

MINUTES

REGULAR MEETING

TECHNICAL REVIEW COMMITTEE

Conference Room 106 – 401 West Venice Avenue
Thursday, February 9, 2017 – 9:00 AM

I. CALL TO ORDER

Roger Clark called the meeting to order at 9:05am

II. ROLL CALL

Greg Schneider, Building; James Healy, Utilities; Jack Stevenson, Fire; James Clinch, Engineering; Bob Moroni, Public Works; Kathie Ebaugh, Sarasota County Schools; Roger Clark, Scott Pickett, and JoAnne Brewer; Planning and Zoning.

Also Present: Bruce Wesner, PGT Industries
Eric Dannsworth, PGT Industries
Glenn Darling, Hall Architects
Robert Connor, Hall Architects

III. NEW BUSINESS – PRE-APPLICATION

9:10 AM

1. Project: PGT Industries Connector Building
Contact: Shawn Leins, P.E., AM Engineering, Inc.
Parcel ID's: 0378-02-0004 & 0378-02-0005
Address: 3419 & 3429 Technology Dr.
Description: Adding a 24,000 SF building to connect to 2 existing buildings with modified parking

Mr. Glenn Darling discussed how they currently have 2 existing buildings that they would like to connect. Their Insulated Glass Building and the Main Glass Building. Stated he doesn't want to add any additional employee's. Second, was a proposed parking lot.

Eric Dannsworth stated most of the glass recreated their goes outside and is exposed to the elements and gets damaged. They want to make an in-house process flow; which will make things easier and eliminate clutter for them.

Mr. Clark had asked them how much current parking is being taken up by the proposed improvement.

Mr. Dannsworth response was 30 spots which also includes equipment.

Mr. Darling stated that no additional parking spaces should be needed due to the fact that no employees are being added.

Mr. Pickett explained to him that they must comply with Code for floor area for specific use. Mr. Darling responded to Mr. Pickett that he would have to ask that question to Mr. Shawn Leins.

Mr. Clark stated that there parking area crosses the lines of the PID's. So, transportation and traffic will have an impact on this project. They will need a Traffic Analysis with reference to both PID's.

Engineering – Concerned with the temporary parking issue and cracked sidewalks but said they are all for the proposed project. Also, informed them that The City will be repaving the road and the cul-de-sac on Bluegrass Court this summer.

Fire – The buildings needs to be fire sprinkled with 2 systems, provisions require fire sprinklers. Also, they need to widen the area of the road around the Buildings to the minimum code of at least 20'. Stated the Site Plan showed that they narrowed down the emergency access.

Mr. Wesner said that was to contain walk area for employees; no access in the back for them.

Public Works – Entrance from the Eastside of the parking lot needs to be widened due to his trucks not being able to get in or out of there.

Mr. Dannsworth stated they already contemplated that; and have an area designated to store dumpsters and roll offs in a certain space already.

Through the TRC review process Mr. Clark stated there was no access way across the park ways and that needs amendment to the current Petition (needs to look into).

Mr. Pickett reiterated about the Traffic Analysis regarding 2 ways vs. 1 way that it doesn't make sense; it does make an impact on trucks and pedestrians.

Mr. Dannsworth stated they are implementing keeping truck traffic away from cars/employee traffic (including deliveries to them) now.

Mr. Pickett asked him, "Does that mean they are exiting out into Knights Trail" and he replied, "Yes".

Mr. Pickett stated then that a Site & Development Plan needs to be developed then. He also informed them as for the Parking Lot; there are construction, landscaping, lighting standards that need to be met as well. He also asked them where are there trailers going to be parked at.

Mr. Dannsworth stated some are being parked at the new Glass Plant now.

Mr. Wesner stated they are still looking into that; possible the Main Plant.

Mr. Clark indicated opportunity for Special Exception for parking space.

Mr. Pickett suggested a Major Site Plan Amendment to be reviewed by Planning Commission that might take about 4-5 months and asked them what their expectations are.

Mr. Dannsworth said they are looking to get this done as fast as they can.

Mr. Pickett ended by informing them that they may need to do a Public Workshop with a 15-day written notice and all the requirements necessary. Staff will get back to them on it

IV. TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS

None

V. ADJOURNMENT

The meeting was adjourned at 9:40 AM.

I. CALL TO ORDER

Roger Clark called the meeting to order at 9:45am

II. ROLL CALL

Greg Schneider, Building; James Healy, Utilities; Jack Stevenson, Fire; James Clinch, Engineering; Bob Moroni, Public Works; Kathie Ebaugh, Sarasota County Schools; Roger Clark, Scott Pickett, and JoAnne Brewer; Planning and Zoning.

Also Present: Brian Lichterman, P.A., Vision Planning & Design
Duane Henderson, Wagner Reality

III. NEW BUSINESS – PRE-APPLICATION

9:45 AM

2. Project: Rezone RMF 2 to RMF 4
Contact: Brian Lichterman, P.A.
Parcel ID: 0364-09-0002
Address: East of I-75 & West of Knights Trail Rd.
Description: Building 27 Residential Multi Family Dwellings

Mr. Brian Lichterman stated he wanted additional input from the City and comments that would be generalized and specific to this proposed project. It is a 30-acre parcel that is RMF2 and develop it to RMF4 with mixed use corridor with 27 buildings. He also questioned if the property was 1st come 1st serve and if's it's limit number is 1,100.

Mr. Pickett asked if the density is 18 or not.

Mr. Clark stated based on the number of dwelling units and mixed caps; that we are still going through Workshops for our Comp Plan, he might want to propose his project to the Planning Commission. Also, Jeff Shrum would be another point in contact for such a proposal.

Mr. Pickett told Mr. Lichterman he would need to find out what was the maximum density allowed on the effective date of the Comp Plan. If he wanted to elect now to RMF4 zoning or work with the Comp Plan, there was a need to let Planning and Zoning know.

Mr. Lichterman stated he wished to attend the upcoming Workshops. He stated there would be 548 units on this property with 27 buildings. He suggested the housing here would benefit PGT employees and wanted our staff feedback.

Building – Questioned two flood zones there, and had no other comments.

Sarasota County Schools - Excited about the project. Confirmed that her workers are looking forward to living in a such an area with multi-family and capacity. She did inform Mr. Lichterman if such a project was to be approved he would have to fill out a school concurrency application first.

Public Works - Needs multiple dumpsters and recyclable cans. Confirmed that he would need room and large size enclosures for his stationary containers. He said he would need at least (10) 12' x 20' enclosures.

Utilities - Require developer to pay costs to extend utilities to connect. Mr. Lichterman said he would need at least 1,000 ft.

Fire - The buildings need to be fire sprinkled, provisions require fire sprinklers. Also, they need to widen 2 access points to the minimum code of at least 20'.

Engineering – In reference to multiple access; it is an AE Zone, Elevation 10, needs to have an Engineer take a look at now. In reference to Coastal flooding they would need to fix elevations; either way they need to bring fill in.

Through the TRC review process Mr. Lichterman had questions about intersection improvements for zoning, possible Trolley system. Looking to reduce less transportation on the roadway

Mr. Pickett questioned which Comp Plan does he want to submit under. Informed him of certain Development codes that would need to be approved.

Mr. Clark directed to research the existing Comp Plan and set an appointment with Jeff Shrum. He concluded with his statement to look at the transitional language, please keep these in mind before coming to a decision.

I. TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS

None

II. ADJOURNMENT

The meeting was adjourned at 10:15 AM.