

AGENDA

REGULAR MEETING

TECHNICAL REVIEW COMMITTEE

Community Hall – 401 West Venice Avenue
Thursday, February 8, 2018 – 9:00 AM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. TECHNICAL REVIEW COMMITTEE MEMBER DISCUSSION**
 - A. TRC Process**
 - B. Discuss Current Petitions Schedule**
- IV. ADJOURNMENT**

The public is invited to attend this meeting and be heard. No stenographic record by a certified court reporter is made of this meeting nor will a verbatim record be prepared. Minutes will be written for the public record.

Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.

If you are disabled and need assistance, please contact the City Clerk's office at least 24 hours prior to the meeting.

Planning & Zoning Department

Project and Petition Schedule Updated: 2/1/18

Active Land Use Petitions

Pet. No.	App. Date	Description	Petition/Project Type	TRC		Status
16-01CP	4/5/16	Pinebrook Park Owner: Pinebrook Park, LCC Agent: Jeff Boone, Esq. 1001 Avenida Del Circo Venice, FL 34285	<i>Minor Comprehensive Plan Amendment</i> Current: Institutional/Professional Proposed: High Density Residential PID: 0409-08-0042 1220 Pinebrook Rd.	Roger	5/6/16 5/11/16 11/14/16 11/28/16 12/7/16 12/13/16 12/22/16 1/20/17 1/24/17 5/24/17	TRC Comments Due TRC Comments sent to applicant Resubmittal #1 Received TRC Comments Due (TRC for ext. to 12/5) TRC Comments Sent to Applicant Resubmittal #2 Received TRC Comments Due - Compliance Met Agent placed petition on hold Status Letter Sent to Agent Agent Held 2nd Community Workshop (non-required)
16-4RZ	4/5/16	Pinebrook Park Owner: Pinebrook Park, LCC Agent: Jeff Boone, Esq. 1001 Avenida Del Circo Venice, FL 34285	<i>Rezone</i> Current: PUD Proposed: PUD PID: 0409-08-0042 1220 Pinebrook Rd.	Roger	5/6/16 5/11/16 11/14/16 11/28/16 12/7/16 12/13/16 12/22/16 1/20/17 1/24/17 5/24/17	TRC Comments Due TRC Comments sent to applicant Resubmittal #1 Received TRC Comments Due (TRC for ext. to 12/5) TRC Comments Sent to Applicant Resubmittal #2 Received TRC Comments Due - Compliance Met Agent placed petition on hold Status Letter Sent to Agent Agent Held 2nd Community Workshop (non-required)
16-3SE	9/26/16	Lord Higel House Owner: City of Venice Agent: Jon Barrick 409 Nassau St. Venice, FL 34285	<i>Special Exception</i> Proposed changes to existing parking lot. PID: 0176-08-0016 409 Granada Ave.	Scott	10/14/16 10/19/16 1/11/17 1/20/17 2/21/17	TRC Comments Due (ext. requested by TRC) TRC Comments Sent to Applicant Resubmittal #1 Received TRC Comments Due - TRC Compliance Met <i>Planning Commission (Agent requested continuance, TBD)</i>
16-7SP	9/26/16	Lord Higel House Owner: City of Venice Agent: Jon Barrick 409 Nassau St. Venice, FL 34285	<i>Site & Development Plan</i> Proposed changes to existing parking lot and Lord Higel House. PID: 0176-08-0016 409 Granada Ave.	Scott	10/14/16 10/19/16 1/11/17 1/20/17 2/21/17	TRC Comments Due (ext. requested by TRC) TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due - TRC Compliance Met <i>Planning Commission (Agent requested continuance, TBD)</i>

<i>Pet. No.</i>	<i>App. Date</i>	<i>Description</i>	<i>Petition/Project Type</i>	<i>TRC</i>		<i>Status</i>
16-01AN	11/4/16	SHYD, LLC Owner: SHYD, LLC Agent: Greg Roberts, Esq. 341 W. Venice Ave. Venice, FL 34285	<i>Annexation</i> Annexation of approximately 10 acres PID's: 0404-05-0002 and 0404-12-0002 1041 Albee Farm Rd.	Jeff Jim Roger	11/14/16 11/7/16 12/20/16 1/13/17 2/2/17 3/21/17 4/7/17 4/10/17 6/7/17 6/23/17 6/30/17 7/10/17 7/21/17 9/19/17 10/3/17 10/3/17 1/9/18 1/23/18	Transmitted to City Manager Agent notified additional documents required Received Requested Materials TRC Comments Due (ext. requested by TRC) TRC Comments Sent to Agent Resubmittal #1 received TRC Comments Due TRC Comments sent to agent Resubmittal #2 Received TRC Comments Due TRC Comments Sent to Agent Resubmittal #3 Received TRC Comments Due - Compliance Met <i>Planning Commission (cont. to 10/3/17)</i> <i>Planning Commission - RECOMMEND APPROVAL</i> Transmitted to City Clerk <i>City Council 1st Reading APPROVED</i> <i>City Council 2nd Reading APPROVED</i>
16-02CP	11/4/16	SHYD, LLC Owner: SHYD, LLC Agent: Greg Roberts, Esq. 341 W. Venice Ave. Venice, FL 34285	<i>Comprehensive Plan Amendment</i> Current: County Low Density Residential Proposed: Medium Density Residential PID: 0404-05-0002 and 0404-12-0002	Jeff Jim Roger	1/13/17 2/8/17 3/21/17 4/7/17 4/10/17 6/7/17 6/23/17 9/19/17 10/3/17 10/16/17 1/9/18 1/23/18	Pending process of petition 16-01AN. TRC Comments Due (ext. requested by TRC) TRC Comments sent to Agent Resubmittal #1 received TRC Comments Due TRC Comments Sent to Agent Resubmittal #2 Received TRC Comments Due - compliance met <i>Planning Commission (cont. to 10/3/17)</i> <i>Planning Commission - RECOMMEND APPROVAL W/ STIPS</i> Transmitted to City Clerk <i>City Council - 1st Reading - APPROVED</i> <i>City Council 2nd Reading - APPROVED</i>

Pet. No.	App. Date	Description	Petition/Project Type	TRC		Status
16-06RZ	11/4/16	SHYD, LLC Owner: SHYD, LLC Agent: Greg Roberts, Esq. 341 W. Venice Ave. Venice, FL 34285	<i>Rezone</i> Current: County, OUE County, RE Proposed: Venice RMF-3 PIDs: 0404-12-0001, 0404-12-0002, & 0404-05-0002 1041 Albee Farm Rd.	Jim Roger	1/13/17 2/8/17 3/21/17 4/7/17 4/10/17 6/7/17 6/23/17 6/30/17 7/10/17 7/21/17 9/19/17 10/16/17 1/9/18	Pending process of petition 16-01AN. TRC Comments Due (ext. requested by TRC) TRC Comments sent to Agent Resubmittal #1 received TRC Comments Due TRC Comments Sent to Agent Resubmittal #2 Received TRC Comments Due TRC Comments Sent to Agent Resubmittal #3 Received TRC Comments Due - Compliance Met <i>Planning Commission (cont. to 10/3/17)</i> <i>Planning Commission - RECOMMEND APPROVAL W/ STIPS</i> Transmitted to City Clerk <i>City Council - 1st Reading - APPROVED</i> <i>City Council 2nd Reading - APPROVED</i>
17-07RZ	3/31/17	Four Points by Sheraton Owner: DUAS Capital, LLC. Agent: RMEC, LLC.	<i>Rezone</i> Current: OPI Proposed: CG PID: 0430-02-0014 805 S. Tamiami Trail	Scott	4/21/17 4/28/17 5/1/17 1/4/18 1/23/18 2/7/18	TRC Comments Due Agent meeting w/ PZ staff TRC Comments Sent to Agent Agent meeting w/ PZ staff Resubmittal #1 Received TRC Comment Due
17-03CP	4/13/17	The Woods at Venice (Jackson Rd. Owner: Border Rd. Investments, LLC. Agent: Jeff Boone, Esq. 1001 Avenida Del Circo Venice, FL 34285	<i>Comprehensive Plan</i> Border Rd to Myakka River Neighborhood Amend Policy 18.8.E in 2010 Comprehensive PID: 0393-00-2000, 0394-00-3040	Jeff	4/27/17 5/12/17 5/26/17 6/9/17 8/1/17 8/7/17 9/12/17 10/10/17 10/24/17 11/9/17 1/25/18	TRC Comments Due (TRC Request ext. to 5/12)) TRC Comments Sent to Applicant Resubmittal #1 Submitted TRC Comments Due <i>Planning Commission</i> RECOMMENDED FOR APPROVAL Transmitted to City Clerk <i>City Council (Cancelled Due to Hurricane Irma)</i> <i>Continued to 9/26/17 City Council Public Hearing</i> APPROVED Transmitted to DEO DEO Received Transmittal DEO Letter (No comments) Received Status Request Letter Sent to Agent
17-11RZ	6/7/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jeffery Boone 1001 Avenida Del Circo Venice, FL 34285	<i>Rezone</i> Current: CI Proposed: CG PID: 0407-06-0010 509 Tamiami Trail N	Scott	6/30/17 6/30/17 1/29/18 2/12/17	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due

<i>Pet. No.</i>	<i>App. Date</i>	<i>Description</i>	<i>Petition/Project Type</i>	<i>TRC</i>		<i>Status</i>
17-03SE	6/7/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jeffery Boone 1001 Avenida Del Circo Venice, FL 34285	<i>Special Exception</i> Proposed use: Multi-Family Use in CG PID: 0407-06-0010 509 Tamiami Trail N	Scott	6/30/17 6/30/17 1/29/18 2/12/17	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due
17-01PP	6/13/17	The Woods at Venice Owner: The Woodlands at Venice, LLC Agent: Jeffery Boone 1001 Avenida Del Circo Venice, FL 34285	<i>Preliminary Plat</i> PID: 0393-00-2000, 0394-00-3040, and 0394-00-3020 Intersection of Border Rd. & Jackson Rd.	Jeff Jim	7/7/17 7/14/17 11/9/17 11/27/17 11/29/17 12/6/17 12/8/17 12/15/17 12/20/17 12/21/17 12/29/17 1/5/18 1/8/18 1/17/18 1/24/18	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due (TRC requ. Ext.) TRC Comments Sent to Agent (partial) Remainining TRC Comments Sent to Agent Resubmittal #2 Received TRC Comments Due (TRC requ. Ext.) TRC Comment Status sent to Agent TRC Comments Sent to Agent Resubmittal #3 Received TRC Comments Due - Compliance Met (except Trees) TRC Comments Sent to Agent (only trees) Agent requested to move forward to the public hearing County Forestry requested meeting with agent
14-02SP.1	6/30/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jackson Boone 1001 Avenida Del Circo Venice, FL 34285	<i>Site & Development Plan</i> Proposed construction of 32 multi-family units, a strip store, a laundromat, and the removal of several existing buildings. PID: 0407-06-0010 509 Tamiami Trail N	Scott	7/21/17 7/24/17 1/29/18 2/12/17	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due

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17-02CU	6/30/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jackson Boone 1001 Avenida Del Circo Venice, FL 34285	<i>Conditional Use</i> Request to allow building height of 58' 3.5" for multi-family buidlings. PID: 0407-06-0010 509 Tamiami Trail North	Scott	7/21/17 7/24/17 1/29/18 2/12/17	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due
17-12RZ	7/20/17	Hurt Property - Laurel Rd. Owner: Carlton Hurt, Randall Hurt, Joseph McMullen Agent: Jeff Bone, Esq. 1001 Avenida Del Circo Venice, FL 34285	<i>Rezone</i> Current: Sarasota County Open Use Estate Proposed: Venice RSF-4 PID's: 0380-03-0001 & 0380-02-0001	Roger	8/11/17 8/15/17 9/7/17 9/29/17 11/7/17 11/28/17 1/23/18 2/13/18	TRC Comments Due TRC Comments Sent to Agent Resubmittal # 1 Received TRC Comments Due - Compliance Met <i>Planning Commission- Recommend Approval</i> Transmitted to City Clerk <i>City Council - 1st Reading Approved</i> <i>City Council - 2nd Reading</i>
17-04CP	7/26/17	Village on the Isle Owner: Southwest Florida Retirement Emmanuel Lutheran Church, Inc. Agent: Dean Paquet, Kimley-Horn 1777 Main St. Suite 200 Sarasota, FL 34236	<i>Comprehensive Plan Amendment</i> Propose boundary update for the Village on the Campus. PID's: 0430-07-0007 & 0430-02-0018 900 S. Tamiami Trail	Scott	8/18/17 8/29/17 10/4/17 10/26/17 11/1/17 11/3/17 11/8/17 12/5/17 12/6/17 12/29/17 1/23/18	TRC Comments Due (TRC Request Ext. to 8/25) TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due TRC Comments Sent to Agent Resubmittal #2 Received TRC Comments Due <i>Planning Commission- Recommend Approval</i> Transmitted to City Clerk <i>City Council - 1st Reading - Approved</i> <i>City Council - 2nd Reading - Approved</i> Transmitted to DEO

<i>Pet. No.</i>	<i>App. Date</i>	<i>Description</i>	<i>Petition/Project Type</i>	<i>TRC</i>		<i>Status</i>
17-13RZ	10/6/17	SJMR Property PUD Owner: Pamlico Point Management, LLC Agent: Jeffery Boone 1001 Avenida Del Circo Venice, FL 34285	<i>Zoning Map Amendment</i> Current: Sarasota County OUE Proposed: Venice PUD PID: 0391-00-1020 and 030-00-3000	Jim	10/27/17 10/31/17 11/9/17 11/27/17 11/28/17 11/29/17 12/8/17 12/15/17 12/15/17 12/19/17 1/12/18 1/26/18	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due (TRC Request Ext.) TRC Delay Status Sent to Agent TRC Comments Sent to Agent Resubmittal #2 Received TRC Comments Due Meeting w/ agent, TRC, CMO, & CA TRC Review on hold - status sent to Agent Resubmittal #3 Received TRC Comments Due
94-01SP.2	10/18/17	PGT Main Parking Lot Renovations Owner: PGT Industries, Inc. Agent: D. Shawn Leins, P.E. 8340 Consumer Ct. Sarasota, FL 34240	<i>Site & Development Plan</i> Propose additional parking on existing site. PID: 0378-02-0001 1070 Technology Dr.	Scott	11/3/17 11/7/17 12/15/17 12/29/17	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due - Compliance Met
17-09SE	10/18/17	PGT Main Parking Lot Renovations Owner: PGT Industries, Inc. Agent: D. Shawn Leins, P.E. 8340 Consumer Ct. Sarasota, FL 34240	<i>Special Exception</i> Modification to Section 86-412(a) for reduce parking space size. PID: 0378-02-0001 1070 Technology Dr.	Scott	11/3/17 11/7/17 12/15/17 12/29/17	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due - Compliance Met

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17-02PP	10/27/17	Aria (Part of Milano PUD) Owner: Border and Jacaranda Holdings, LLC Agent: Melanie Smith, P.E., Stantec 6900 Professional Parkway East Sarasota, FL 34240	<i>Preliminary Plat</i> Proposed residential subdivision within the Milano PUD, consisting of 183 single family homes and amenities. PID: 0392-00-1000, 0390-00-4010, 0390-00-0390-00-4000, 0389-00-1000, and 0389-00-1001	Scott	11/17/17 11/21/17 12/20/17 12/29/17 1/12/18 1/24/18 1/25/18	TRC Comments Due TRC Status Sent to Agent Resubmittal #1 Submitted (left on counter) TRC Comments Due TRC Commnts Sent to Agent Resubmittal #2 Received TRC Comments Due TRC Comments Sent to Agent
		Owner: Border and Jacaranda Holdings, LLC Agent: Melanie Smith, P.E., Stantec 6900 Professional Parkway East Sarasota, FL 34240	Remove existing storage shed and replace with two larger sheds. PID: 0412-01-0001 111 N. Auburn Rd.		11/28/17 2/2/18	TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due
17-11SP	11/20/17	925 S. Tamiami Trail Monument Sign Owner: Dunn Haven Holdings Agent: Danielle Bobzien, FUL Property Management 4282 Fonsica Ave. North Port, FL 34286	<i>Site & Development Plan Amendment</i> Proposed addition of monument sign. PID: 0430-08-0004	Scott	12/15/17 1/16/18	TRC Comments Due - Compliance Met <i>Planning Commission - APPROVED</i>
17-10SP	11/27/17	FPL Canopy Albee Farm Road Owner: FPL Agent: Tim Roane, P.E. DMK Associates, Inc. 421 Commercial Court, Suite C Venice, FL 34292	<i>Site & Development Plan</i> Proposed construction of a 2000 sq. ft. canopy PID:0407-08-0001 425 Albee Farm Rd.	Katie Jim	12/15/17 12/18/17	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due - Compliance Met

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17-16RZ	11/28/17	Murphy Oaks Owner: SSD Land Holdings, LLC Agent: Clint Cuffle, WRA Engineering 7978 Cooper Creek Blvd, Ste 102 University Park, FL 34201	<i>Zoning Map Amendment</i> Current: Sarasota County Open Use Estate -1 Proposed: Planned Unit Development PID:0399-04-0001 SE Corner N. Auburn Rd. & Border Rd.	Roger	12/15/17 12/19/17 2/9/18	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due
17-12SP	12/5/17	AJAX Paving Owner: SJT Venice LLC Agent: Jeffery Boone 1001 Avenida Del Circo Venice, FL 34285	<i>Site & Development Plan Amendment</i> Proposed construction of a 2,760 sq. ft building, small storage buildings, and a future garage PID:0365-00-1030 510 Gene Green Rd.	Scott	12/29/17	TRC Comments Due TRC Comments Sent to Agent
17-06VZ		619 Barcelona Ave.	<i>Variance</i> Request variance for side yard setback.	Jim	1/12/18	TRC Comments Due TRC Comments Sent to Agent
15-11SP.1	8/1/17	Sun State Express @ Triple Diamond Owner: SSE Properties, LLC Agent: George Debidart 108 Triple Diamond Blvd. Nokomis, FL 34275	<i>Site Plan Amendment</i> Proposed landscape changes to the previously approved site & development plan. PID's: 0377-09-0005 & 0377-09-0004 108 & 112 Triple Diamond Blvd.	Scott	9/1/17 Staff Comments Due Waiting on Staff Comments - Delay due to Irma 9/15/17 Staff Comments Sent to Agent 10/19/17 Resubmittal #1 Received 11/2/17 Staff Comments Due TRC Compliance Met 12/5/17 Planning Commission Public Hearing APPROVED	
17-04VZ	8/16/17	926 Gibbs Rd. Owner: George Huffman Agent: Jeffery A. Boone, Esq. 1001 Avenida Del Circo Venice, FL 34285	<i>Variance</i> Requested variance from Section 86-61(h)(1)a to exceed the maximum lot coverage. PID: 0173-11-0002	Scott	8/30/17 Staff Comments Due Waiting on Staff Comments - Delay due to Irma 9/22/17 Staff Comments Sent to Agent 10/6/17 Resubmittal #1 Received 10/27/17 Staff Comments Due TRC Compliance Met 12/5/17 Planning Commission APPROVED	

Staff Petitions & Other Projects					
Pet. No.	App. Date	Description	Petition/Project Type	Staff	Status
15-1CP	5/26/15	Comprehensive Plan Update	<i>Comprehensive Plan Amendment</i> Update current comprehensive plan, including Capital Improvement Schedule.	Jeff	Discussed at All PC Meetings 1st and 3rd Tuesday of the month 9/24/15 4-6 Kick-off Meeting 9/24/15 6-8 Kick-off Meeting 11/18/15 City Council Update 12/7/15 4-5:30 for the North East Venice Neighborhood 12/7/15 5:30-7 for Knight's Trail Neighborhood 12/8/15 5:30-7 for the Laurel Road Neighborhood 12/9/15 5:30-7 for the Island Neighborhood 12/10/15 5:30-7 for the East Venice Neighborhood 12/14/15 4-5:30 for the Pinebrook Neighborhood 12/14/15 5:30-7 for the Gateway/Waterway Neighborhood 1/11/16 4-6 All Neighborhoods Workshop 1/27/16 Planning Commission Workshop 2/10/16 Planning Commission Workshop 2/16/16 Planning Commission Workshop 2/24/16 Planning Commission Workshop 3/22/16 City Council Update 3/23/16 Planning Commission Workshop 3/29/16 Planning Commission Workshop 4/13/16 Planning Commission Workshop 4/27/16 Planning Commission Workshop 5/3/16 Planning Commission Workshop 5/17/16 Planning Commission Workshop 5/24/16 City Council and Planning Commission Joint Workshop 5/31/16 Planning Commission Workshop 7/26/16 Planning Commission Workshop 8/2/16 Planning Commission Workshop 8/24/16 Planning Commission Workshop 9/28/16 Planning Commission Workshop - CANCELLED 10/26/16 Planning Commission Workshop 11/29/16 Planning Commission Workshop 12/6/16 Planning Commission Workshop 12/14/16 Planning Commission Workshop 1/17/17 Planning Commission Workshop 1/31/17 5-7pm Draft Comp Plan Workshop 2/1/17 5-7pm Draft Comp Plan Workshop 2/2/17 5-7pm Draft Comp Plan Workshop 3/13/17 4pm Draft Comp Plan Workshop 3/22/17 1:30pm Draft Comp Plan Workshop 3/30/17 1pm PC & CC Joint Workshop 4/12/17 1:30 pm PC Workshop 5/3/17 Planning Commission Transmittal Hearing - RECOMMENDED APPROVAL WITH REVISIONS 5/19/17 Transmitted to City Clerk 6/12/17 City Council Transmittal Public Hearing - <i>Continued</i> 6/23/17 City Council Transmittal Public Hearing - <i>Continued</i> 8/31/17 City Council Transmittal Public Hearing - <i>Continued</i> 9/13/17 City Council Transmittal Public Hearing - <i>Cancelled Due to Hurricane Irma</i>

Staff Petitions & Other Projects					
Pet. No.	App. Date	Description	Petition/Project Type	Staff	Status
15-1CP	5/26/15	Comprehensive Plan Update	Comprehensive Plan Amendment		9/19/17 City Council Transmittal Public Hearing APPROVED FOR TRANSMITTAL TO STATE WITH REVISIONS 9/29/17 Transmitted to DEO 11/1/17 DEO Letter Received w/comments 11/28/17 City Council Adoption Hearing 1/12/2018 2017-2027 Comprehensive Plan in effect