

TECHNICAL REVIEW COMMITTEE AGENDA

Community Hall – 401 West Venice Avenue

Wednesday, June 20, 2018 – 9:00 AM

I. CALL TO ORDER

II. ROLL CALL

III. CURRENT APPLICATION

- A. Project: Lord Higel House Site & Development Plan Petition No. 16-07SP & Special Exception Petition No. 16-03SE
Owner: City of Venice
Applicant: Venice Heritage Inc.
Contact: Jon Barrick, Architect
Description: The projects met TRC compliance in January 2017, but the applicant now wants to make revisions and would like feedback from TRC.

IV. PRE- APPLICATIONS

- A. Project Name: Sarasota Memorial Hospital Acute Care
Owner: Sarasota County Public Hospital Board
Contacts: Melanie D. Smith, PE, LEED GA of Stantec Consulting Services Inc.
Tom Perigo, Director of Architecture and Construction of Sarasota Memorial Hospital
Parcel ID: 0387030001
Zoning: Planned Commerce Development (PCD)
Address: 2600 Laurel Road, Nokomis, Florida 34275
Description: Proposed rezone to allow hospital use within the PCD, and a proposed hospital facility with 90 beds, 205,000 sq. ft. of medical office space, and 20,000 sq. ft. of meeting space.

V. TRC MEMBER COMMENTS

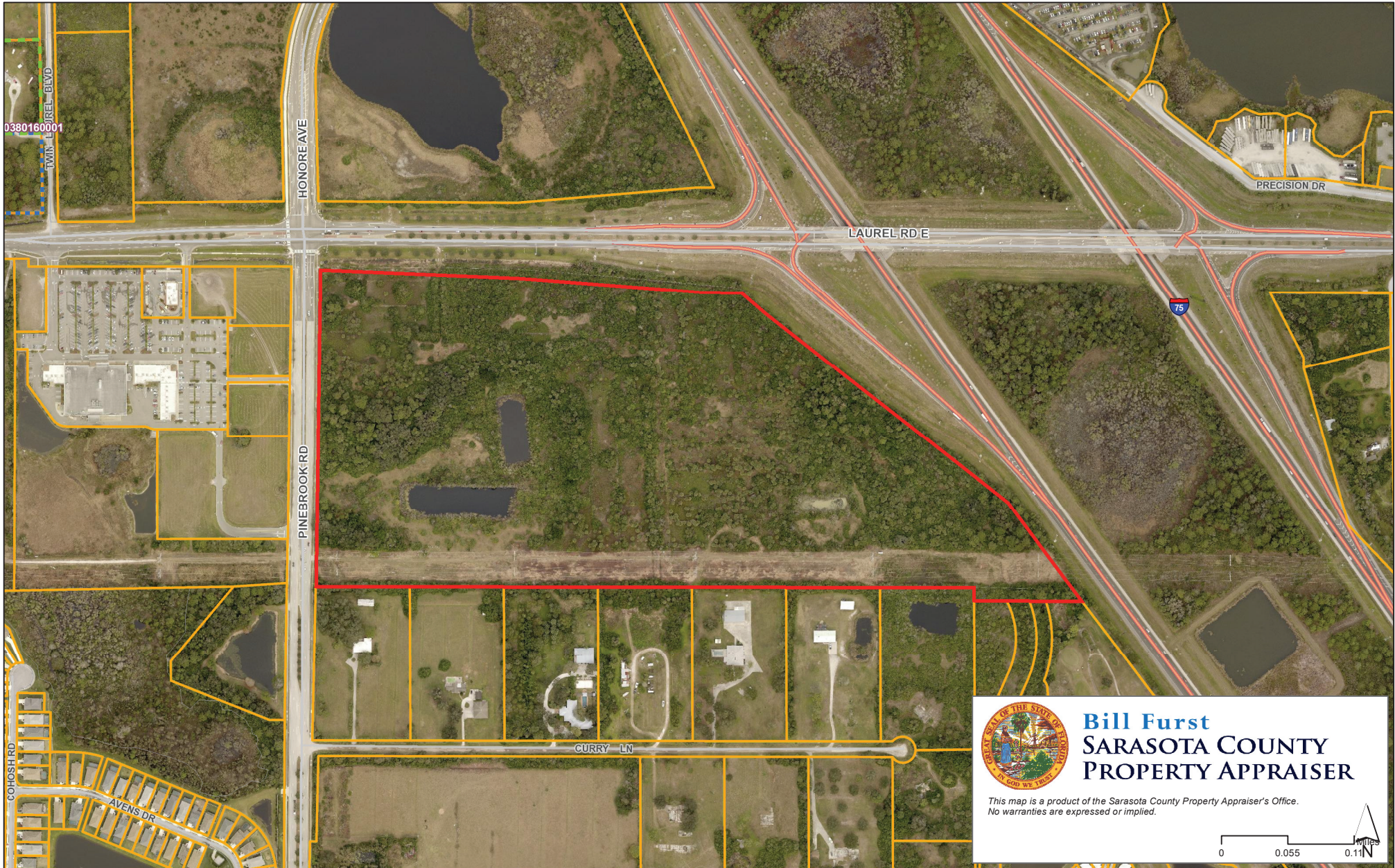
- A. Project Petition Schedule

VI. 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.



2600 Laurel Road, Nokomis Sarasota County Property ID #0387030001

Active Land Use Petitions

<i>Pet. No.</i>	<i>App. Date</i>	<i>Description</i>	<i>Petition/Project Type</i>	<i>TRC</i>		<i>Status</i>
16-3SE	9/26/16	Lord Higel House Owner: City of Venice Agent: Jon Barrick, Architect	<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 6/20/18	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> TRC Meeting
16-7SP	9/26/16	Lord Higel House Owner: City of Venice Agent: Jon Barrick, Architect	<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 6/20/18	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> TRC Meeting
17-11RZ	6/7/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jeffery Boone	<i>Rezone</i> Current: C1 Proposed: CG PID: 0407-06-0010 509 Tamiami Trail N	Scott	6/30/17 6/30/17 1/29/18 2/12/18 2/22/18 4/24/18 5/9/18 5/11/18	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due TRC Comments Sent to Agent Resubmittal #2 Received TRC Comments Due TRC requested additional time TRC Comments Sent to Agent
17-03SE	6/7/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jeffery Boone	<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 2/12/18 2/22/18 4/24/18 5/9/18 5/11/18	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due Staff Comments Sent to Agent Resubmittal #2 Received TRC Comments Due TRC requested additional time TRC Comments Sent to Agent
14-02SP.1	6/30/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jeffery Boone	<i>Site & Development Plan</i> Proposed construction of 32 multi-family residential ship store, laundromat, and removal of existing PID: 0407-06-0010 509 Tamiami Trail N	Scott	7/21/17 7/24/17 1/29/18 2/12/17 2/22/18 4/24/18 5/9/18 5/11/18	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due Staff Comments Sent to Agent Resubmittal #2 Received TRC Comments Due TRC requested additional time TRC Comments Sent to Agent

17-02CU	6/30/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jeffery Boone	<i>Conditional Use</i> Request to allow building height of 58' 3.5" for four multi-family buidlings. PID: 0407-06-0010 509 Tamiami Trail North	Scott	7/21/17 7/24/17 1/29/18 2/12/17 2/22/18 4/24/18 5/9/18 5/11/18	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due Staff Comments Sent to Agent Resubmittal #2 Received TRC Comments Due TRC requested additional time TRC Comments Sent to Agent
17-16RZ	11/28/17	Murphy Oaks Owner: SSD Land Holdings, LLC Agent: Clint Cuffle, WRA Engineering	<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 1/26/18 2/9/18 2/13/18 3/16/18 3/30/18 4/3/18 5/4/18 5/17/18	TRC Comments Due 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 Traffic comments received from agent Traffic review received from Wade Trim & sent to Agent
17-12SP	12/5/17	AJAX Paving Owner: SJT Venice LLC Agent: Jeffery Boone	<i>Site & Development Plan Amendment</i> Proposed construction of a 2,760 sq. ft building, 3 small storage buildings, and a future garage expansion. PID:0365-00-1030 510 Gene Green Rd.	Scott	12/29/17 1/19/18 4/11/18 4/27/18 5/3/18 5/16/18 6/1/18 6/4/18 6/8/18 6/15/18	TRC Comments Due TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due TRC Comments Sent to Agent Resub #2 Received TRC Comments Due TRC Comments Sent to Agent Resub #3 Received TRC Comments Due
18-01SP	3/15/18	Aria Amenity Center Owner: Border and Jacaranda Holdings, LLC Agent: Melanie Smith, PE Attorney: Jeff Boone, Esq.	<i>Site & Development Plan</i> Proposed amenity center and associated improvements. PIDs: 0392-00-1000, 0389-00-1000 301 Aria Drive	Scott	4/6/18 4/9/18 5/1/18 5/16/18 6/19/18	TRC Comments Due Staff Comments Sent to Agent Resubmittal #1 Received TRC Comments Due - Technically Compliant <i>Planning Commission</i>
18-02SP	3/15/18	Four Points Sheraton Owner: DAUS Capital LLC Agent: Ron Edenfield, PE, RMEC, LLC	<i>Site & Development Plan</i> Proposed 4 story hotel and associated amenities. PIDs: 0430-02-0001 & 0430-02-0014 775 & 805 S. Tamiami Trail	Scott	4/6/18 4/6/18 4/12/18	TRC Comments Due TRS Requested time extension Staff Comments Sent to Agent
18-02SE	3/15/18	Four Points Sheraton Owner: DAUS Capital LLC Agent: Ron Edenfield, PE, RMEC, LLC	<i>Special Exception -Use</i> Proposed hotel use in CG PIDs: 0430-02-0001 & 0430-02-0014 775 & 805 S. Tamiami Trail	Scott	4/6/18 4/6/18 4/12/18	TRC Comments Due TRS Requested time extension Staff Comments Sent to Agent

18-01WV	3/15/18	Four Points Sheraton Owner: DAUS Capital LLC Agent: Ron Edenfield, PE, RMEC, LLC	<i>VUD Waiver</i> Proposed waiver for stand-alone parking, parking in front of hotel, building setback, and architectural design. PIDs: 0430-02-0001 & 0430-02-0014 775 & 805 S. Tamiami Trail	Scott	4/6/18 4/6/18 4/12/18	TRC Comments Due TRS Requested time extension Staff Comments Sent to Agent
18-05SP	3/29/18	FPL Albee Farm Rd. Canopy East Side Owner: Florida Power and Light Agent: Tim Roane, PE, DMK Associates	<i>Minor Site & Development Plan</i> Proposed canopy on FPL site. <i>PID: 0409-05-0002</i>	Katie	4/20/18 5/8/18 5/22/18 6/8/18 6/15/18	TRC Comments Due Resub #1 Received TRC Comments Due Resub #2 Received TRC Comments Due
18-04SP	3/29/18	Commercial Residential Properties II, LLC Owner: Tom Teffenhart Agent: Larry Weber, PE, Weber Engineering	<i>Site & Development Plan</i> Proposed facility for fabrication and associated improvements. PIDs: 0377-10-0005, 0377-10-0004, 0377-10-0003, & 0377-10-0002	Scott	4/20/18 4/25/18 5/7/18 5/18/18 5/21/18 6/1/18 6/15/18	TRC Comments Due TRC Requested additional time TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due TRC Comments Sent to Agent Resubmittal #2 Received TRC Comments Due
18-03SE	4/11/18	AJAX Paving Owner: SJT Venice LLC Agent: Jeffery Boone, Esq.	<i>Special Exception</i> Modification from Section 86-411(2) and 86-412 in relation to parking and vehicular access. PID: 0365-00-1030 510 Gene Green Rd.	Scott	4/27/18 5/3/18 5/16/18 6/1/18 6/4/18 6/8/18 6/15/18	TRC Comments Due TRC Comments Sent to Agent Resub #1 Received TRC Comments Due TRC Comments Sent to Agent Resub #2 Received TRC Comments Due - TRC Compliance Met
18-06SP	4/11/18	Heartis Venice Assisted Living Facility Owner: Wen Chung Agent: Katie Newman of Caddis Acquisition Partners Attorney: Jeff Boone	<i>Site & Development Plan</i> Proposed construction of a ALF with approximately 170 units, and associated improvements. PID: 0406-04-0044 1199 S. Tamiami Trail	Roger Katie	5/4/18 5/9/18 6/4/18 6/15/18	TRC Comments Due Staff requested until 5/8/18 TRC Comments Sent to Agent Resub # 1 Received TRC Comments Due
18-04SE	4/11/18	Heartis Venice Assisted Living Facility Owner: Wen Chung Agent: Katie Newman of Caddis Acquisition Partners Attorney: Jeff Boone	<i>Special Exception</i> Proposed Use: Assisted Living Facility in RMF-3 PID: 0406-04-0044 1199 S. Tamiami Trail	Roger Katie	5/4/18 5/9/18 6/4/18 6/15/18	TRC Comments Due TRC requested until 5/8/18 TRC Comments Sent to Agent Resub # 1 Received TRC Comments Due
14-04SP.1	5/1/18	Tuscan Gardens Owner: Tuscan Gardens of Venetia Bay Properties, LLC Agent: Greg Roberts, Esq.	<i>Site & Development Plan Amendment</i> Proposed increase of 48 beds (no site changes) PID: 0406-11-0013 841 Venetia Bay Blvd.	Scott	5/11/18 5/18/18 5/21/18 6/19/18	TRC Comments Due Resubmittal #1 Received TRC Comments Due - Technically Compliant <i>Planning Commission</i>

18-01SE	5/1/18	Tuscan Gardens Owner: Tuscan Gardens of Venetia Bay Properties, LLC Agent: Greg Roberts, Esq.	<i>Special Exception</i> PID: 0406-11-0013 841 Venetia Bay Blvd.	Scott	5/11/18 5/18/18 5/21/18 6/19/18	TRC Comments Due Resubmittal #1 Received TRC Comments Due - Technically Compliant <i>Planning Commission</i>
18-01AM	4/25/18	Subdivision Design Standards (Plat) Agent: Kathleen Weeden, Engineering	<i>Text Amendment</i> Amendment to Code Sections 86-230 and 231	Roger	5/18/18 6/19/18	TRC Comments Due - Technically Compliant <i>Planning Commission</i>
18-01RZ	4/25/18	Public Safety Facility - VPD Owner: City of Venice Agent: Kathleen Weeden, Engineering	<i>Rezone</i> Current: Open Use Estate(OUE)/Venetian Gateway(VG) Proposed: Government Use(GU)/Venetian Gateway(VG) PIDs: 0412-07-0004 & 0412-07-0005 South side of E. Venice Ave., between Auburn Rd. & Capri Isles Blvd.	Roger	5/18/18 6/19/18	TRC Comments Due - Technically Compliant <i>Planning Commission</i>
18-08SP	5/21/18	Caithness Construction Office Project Owner: Caithness Construction, LLC Agent: Jessica Heiny, PE, Florida Engineering & Surveying, LLC	<i>Site & Development Plan</i> Redevelopment of site, proposed construction of an office building and accessory garage. PID: 0176-09-0014 218 Harbor Drive	Katie Roger	6/8/18	TRC Comments Due TRC requested until 6/15/18
18-02RZ	5/22/18	7-Eleven Convenience Store Project Owner: Venice Palm, Inc. Agent: Jeffery Boone, Esq.	<i>Rezone</i> Current: Commercial, Business District (CBD) Proposed: Commercial, General (CG)	Scott	6/8/18	TRC Comments Due TRC requested until 6/15/18
18-07SP	5/22/18	7-Eleven Convenience Store Project Owner: Venice Palm, Inc. Agent: Jeffery Boone, Esq.	<i>Site & Development Plan Amendment</i> Redevelopment of existing automotive convenience center site. PID: 0408-03-0016 116 N. Tamiami Trail	Scott	6/8/18	TRC Comments Due TRC requested until 6/15/18
18-04RZ	5/22/18	Airport Rezone Owner: City of Venice Agent: Kathleen Weeden, Engineering	<i>Rezone</i> Current: Commercial, Intensive (CI) & Government Use (GU)/Venetian Urban Design (VUD) Proposed: Commercial, General (CG)/Venetian Urban Design (VUD) PIDs: 0430-09-0007, 0430-09-0011, and 0428-13-0001 1041 Ringling Drive	Katie	6/1/18 6/19/18	TRC Comments Due - Technically Compliant <i>Planning Commission</i>
04-03PP.1	5/22/18	Willow Chase - Landscape Revisions Owner: Willow Chase Community Association and other individual lot owners Agent: Edward Dean, PLA Kimley-Horn	<i>Preliminary Plat Amendment</i> Proposed modification to appr. landscape plan, to address issues with existing trees. PID's: 52 parcels within Willow Chase	Roger	6/8/18	TRC Comments Due TRC requested until 6/15/18
18-01PP	5/30/18	Portofino CMU Owner: John Peshkin, Laurel Road Property, LLC Agent: D. Shawn Leins, PE, AM Engineering	<i>Preliminary Plat</i> Proposed preliminary plat for the remainder of the Portofino CMU. PID: 0376-12-0001 NE Corner of Laurel Rd. and Knights Trail	Scott	6/22/18	TRC Comments Due
18-03RZ		Toscana Isles PUD (Amendment to Standards) Owner: LALP Development & individual lot owners Agent: Jeff Boone, Esq.	<i>Rezone - Amendment to PUD</i>	Roger		(in completeness check)

CLOSED/DENIED/APPROVED PROJECTS

16-4RZ	4/5/16	Pinebrook Park Owner: Pinebrook Park, LCC Agent: Jeff Boone, Esq.	<i>Rezone</i> Current: PUD Proposed: PUD PID: 0409-08-0042 1220 Pinebrook Rd.	Scott Jeff	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 2/1/18 2/9/18 2/27/18 4/3/18 5/8/18 6/26/18	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) Agent replaced 3 documents TRC Compliance Confirmation Due TRC Compliance Confirmed by All Departments <i>Planning Commission - Recommended Denial</i> <i>City Council - DENIED</i> <i>City Council - Request to rescind decision from 5/8/18</i>
17-07RZ	3/31/17	Four Points by Sheraton Owner: DUAS Capital, LLC. Agent: Ron Edenfield, PE, 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 2/9/18 3/1/18 3/9/18 4/17/18 4/20/18 6/12/18	TRC Comments Due Agent meeting w/ PZ staff TRC Comments Sent to Agent Agent meeting w/ PZ staff Resubmittal #1 Received TRC Comment Due Staff Comments Sent to Agent Resubmittal #2 Received TRC Comments Due - TRC Compliance Met <i>Planning Commission - Recommended Approval</i> Transmitted to City Clerk <i>City Council 1st Reading - Denied</i>
17-02PP	10/27/17	Aria (Part of Milano PUD) Owner: Border and Jacaranda Holdings, LLC Agent: Melanie Smith, P.E., Stantec Agent: Jeffery Boone	<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, 0390-00-4200, 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 3/2/18 3/9/18 3/12/18 3/30/18 4/6/18 4/10/18 4/13/18 4/16/18 5/15/18 5/18/18 6/12/18	TRC Comments Due TRC Status Sent to Agent Resubmittal #1 Submitted (left on counter) 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 TRC Comments Sent to Agent Resubmittal #4 Received TRC Comments Due Staff Comments Sent to Agent Resubmittal #5 Received TRC Comments Due - TRC Compliance Met <i>Planning Commission - Recommended Approval w- Stipulations</i> Transmitted to City Clerk <i>City Council - Approved w/stipulations</i>
02-16SP.7	10/30/17	Venice Moose Lodge Owner: Order of Moose Inc. Venice Lodge #1308 Agent: Ron Wencil, Moose Lodge Member	<i>Site & Development Plan Amendment</i> Remove existing storage shed and replace with two larger sheds. PID: 0412-01-0001 111 N. Auburn Rd.	Roger	11/17/17 11/28/17 1/24/18 2/2/18 2/5/18 3/1/18 5/3/18 5/14/18	TRC Comments Due (TRC Request ext). TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due TRC Comments Sent to Agent TRC Meeting File Status Request sent to agent File Closed by Agent