, LLC requests a site plan to develop a three-story over parking, 17 unit (48.5 DU/ac) temporary lodging facility with 17 parking spaces, a roof deck area, and ground floor amenities.

Member Berry explained this is a new submittal for an administrative site plan. Applicant representatives present were Designer Scott Kelly of Fusco, Shaffer & Pappas Architects, Mark DeMaria of DevMar Development, Civil Engineer Jason Kenney of Vickstrom Engineering, and Landscape Architect Jamie Beatty of Booth Design.

Scott Kelly provided a brief overview of the project, which proposes 17 units for transient stays, with a mid-century modern aesthetic. The ground level is for parking due to the floodplain rating. There are three stories proposed with excellent views; there is a rooftop deck with spa amenity and seating areas. The height is at, and not exceeding, 35 feet. All the units are 950 - 1080 sf, two bedrooms, and the design uses timeless concrete, stucco, and masonry materials to withstand weather events. The overall square footage of the units is 22,380 sf and the dwelling unit per acre is 48.5, and 17 parking spaces are being provided for the 17 units.

Public Services: Member Mills addressed the requirements for a drainage plan, utility plan with points of connection and anticipated wastewater flow, which will be compared to the existing flow to evaluate concurrency. Mr. Kenney acknowledged the requirements and indicated they would like to defer that to the design review phase when they know how many units are approved.

Building Official Luke Curtis had no comments.

Code Enforcement: Member Dewar asked for clarification on garbage collection (containers vs. a dumpster) and overflow parking, where it is at a premium. Mr. Kelly stated there was a meeting on July 14th and he was told a dumpster was not required. They have a location under the garage to house individual bins/containers and there will be multiple pickups weekly. There will not be trash cans outside. He acknowledged that parking is tight in the area, and any guests or visitors would use metered parking as they do for any other business. They have the required number of spaces. Mr. Kenney added that they cannot have parallel parking because of the 20 feet required by the Fire Dept. Ms. Edmunds and Attorney Brookes were not present during the discussion but had not submitted any comments.

Fire Department: Member Intzes reviewed the Fire Dept. comments. Mr. Kelly acknowledged the four comments on the cover sheet (in the meeting packet) and agreed with the recommendations. Member Intzes advised the applicant to note the changes in the building code summary when they resubmit. He indicated that they would have a separate life safety plan. Ms. Intzes added that an exhibit showing the dimensions of access to the building is required in the site plan. If access cannot be made via Pass-A-Grille Way, the 20 ft. driveway must be maintained clear and turning radius must be accommodated and the dimensions on the life safety plan.

A fire flow analysis will be required depending upon the construction type; she will be looking for rated columns, beams, and trusses and separation between floors. The applicant stated the requirements will be met and will supply UL rated assemblies. Fire hydrant location and connection requirements were discussed; the applicant is revising the site plan. They will be installing a new hydrant on the SE side to meet requirements. Member Intzes also advised that fire hydrant clearances, cross-sectionals, lines, type, size, and fire mains must be indicated on the plans; she will be looking for them in architectural review.

Planning & Zoning: Member Berry reviewed the zoning and planning comments. The concurrency requirements are standard; at 17 units, staff did not anticipate that they would generate more than 50 peak hour trips, but they would need an estimate; the applicant acknowledged.

The project is a maximum density for the site (just under 50 units per acre). It cannot be converted to residential use – that would require modifications because only mixed use is allowed. Other recent projects have required a covenant/affidavit/non-conversion agreement certifying that they would not be turned into residential use. The applicant had no concerns with that.

8th Avenue is core area of the historic district. This project is complying with 35 feet above base flood elevation, with the rooftop non-habitable. Mr. Berry asked if massing and scale were considered in the design and whether

the applicant felt it fits in with the architecture of the district. The applicant's architect explained their efforts to blend with the area and staying minimalist. He referred to slides of 614, 1106, 1700 PAG Way and 599 Gulf Way as appearing mid-century, modern, minimalist, and similar to their design.

Mr. Berry asked the applicant about usage. It will not be a condominium; it will be a managed, short-term rental facility with no front desk (digital access) but a staff member on site or nearby most of the time. Mr. Berry indicated this would fall under resort/hotel usage for impact fees. The DevMar representatives agreed.

- Signage was reviewed; no free-standing signage is anticipated.
- Trash pickup and deliveries were discussed. There will be vans, but no large trucks.
- The spa height was confirmed to be 35 feet by the applicant.
- An ALTA survey is required; the applicant confirmed that their attorney and surveyor are working on that.
- The applicant confirmed that they would change from Royal to Washingtonian palms.
- Hex block stamped sidewalk pavers will be provided by the city.

Member Kristin Coman had the applicant confirm that the pool at La Tortuga is not an included amenity and that there is a designated employee parking space; they will provide signage to that effect.

This case will come before the Historic Preservation Board next Thursday. Mr. Berry advised the applicants that a site plan and building permits are required; the site plan permit sets the timer for the building permit. Mr. Curtis stated he is available for a pre-application meeting if necessary and added that an elevation certificate will be necessary. Approval timing was discussed.

The meeting was adjourned at 11:40 AM.

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