

Technical Review Committee Meeting
September 13, 2023
10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry
Kristin Coman
Alaina Grundy
Kelly Intzes
Jennifer McMahon
Brett Warner

STAFF PRESENT:

Andrew Dickman, City Attorney – appeared via TEAMS
Amber LaRowe, City Clerk

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

1. Conditional Use #23069 & Variance #23068 – 5090 Gulf Blvd.

Attorney Tim Driscoll appeared on behalf of the applicant. He stated that this has been authorized by the City as a parking lot via a temporary conditional use permit (CUP) issued in 2018; this request is to ask the City for a permanent CUP. He has reviewed the comments, which are made a part of the record, and will provide a formal response to Mr. Berry.

Each Committee Member addressed their questions/comments as outlined in the staff comments as made a part of the record.

Member Grundy requested the applicant install consistent base material across the entire commercial parking area. Attorney Driscoll prefers to consistently install grass since this is a Code requirement. Member Berry informed Mr. Driscoll that the applicant can install a turf block and then shell for the drive isles as well.

Regarding the comments made by Planning and Zoning staff, Attorney Driscoll informally addressed the following:

4. The owner cannot afford to install a permanent toilet.
5. Applicant is requesting a variance.
6. Applicant is willing to install two additional trees with one being a palm.
7. No security cameras other than a Ring doorbell.
8. The City will obtain a copy of the liability insurance.
9. Will provide a more formal response to this question.
10. No new lighting.
11. No opposition to operating hours as outlined.
12. The applicant will obtain a Business Tax Receipt and will be opposing item m. of this question.

Attorney Driscoll requested that this application move forward to the City Commission at the first meeting in November.

2. Site Plan #23073 – 0 76th Avenue

The following individuals were present for this item via TEAMS:

- Trevor Howard, Howard Civil Engineering, LLC. for Bos Builder, LLC
- Oscar Surmen, Applicant

The Applicant briefly explained the request for a site plan.

Each Committee member addressed their comments as outlined in the memorandum that is made a part of the record.

Member Warner requested the applicant submit a drainage plan checklist. He informed the applicant that stormwater cannot be discharged via the weir onto the public sidewalk; therefore, the applicant will need to use something, like a bubbler, to discharge their stormwater. Mr. Warner stated that the gravity main is under the pavement under a Frontier Utility pole box; he suggested moving this. When the applicant is done moving the gravity main, he will be responsible for patching the area approximately 12'x9'.

Member Intzes addressed her comments and stated that all dimensions need to be specific and addressed on the site plan.

The members discussed the sidewalk and buffer. It was decided that the applicant could move the parking spaces towards the road and install the sidewalk in the right-of-way that is along the property (east to west).

The meeting concluded at 10:55 a.m.

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