

MINUTES

REGULAR MEETING

TECHNICAL REVIEW COMMITTEE

Community Hall – 401 West Venice Avenue
Thursday, September 15, 2016 – 9:00 AM

I. CALL TO ORDER

Mr. Clark called the meeting to order at 9:03 AM.

II. ROLL CALL

Frank O'Neil, Building; Bob Moroni, Public Works; James Clinch, Engineering; Mickey Healy, Utilities; Jack Stevenson, Fire; Scott Pickett, Roger Clark, Jeff Shrum, and Christina Rimes, Planning and Zoning.

Also present: Mark Beebe, Beebe Design Studio; John Swen, CES American; Ron Schmidt, PGT; and Shawn Liens, AM Engineering.

III. NEW BUSINESS

A. Pre-Applications

1. Proposed Project: Eye Associates
Address: 1550 E. Venice Ave.

Mark Beebe and John Swen discussed a proposed eye medical and retail center project in an outparcel in Galleria Professional Center, dumpster driveway issues, landscape buffers, parking based on a medical use of 8,500 square feet of building, a small retail section, proposed signage, utilities, and using the same style architecture as the rest of the Galleria.

Mr. Stevenson discussed the use of sedation in the rooms and Mr. Beebe explained there will be no patient sedation in the facility. Mr. Healy inquired about the kitchen, and Mr. Beebe explained there will not be cooking at the facility. Mr. Clinch discussed the drive aisles. Mr. Pickett discussed the parking requirements for retail use. Mr. Clark discussed the previously approved plan, current Planned Unit Development zoning, the binding master plan that shows retail use on this portion of the property for future development, and monument signs addressed in the previously approved site plan amendment for signage. Mr. Shrum suggested they note that there is not going to be a loading zone. Mr. Clark reminded the applicant of the approved landscape buffer on the east and the concerns of the neighbors.

2. Proposed Project: PGT Daycare
Address: 101 Triple Diamond Blvd.

Ron Schmidt and Shawn Liens discussed a proposal for a daycare facility by PGT in the Triple Diamond Commerce plaza, the existing parking, water and sewer, and the building will accommodate about 85 children.

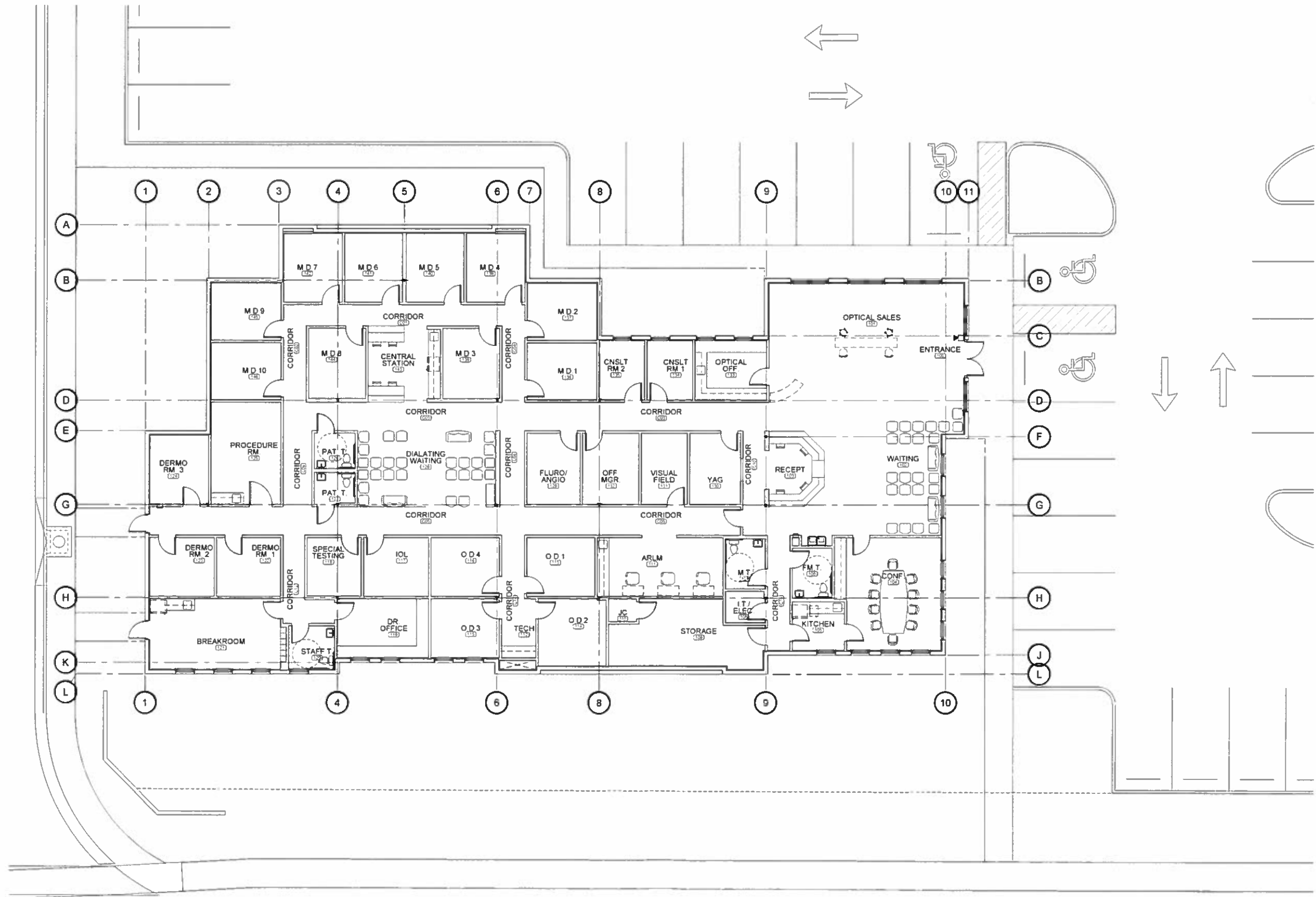
Mr. Stevenson indicated he believes the entire planned unit development is required to be sprinkled under the pre-annexation agreement. Mr. Healy inquired if there would be cooking at the facility and the applicant indicated the food will be prepared off site. Mr. Moroni inquired about the dumpsters and the applicant will use the existing dumpsters in the development. Mr. Clark reminded the applicant about the need for a re-plat since the original parcel was split without city approval. Mr. O'Neil discussed parking accessibility. Mr. Clinch discussed the existing stormwater and impervious coverage limits. Mr. Pickett discussed required parking spaces, sign requirements, and required architectural elevation drawings. Mr. Clark discussed the possible amendment to the previously approved site and development plan instead of a new application. Mr. Pickett discussed a required concurrency application and indicated it should include the traffic impact to Knight's Trail.

B. Discuss Current Petitions Schedule

Mr. Shrum discussed the Crush-It, Inc. site and development plan petition, and that they will be crushing concrete as part of the site prep permit. The concrete crushed during this time will only be used on site. Mr. Clinch will ask the applicant for a conservative estimate on the quantity of concrete that will be crushed.

IV. ADJOURNMENT

The meeting was adjourned at 10:05 AM.



FLOOR PLAN 1
SCALE 1/8"=1'-0"

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INCORPORATED
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WAYNESVILLE, NC 27586

PROJECT:
**THE EYE ASSOCIATES -
VENICE**

ISSUED FOR
SCHEMATIC

PROJECT NO.	1610	
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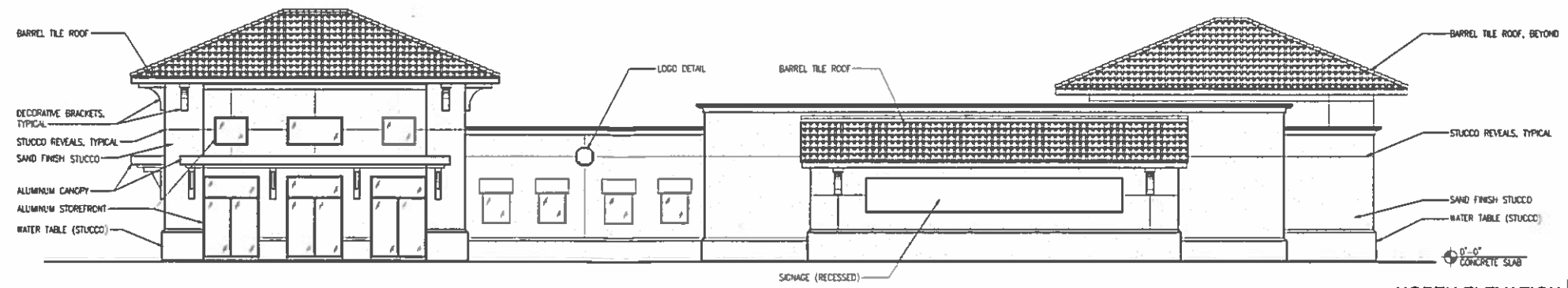
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SHEET TITLE:
**PROGRESS
FLOOR PLANS**

SHEET NUMBER:

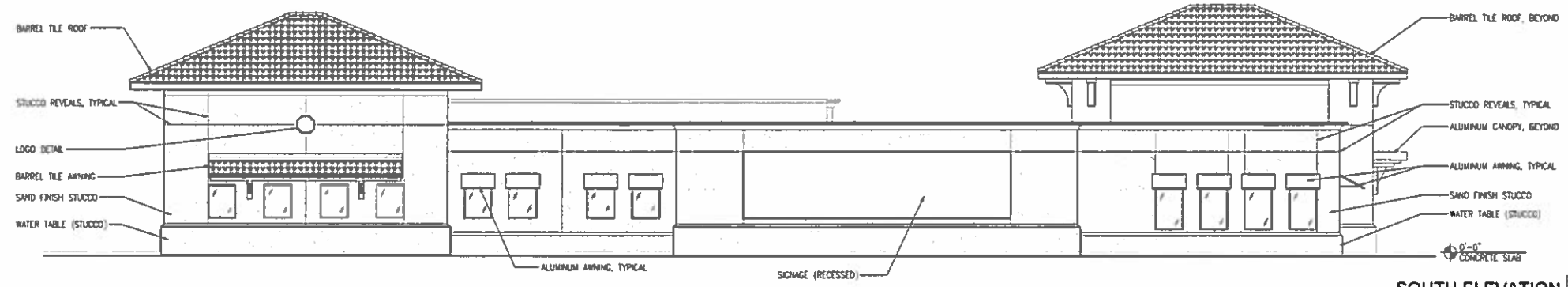
MARK A. BEEBE, AIA
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NORTH ELEVATION
SCALE: 1/8"=1'-0"

1



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

2



EAST ELEVATION
SCALE: 1/8"=1'-0"

3



WEST ELEVATION
SCALE: 1/8"=1'-0"

4

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PROJECT:

THE EYE ASSOCIATES -

VENICE

ISSUED FOR:

SCHEMATIC

PROJECT No.:

1010

No.	REVISION	DATE
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SCALE:

1/8"=1'-0"

PLOT DATE:

9.15.16

SHEET TITLE:

EXTERIOR ELEVATIONS

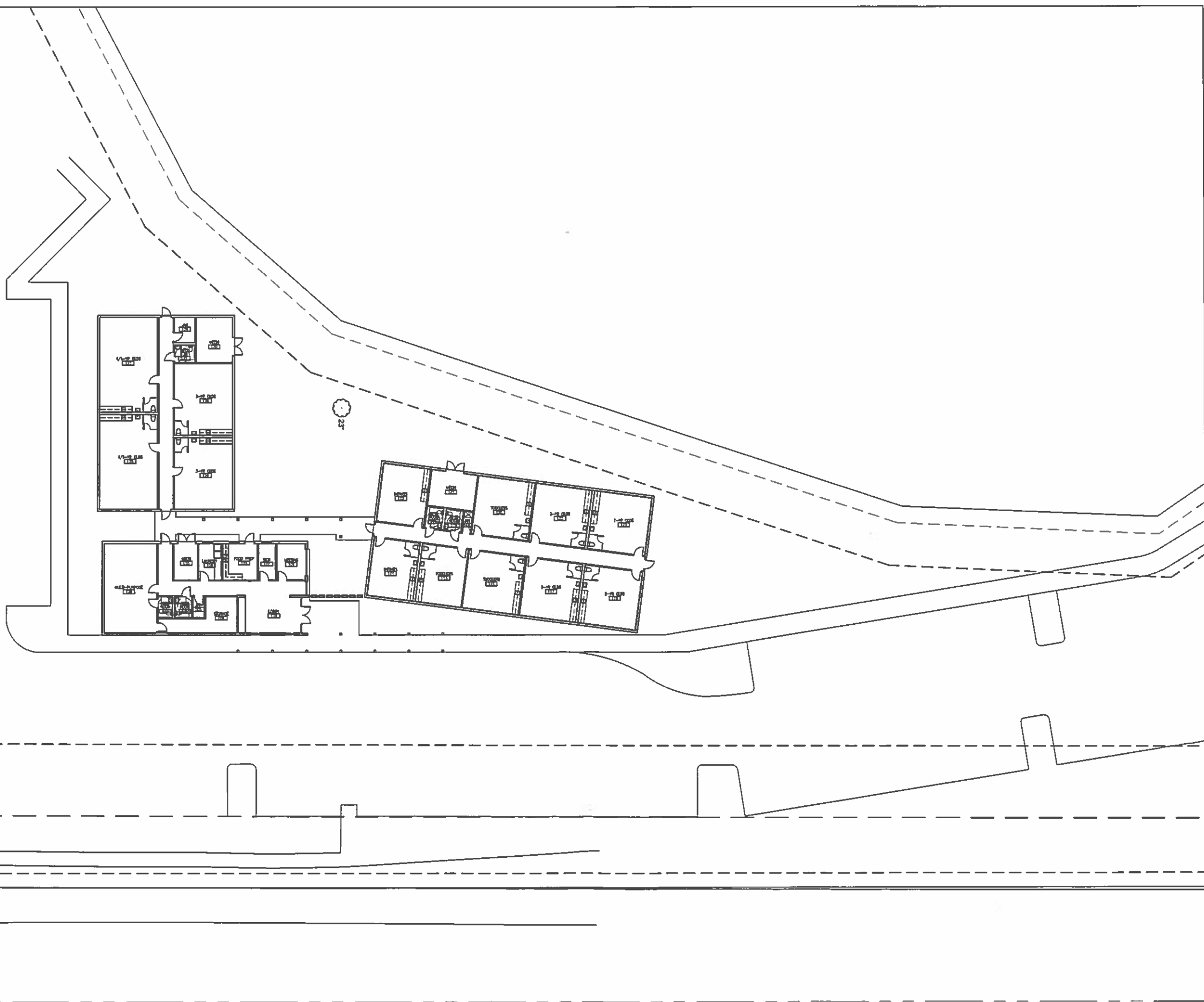
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A4.0



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SEAL

BRADLEY HALL, AIA
ARCHITECT OF RECORD

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DATE	
09/14/2015	SCHEMATIC DESIGN

PROJECT NAME:
PGT CHILDCARE

101 TRIPLE DIAMOND BLVD.
VENICE, FL 33571

SHEET TITLE

SCALE:

SHEET NUMBER



09/15/2016

HALL
ARCHITECTS

