

Technical Review Committee Meeting

June 20, 2024

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Mike Clarke – entered the meeting at 10:32 a.m.

Kristin Coman

Luke Curtis

Peyt Dewar

Kelly Intzes

Jennifer McMahon

Camden Mills

STAFF PRESENT:

Andrew Dickman, City Attorney – present via Teams

Matthew McConnell, Assistant City Attorney – present via Teams at 10:55 a.m.

Amber LaRowe, City Clerk

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

1. Temporary Use Permit #23039: 5200 Gulf Boulevard

This request is to utilize the 22 parking spaces at the Mad Fish restaurant located at 5200 Gulf Boulevard during non-business hours of 10:00 a.m. to 5:00 p.m. (all 7 days a week for three months).

Member Berry reviewed the questions as outlined in the memorandum; the memorandum is made a part of the record.

Mark Tomlinson, representing the Applicant, stated that the Applicant intends to inform guests that they must remove their vehicle by 5:00 p.m., and they will be calling the guests by 4:30 p.m. to remind them of the 5:00 p.m. deadline.

Member Berry asked Mr. Tomlinson to submit the valet plan on the survey by June 26, 2024.

2. Site Plan #24037: 3511 Gulf Boulevard

This is for the construction of a three-story, three-unit, attached single-family (townhome) development.

Jimmy Jerge, James Devito, and Danny Bergin were all present as the Applicant Devito Contracting, LLC.

Concerning Member Dewar's question, Mr. Jerge stated that the car park will be underneath the homes and 20 feet from the sidewalk.

Member Intzes reviewed her comments as outlined in the memorandum that is made a part of the record. She stated that she would be available to meet with the Applicant to address the outlined comments. Regarding a fire hydrant, Mrs. Intzes stated that the Applicant will need to work with the County on the purchase of the hydrant and installation.

Members Berry and Coman addressed the comments for Planning/Zoning/Transportation as outlined in the memorandum.

Regarding comment #1 of the Planning/Zoning/Transportation comments, the setbacks are now shown on the updated site plan.

Regarding comment #14 of the Planning/Zoning/Transportation comments, Member Coman requested the Applicant consider extending the drive aisle to the north. Discussion ensued with the Applicant stating that they will be creating the drive aisle offset from parking to accommodate a turning radius and not backing out into Gulf Boulevard.

Member Dewar addressed the following:

- Applicant will need a flagger on Gulf Boulevard during construction of the site
- The Parking Department can issue temporary parking permits to contractors and subcontractors for the construction; please consider carpooling as much as possible
- All construction and parking must be contained on-site and not in the right-of-way
- Ensure that garbage is screened from Gulf Boulevard

A discussion of stormwater and the Code of Ordinances Chapter 106 was had between the Applicant, Member Clarke, and Attorney Dickman. Attorney Dickman will provide an opinion of this Chapter due to the Applicant's concern that this is a redeveloped site not necessarily vacant land; the prior property owner demolished the home that was on the property but then their development fell through. Attorney Dickman requested that the Applicant send Member Berry a copy of the Florida Administrative Code and relevant Florida State Statutes so that he can send to Attorney Dickman who will review them and issue a response regarding this topic.

Attorney Dickman left the meeting at 10:53 a.m. and Attorney McConnell joined, via Teams at 10:55 a.m.

Member Curtis opined that the Applicant may want to consider a deep foundation on this property even though it is not required.

The meeting concluded at 11:00 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.
--