

Technical Review Committee Meeting

May 22, 2024

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Luke Curtis

Peyt Dewar – exited the meeting at 10:09 a.m.

Kelly Intzes

Jennifer McMahon – entered the meeting at 10:02 a.m.

STAFF PRESENT:

Sharon Lisner, City Attorney's Office – present via Zoom

Amber LaRowe, City Clerk

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

1. Temporary Use Permit #24029: 6400 Gulf Boulevard

This request is to utilize seven parking spaces in front of Agave Restaurant and Pappy's Liquors Store for commercial parking on Sundays and holidays when businesses are closed.

Each committee member reviewed their comments as made a part of the record.

Applicant Richard Madison stated that there is a daily flat rate, the handicapped space will remain open to the public, he is using an a-frame sign only during operating hours to confirm the direction and price to park, and the operating hours are sunrise to sunset.

Staff confirmed noticing to the abutting property owners who have until the end of the day Friday, May 24th to respond; the permit will not be issued prior to this deadline.

2. Site Plan #24028: 0 Gulf Boulevard [Parcel #07-32-16-51660-000-0011] Pinellas County Water Boosters Station

This is for the construction of a new two-story building with critical components on the second story and a waterproof pump room on the first floor for sea level rise and flood resiliency purposes; the existing water tank is remaining.

Michael Hoffman of Wright-Pierce was present via Teams for the applicant.

Member Intzes addressed the questions as outlined in the memorandum. Mr. Hoffman stated that there is an auto sprinkler being designed. He will also ensure that the site plan will be labeled as requested by Ms. Intzes.

Mr. Hoffman spoke on the following Planning & Zoning/Transportation comments:

#3: is aware and is having internal discussions with the County on the best way to meet this.

#4: the County cell tower is for communication to the existing pump station – this will not be replaced.

#5: nothing has been solidified as far as staging equipment; various locations are being tossed around.

#6: a stop sign will be installed at the exit of the parking lot as well as some miscellaneous utility signage; nothing in the right-of-way.

Member Coman opined that the existing signage has a charming character and would be nice to see used on the new building if possible.

#7: an emergency generator will have some noise to it and is tested approximately once a month. The thick concrete walls of this new building do not allow for internal noise to emanate.

#8: construction hours are typically 7:30 a.m. to 6:00 p.m. Monday through Friday.

Mr. Hoffman spoke on the following Landscape comments:

#1: hard to relocate larger oak trees and will consider palm trees

#2: will update the landscaping plan so a portion is on the right-of-way and will screen the transformers.

#3: will work on this with the landscape architect.

#5 will update the plan.

#6: will need to consider what plantings can be there that won't affect the underground utilities decades from now.

#7: will see what type of canopy trees, other than palms, do not have significant root structures.

#8: Member Berry will send the applicant City-approved trash receptacles and benches.

Mr. Hoffman requested a timeline to receive Public Works feedback; Mr. Berry stated that he would speak with the Director today and estimated 1 to 1 ½ weeks to receive Public Works feedback.

Member Intzes asked that the applicant submit the new site plan with labels for the fire mains, connections, type, size, etc.

3. Variance #24030: Unnecessary and Undue Hardship Associated with Site Plan #24028

- a. Exceed the 20' maximum front yard setback along 46th Avenue
- b. Reduce the buffer along the Lido Park side from 6' to less than 5' due to the parking gravity wall and the need for access around the tank
- c. Reduction of the 8' buffer along the Gulf Boulevard and 45th Avenue frontages of the site to 5' or greater should TRC not administratively reduce the buffer width
 - a. Member Berry confirmed that this can be approved administratively if the applicant amends the narrative to explain the need for the size of the building and the reason for the expansion.
- d. Eliminate the requirement that the street-level façade be at least 50% transparent
- e. Reduce, along the western, southern, and northern sides, the percentage of the façade that must be covered with architectural decoration or windows below the 60% minimum

Mr. Berry requested the narrative be provided to the City no later than end-of-day Friday, May 24th so that this item can be presented to the Board of Adjustment at their June 20th 2:00 p.m. meeting.

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The glass and window requirements were discussed; for resiliency purposes, the applicant is reducing the glass and windows on the first floor.

The meeting concluded at 10:33 a.m.

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