



City of Tarpon Springs, Florida

Technical Review Committee
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

THURSDAY, AUGUST 7, 2025
9:00 AM IN THE 2ND FLOOR MEDIA ROOM

1. CALL TO ORDER

2. GRANTS

- a. **Application #25.59;** CRA Facade Grant to assist applicant with enclosing patio with windows and a door; 21 N Safford Avenue
- b. **Application #25.60;** CRA Building Code Assistance Grant to assist applicant with bringing parts of the historic structure into compliance with building codes; 21 N Safford Avenue
- c. **Application #25.61;** CRA Restaurant Recruitment Grant request to assist applicant with upgrading restaurant with new air conditioning system; 21 N Safford Avenue

3. VARIANCES

- a. **Application #25.51;**
Variance to allow construction of an addition within the required side yard
Location: 696 Chesapeake Drive
- b. **Application #25.52**
Nonconforming Lot of Record Variance to split lot 17 from Ferguson's Estates blk 2, lots 11 & 17, and create two nonconforming lots of record.
Location: 743 Bayshore Drive
- c. **Application #25.53;**
Variance to allow construction of an accessory dwelling unit that is larger than permitted
Location: 1601 Richard Ervin Parkway
- d. **Application #25.54;**
Variance to allow construction of a dock that is longer than permitted
Location: 1542 Riverside Drive
- e. **Application #25.58**
Variance to allow reduction of side yard and rear yard requirements
Location: 100 Shore Drive

4. OLD APPLICATIONS

- a. **Resolution 2025-XX;** Site Plan approval for property located between N. Highland Ave and Keystone Road, Parcel ID #08-27-16-89406-000-0060 (Application #24.41) (Quasi-judicial)

5. NEW APPLICATIONS

- a. **Ordinance 25-xx;** Annexation for purpose of connection to City utilities, of property that is contiguous to the city's boundary; 1851 Dixie Highway (Application #25.49)(Quasi-judicial)
- b. **Ordinance 25-xx;** Annexation of property that is contiguous to the city's boundary; 630 July Drive (Application 25.55) (Quasi-judicial)
- c. **Application #25.56;** Minor Site Plan to allow for display of granite slabs in the parking lot; 40176 US Highway 19 N
- d. **Resolution 25-xx;** Conditional Use and Site Plan for outdoor storage; 128 E Lime Street (Application 25.57) (Quasi-judicial)
- e. **Ordinance 2025-XX;** Amendment to the Land Development Code Section 56.06 "Mobile Food Dispensing Vehicles, Temporary" to remove Ordinance 2025-01 sunset provision (Application 25.XX)(Legislative)

6. DISCUSSION ITEMS

- a. **Application #25.62;** Discussion Item to redevelop parcel with two separate buildings, one "Quick Service Restaurant" with approximately 5,300 square feet and one "Quick Service Restaurant or Coffe Shop" with approximately 1,025 square feet, both with drive-through lanes; 40839 US Highway 19 N

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

Public observers may sit in the meeting room to observe the meeting for any item, however public comment will not be heard. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611.

Please be advised that an applicant who is an attorney or has an attorney on his/her team in attendance at the Technical Review Committee meeting must notify the city in advance so that attendance by the City Attorney can be provided for. The City has the discretion to schedule such application for a date upon which the City Attorney is able to attend.