

TECHNICAL REVIEW COMMITTEE AGENDA

Community Hall – 401 West Venice Avenue

Wednesday, August 15, 2018 – 9:00 AM

I. CALL TO ORDER

II. ROLL CALL

III. PRE- APPLICATIONS

A. Project Name: PGT Connector Building - Glass Plant Expansion

Owner: PGT

Contacts: Melanie D. Smith, PE, LEED GA of Stantec Consulting Services Inc.

Parcel ID: 0377-15-0007, 0377-15-0008, 0378-02-0004 & 0378-02-0005

Address: 3429 & 3419 Technology Drive and 104 & 108 Bluegrass Court

Description: Expansion to the southwest corner of the existing building, essentially expanding in the footprint of an existing parking lot and existing PGT connector building facilities.

IV. TRC MEMBER COMMENTS

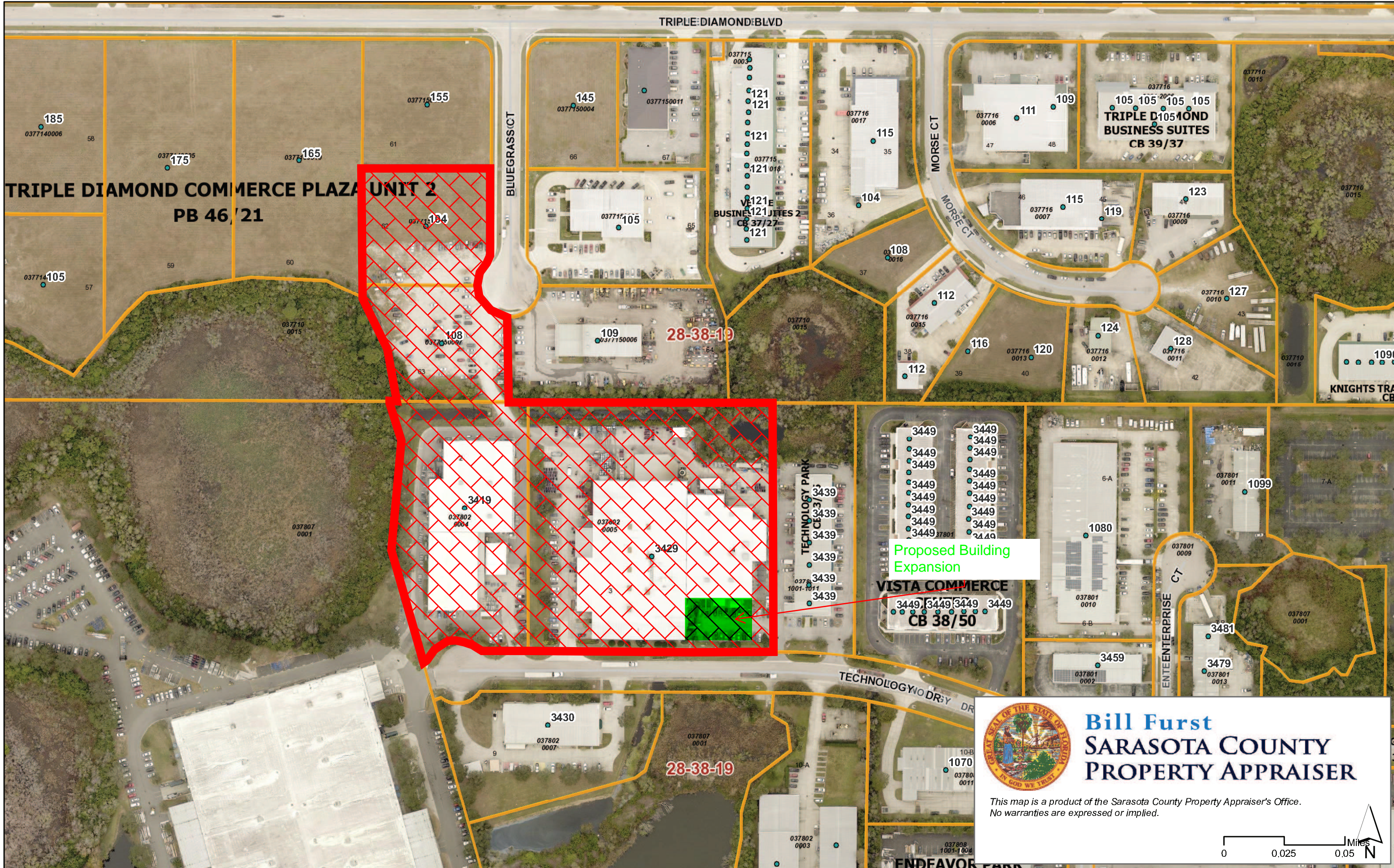
A. Project Petition Schedule

V. 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.

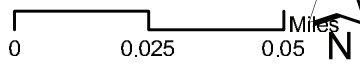
Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.

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



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

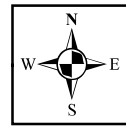
*This map is a product of the Sarasota County Property Appraiser's Office.
No warranties are expressed or implied.*



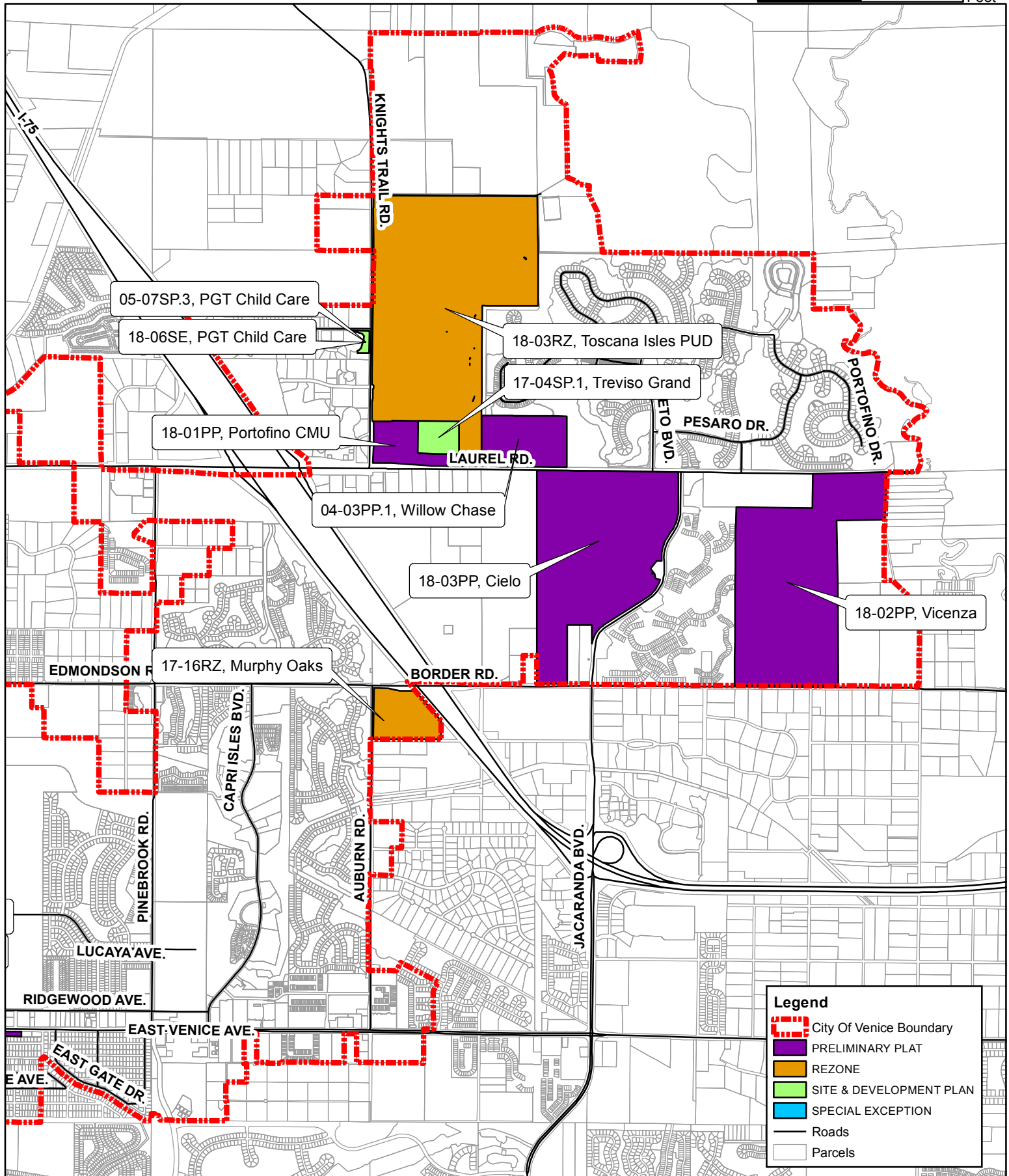


CITY OF VENICE

ACTIVE PETITION SCHEDULE



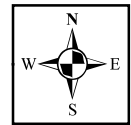
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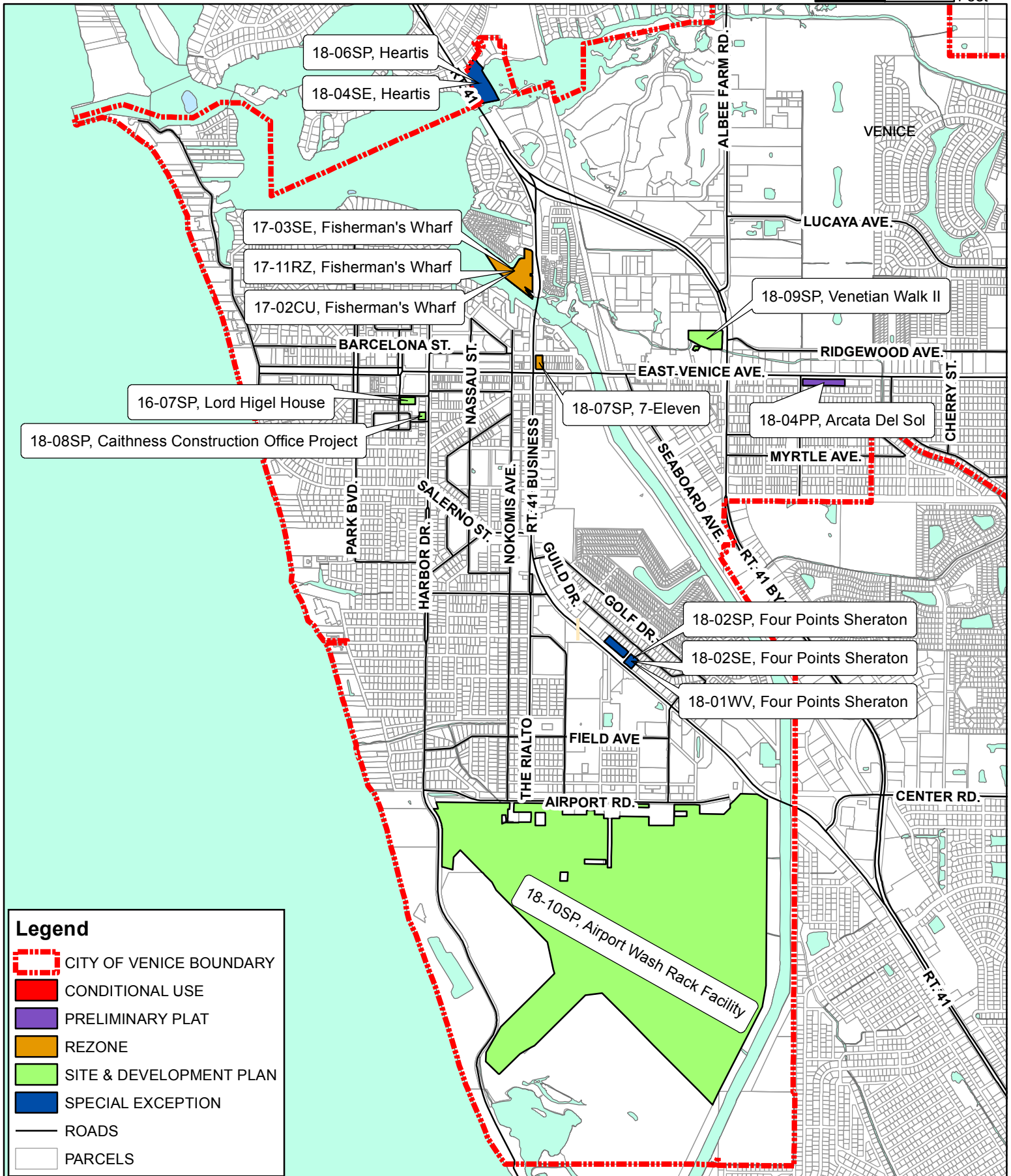


CITY OF VENICE

ACTIVE PETITION SCHEDULE



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PLANNING & ZONING PROJECT PETITION SCHEDULE UPDATED 8/10/18

ACTIVE # OF PETITIONS: 33

<i>Pet. No.</i>	<i>App. Date</i>	<i>Project Name & Agent Information</i>	<i>Project Type/Property Information</i>	<i>Staff</i>	<i>TRC Status</i>	<i>Planning Commission</i>	<i>City Council</i>
16-3SE *See 16-7SP	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 Pickett	10/14/16 TRC Comments Due (ext. requested by TRC) 10/19/16 TRC Comments Sent to Applicant 1/11/17 Resubmittal #1 Received 1/20/17 TRC Comments Due - TRC Compliance Met 6/20/18 TRC Meeting	2/21/17 – Agent Requested Continuance	N/A
16-7SP *See 16-03SE	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 Pickett	10/14/16 TRC Comments Due (ext. requested by TRC) 10/19/16 TRC Comments Sent to Applicant 1/11/17 Resubmittal #1 Received 1/20/17 TRC Comments Due - TRC Compliance Met 6/20/18 TRC Meeting	2/21/17 – Agent Requested Continuance	N/A
17-11RZ *See 17-03SE 14-03SP.2 17-02CU	6/7/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jeffery Boone	<i>Rezone</i> Current: Commercial, Intensive (CI) Proposed: Commercial, General (CG) PID: 0407-06-0010 509 Tamiami Trail N	Scott Pickett Roger Clark	6/30/17 TRC Comments Due & Sent to Agent 1/29/18 Resubmittal #1 Received 2/12/18 TRC Comments Due 2/22/18 TRC Comments Sent to Agent 4/24/18 Resubmittal #2 Received 5/9/18 TRC Comments Due – Compliant		
17-03SE *See 17-11RZ 14-03SP.2 17-02CU	6/7/17	Fisherman's Wharf Owner: Venice Marine Park, LLC Agent: Jeffery Boone	<i>Special Exception</i> Proposed Use: Multi-Family Use in Commercial, General (CG) PID: 0407-06-0010 509 Tamiami Trail N	Scott Pickett Roger Clark	6/30/17 TRC Comments Due & Sent to Agent 1/29/18 Resubmittal #1 Received 2/12/18 TRC Comments Due 2/22/18 TRC Comments Sent to Agent 4/24/18 Resubmittal #2 Received 5/9/18 TRC Comments Due (TRC requested additional time) 5/11/18 TRC Comments Sent to Agent 7/12/18 Resubmittal #3 Received 7/27/18 TRC Comments Due – Compliant		N/A

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14-03SP.2 *See 17-11RZ 17-03SE 17-02CU	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 Pickett Roger Clark	7/21/17 TRC Comments Due 7/24/17 TRC Comments Sent to Agent 1/29/18 Resubmittal #1 Received 2/9/18 Traffic Compliant with City transportation consultant 2/12/18 TRC Comments Due (TRC requested additional time) 2/22/18 Staff Comments Sent to Agent 4/24/18 Resubmittal #2 Received 5/9/18 TRC Comments Due (TRC requested additional time) 5/11/18 TRC Comments Sent to Agent 7/12/18 Resubmittal #3 Received 7/27/18 TRC Comments Due 8/2/18 TRC Comments Sent to Agent		N/A
17-02CU *See 17-11RZ 17-03SE 14-03SP.2	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 buildings. PID: 0407-06-0010 509 Tamiami Trail North	Scott Pickett Roger Clark	7/21/17 TRC Comments Due 7/24/17 TRC Comments Sent to Agent 1/29/18 Resubmittal #1 Received 2/12/17 TRC Comments Due 2/22/18 Staff Comments Sent to Agent 4/24/18 Resubmittal #2 Received 5/9/18 TRC Comments Due (TRC requested additional time) 5/11/18 TRC Comments Sent to Agent 7/12/18 Resubmittal #3 Received 7/27/18 TRC Comments Due – Compliant		
17-16RZ *See 18-02CU	11/28/17	Murphy Oaks Owner: SSD Land Holdings, LLC Agent: Clint Cuffle, WRA Engineering, Inc.	<i>Zoning Map Amendment</i> Current: Sarasota County Open Use Estate -1 Proposed: City of Venice Planned Unit Development PID: 0399-04-0001 SE Corner N. Auburn Rd. & Border Rd.	Roger Clark	12/15/17 TRC Comments Due 12/19/17 TRC Comments Sent to Agent 1/26/18 Resubmittal #1 Received 2/9/18 TRC Comments Due 2/13/18 TRC Comments Sent to Agent 3/16/18 Resubmittal #2 Received 3/30/18 TRC Comments Due 4/3/18 TRC Comments Sent to Agent 5/4/18 Traffic comments received from agent 5/17/18 Traffic review received from Wade Trim & sent to Agent 7/5/18 Resubmittal #3 received 7/20/18 TRC Comments due 7/23/18 TRC Comments Sent to Agent 7/31/18 Resubmittal #4 Received 8/9/18 TRC Comments Due		

PLANNING & ZONING PROJECT PETITION SCHEDULE UPDATED 8/10/18

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18-02SP *See 18-02SE 18-01WV	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 Pickett Roger Clark	4/6/18 4/12/18 7/13/18 7/27/18 8/3/18	TRC Comments Due (TRC requested additional time) Staff Comments Sent to Agent Resubmittal #1 Received TRC Comments Due TRC Comments Sent to Agent		
18-02SE *See 18-02SP 18-01WV	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 Pickett Roger Clark	4/6/18 4/12/18 7/12/18 7/27/18 8/3/18	TRC Comments Due (TRC requested additional time) Staff Comments Sent to Agent Resubmittal #1 Received TRC Comments Due TRC Comments Sent to Agent		
18-01WV *See 18-02SE 18-02SP	3/15/18	Four Points Sheraton Owner: DAUS Capital LLC Agent: Ron Edenfield, PE, RMEC, LLC	<i>Waiver – Venetian Urban Design</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 Pickett Roger Clark	4/6/18 4/12/18 7/12/18 7/27/18 8/3/18	TRC Comments Due (TRC requested additional time) Staff Comments Sent to Agent Resubmittal #1 Received TRC Comments Due TRC Comments Sent to Agent		
18-06SP *See 18-04SE	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 an ALF with approximately 170 units, and associated improvements. PID: 0406-04-0044 1199 S. Tamiami Trail	Roger Clark Katie Woellner	5/4/18 5/9/18 6/4/18 6/15/18 6/25/18 7/9/18 7/18/18 7/19/18 7/25/18	TRC Comments Due (TRC requested additional time) TRC Comments Sent to Agent Resub # 1 Received TRC Comments Due (TRC requested additional time) TRC Comments Sent to Agent Resub #2 Received TRC Comments Sent to Agent Resub #3 Received TRC Comments Due PETITION ON HOLD PER AGENT		N/A
18-04SE *See 18-06SP	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 Clark Katie Woellner	5/4/18 5/9/18 6/4/18 6/15/18 6/25/18 7/9/18 7/18/18 7/19/18 7/25/18	TRC Comments Due (TRC requested additional time) TRC Comments Sent to Agent Resub # 1 Received TRC Comments Due (TRC requested additional time) TRC Comments Sent to Agent Resub #2 Received TRC Comments Sent to Agent Resub #3 Received TRC Comments Due PETITION ON HOLD PER AGENT		N/A

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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 Clark	5/18/18 7/11/18	TRC Comments Due - Technically Compliant Transmitted to City Clerk	6/19/18- <i>Recommended for Approval</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	Roger Clark Katie Woellner	6/8/18 6/18/18 7/3/18 7/13/18 7/18/18 7/20/18 7/25/18	TRC Comments Due (TRC requested additional time) TRC Comments Sent to Agent Resub #1 received TRC comments due TRC Comments Sent to Agent Resub #2 Received TRC Comments Due – Technically Compliant		N/A
18-02RZ *See 18-07SP 18-07SE	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) PID: 0408-03-0016 116 N. Tamiami Trail	Scott Pickett Roger Clark	6/8/18 6/18/18 7/20/18 8/10/18	TRC Comments Due (TRC requested additional time) TRC Comments Sent to Agent Resub #1 Received TRC Comments Due		
18-07SP *See 18-02RZ 18-07SE	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 Pickett Roger Clark	6/8/18 6/18/18 7/20/18 7/31/18 8/10/18	TRC Comments Due (TRC requested additional time) TRC Comments Sent to Agent Resub #1 Received Traffic Methodology Meeting with City Consultant TRC Comments Due		N/A
18-07SE *See 18-07SP 18-02RZ	5/22/18	7-Eleven Convenience Store Project Owner: Venice Palm, Inc. Agent: Jeffery Boone, Esq.	<i>Special Exception – Section 86-92(d)(5)</i> Request to allow outdoor display and sale of merchandise within CG district. PID: 0408-03-0016 116 N. Tamiami Trail	Scott Pickett Roger Clark	6/8/18 6/18/18 7/20/18 8/10/18	TRC Comments Due (TRC requested additional time) TRC Comments Sent to Agent Resub #1 Received TRC Comments Due		N/A
04-03PP.1	5/22/18	Willow Chase - Landscape Revisions Owner: Willow Chase Community Association, Inc. and individual lot owners Agent: Edward Dean, PLA Kimley-Horn	<i>Preliminary Plat Amendment</i> Proposed modification to the approved. landscape plan, to address issues with existing trees. PIDs: 52 parcels within the Willow Chase PUD.	Roger Clark	6/8/18 6/20/18 7/27/18 8/10/18	TRC Comments Due TRC requested additional time TRC Comments Sent to Agent Resub # 1 Received TRC Comments Due		
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 Pickett Katie Woellner	6/22/18 7/5/18	TRC Comments Due TRC comments sent to agent		

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18-02PP *See 17-13RZ	6/15/18	Vicenza (Phase 1 SJMR PUD) Applicant: Pamlico Point Management, LLC Agent: Jeffery Boone, Esq.	<i>Preliminary Plat</i> Proposed plat of 311 lots. PIDs: 0391-00-1020 and 0393-00-3000	Scott Pickett Katie Woellner	7/20/18 TRC Comments Due 7/23/18 TRC comments sent to agent 8/9/18 Resubmittal #1 Received 8/24/18 TRC Comments Due			
18-09SP *See 18-05SE	6/15/18	Venetian Walk II Applicant: Venice Housing Authority Agent: Brian Evjan, Norstar Development USA	<i>Site & Development Plan</i> Proposed construction of 5 multi-family buildings, 52 units total. PID: 0408-01-0107 201 N Grove Street	Roger Clark	7/20/18 7/24/18	TRC Comments Due TRC Comments Sent to Agent		N/A
18-05SE *See 18-09SP	6/15/18	Venetian Walk II Applicant: Venice Housing Authority Agent: Brian Evjan, Norstar Development USA	<i>Special Exception</i> Request modification to reduce number of required parking spaces. PID: 0408-01-0107 201 N Grove Street	Roger Clark	7/20/18 7/24/18	TRC Comments Due TRC Comments Sent to Agent		N/A
18-03RZ *See 11-1RZ	6/14/18	Toscana Isles PUD (Amendment to Standards) Owner: LALP Development Agent: Jeff Boone, Esq.	<i>Rezone - Amendment to PUD</i> Proposed changes to the PUD to allow Zoning Administrator approval for minor modifications and clarification of how required yards (setbacks) are applied to corner lots in the Toscana Isles PUD.	Roger Clark	6/29/18 7/2/18 7/18/18 7/27/18	TRC Comments Due TRC Comments Sent to Agent Resub #1 Received TRC Comments Due – compliant		
05-07SP.3 *See 18-06SE	6/22/18	PGT Childcare Owner: PGT Industries Inc. Agent: Robert Connor, Hall Architects	<i>Site & Development Plan Amendment</i> Amend approved landscape plans PID: 0377-16-0020 101 Triple Diamond Blvd.	Scott Pickett Isaac Anderson	7/27/18 TRC Comments Due 7/31/18 TRC Comments Sent to Agent 8/9/18 Resubmittal #1 Received 8/24/18 TRC Comments Due			N/A
18-06SE *See 05-07SP.3	6/22/18	PGT Childcare Owner: PGT Industries Inc. Agent: Robert Connor, Hall Architects	<i>Special Exception</i> Allow off-site monument signs PID: 0377-16-0020 101 Triple Diamond Blvd.	Scott Pickett Isaac Anderson	7/27/18 TRC Comments Due 7/31/18 TRC Comments Sent to Agent 8/9/18 Resubmittal #1 Received 8/24/18 TRC Comments Due			N/A
18-10SP	6/22/18	Airport Wash Rack Facility Owner: City of Venice, Mark Cervasio Airport Director Agent: Greg Hamm, PE	<i>Minor Administrative Site & Development Plan</i> Construction of an aircraft wash facility. PID: 0431-06-0001 150 Airport Ave. E.	Roger Clark	7/27/18 7/30/18 8/7/18	TRC Comments Due TRC Comments Sent to Agent County Trees comments Sent to Agent		N/A

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18-03PP *See 17-06RZ	6/29/18	Cielo (Milano PUD) Owner: Border and Jacaranda Holdings, LLC Agent: Jeff Boone, Esq.	<i>Preliminary Plat</i> Proposed plat for 126 single family homes in the Milano PUD. PIDs:0392-00-1000, 0389-00-1000, and 0389-00-1001 Jacaranda Blvd & Laurel Rd.	Scott Pickett Katie Woellner	8/3/18 8/7/18	TRC Comments Due TRC Comments Sent to Agent		
18-04PP	6/29/18	Arcata Del Sol Owner: Edgewood Gardens Corp. Agent: Jeff Boone, Esq.	<i>Preliminary Plat</i> Proposed plat for 24 residential lots for townhouses. PIDs: 0410-03-0051, 0410-03-0046, 0410-03-0036, 0410-03-0026, and 0410-03-0017 914, 934, 950, 968, and 988 E. Venice Ave.	Katie Woellner	8/3/18	TRC Comments Due (TRC requested additional time)		
17-05SP.1	7/2/18	Treviso Grand Apartments (Portofino CMU) Owner: Tri of Treviso Grand, LLC Agent: Maath Bennett	<i>Site & Development Plan Amendment</i> Proposed changes to the site plan including turn lane, entrance road, maintenance building, and trash compactor. PID: 0376-12-0002 Location: NE corner of Laurel Rd & Knights Trail	Scott Pickett Katie Woellner	7/27/18 8/8/18	TRC Comments Due (TRC requested additional time) TRC Comments sent to agent		N/A
18-02CU *See 17-16RZ	11/28/17	Murphy Oaks Owner: SSD Land Holdings, LLC Agent: Clint Cuffie, WRA Engineering	<i>Conditional Use</i> Proposed gated community (Murphy Oaks PUD). PID: 0399-04-0001 SE Corner N. Auburn Rd. & Border Rd.	Roger Clark	8/17/18	TRC Comments Due		
17-11SP.1 *See 18-02WV	8/3/18	925 S. Tamiami Trail Parking Lot Agent: Tim Roane,PE, DMK Associates, Inc. Owner: Dunn Haven Holdings, LLC c/o Leslie Dunn	<i>Major Site & Development Plan Amendment</i> Proposed additional parking area to existing lot. PID:		8/31/18	TRC Comments Due		N/A
18-02WV *See 17-11SP.1	8/3/18	925 S. Tamiami Trail Parking Lot Agent: Tim Roane,PE, DMK Associates, Inc. Owner: Dunn Haven Holdings, LLC c/o Leslie Dunn	<i>Waiver – VUD</i> Request for waiver of VUD standards – parking visible from US Highway 41. PID:		8/31/18	TRC Comments Due		
18-05RZ	7/3/18	Pinebrook Park (Wellfield) Owner: City of Venice, Ed Lavallee, City Manager	<i>Rezone</i> Current: Government Use (GU) Proposed: Open Use Conservation (OUC) PID:	Roger Clark	8/17/18	TRC Comments Due		

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Closed Petitions: Approved, Denied, or Withdrawn petitions listed below.

18-01RZ	4/25/18	Public Safety Facility – VPD Owner: City of Venice, Kathleen Weeden, Engineering Agent: VPD	<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 Clark	5/18/18	TRC Comments Due - Technically Compliant	6/19/18- Recommended for Approval	6/26/18 - First Reading Approved 7/10/18 - Second Reading - Approved
18-04RZ	5/22/18	Airport Rezone Owner: City of Venice, Kathleen Weeden, Engineering Agent: Mark Cervasio, Airport Director	<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 Woellner	6/1/18	TRC Comments Due - Technically Compliant	6/19/18- Recommended for Approval	6/26/18 - First Reading Approved 7/10/18 - Second Reading - Approved
17-12SP *See 18-03SE	12/5/17	Ajax Paving Owner: SJT Venice LLC Agent: Jeffery Boone	<i>Major 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./1 Ajax Rd.	Scott Pickett	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 – Technical Compliance Met	8/7/18 - Approved	N/A
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 7/5/18	TRC Comments Due (TRC requested more time) TRC Comments Sent to Agent Resubmittal #1 Received TRC Comments Due TRC Comments Sent to Agent Resubmittal #2 Received TRC Comments Due TRC Compliance Met	8/7/18 - Approved	N/A

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18-03SE *See 17-12SP	4/11/18	Ajax Paving Owner: SJT Venice LLC Agent: Jeffery Boone	Special Exception - Section 86-411(2) and 86-412 Modification for parking and vehicular access. PID:0365-00-1030 510 Gene Green Rd./1 Ajax Rd.		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	8/7/18 - <i>Approved</i>	N/A
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