

MINUTES

REGULAR MEETING

TECHNICAL REVIEW COMMITTEE

Conference Room 106 – 401 West Venice Avenue

Thursday, April 13, 2017 – 9:00 AM

I. CALL TO ORDER

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

II. ROLL CALL

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

Also Present: Jeffery A. Boone, Esq., Boone Law Firm

Thomas Stovall, P.E., Kimley-Horn

III. NEW BUSINESS – PRE-APPLICATION'S

9:10 AM

1. Project: John Nolen Gardens – Site & Development Plan
Contact: Jeffery A. Boone, Esq., Boone Law Firm
Parcel ID: 0364-09-0002
Address: 2201 Knights Trail Rd.
Description: Development of 510 rental apartments units on approximately 29.89 +/- acres.

Mr. Boone stated we already have the materials in front of us; if we can start the meeting.

Sarasota County Schools - Ms. Ebaugh stated the surrounding schools are Laurel, Nokomis, Venice High School occurs at Site Plan approval. Told them they still need to file a School Concurrence application with this Site Plan. Sarasota County plans to build a new Elementary School for this area (Palmer Ranch). At this time, she has no problem with this project.

Engineering – Concerned with the existing flood plain with Shakett Creek, wetlands on site accommodate with appropriate measures. Told them it is their responsibility to turn the land or make capacity improvements. Informed them that they also have to build a sidewalk in front of the property.

Mr. Boone wanted to know if he could just write a check to the City Sidewalk Fund instead. Asked James if he could find out from Finance if this is still being done and how.

Mr. Clinch said in the years that he has been here that has never been done. Informed them that in this situation a sidewalk is appropriate. Then, continued to ask them about easements – both private & public. Also, stated they need to be more specific about maintenance (how will it will maintained) because the City will need access to that.

Fire – Requested that there will need to be a 2nd Fire Emergency access when the Site Plan is submitted.

Mr. Stovall asked if there needs to be a minimum separation between buildings.

Public Works – stated he would need (4) 48x12 enclosures for dumpsters to accommodate this project. Also, if they could get his trucks in their; looking to get a straight shot.

Utilities – They will have to serve and connect to their services currently located at corner of Knights Trails and Triple Diamond Blvd.

Through the TRC review process Mr. Pickett stated they would need to file a Concurrency Application, if peak hour trip exceeds 50 they would need to provide a full traffic study. They need (civil drawings, architectural plans, site-plans). He also stated that there are Development standards that have to be met, and if any code modification they need to submit and Special Exception and provide written justifications for it.

Mr. Koenig wanted to know what the status was with PGT, Tervis Tumbler in regards to transportation.

Mr. Boone stated they were working on it.

Mr. Clark stated at this moment he didn't have any comments due to the fact we are working with their Rezone Petition now and we have met multiple times.

Mr. Boone concluded by asking if everyone could please streamline this project, he reiterated that Ed Lavallee is aware of it as well.

IV. TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS

None

V. ADJOURNMENT

The meeting was adjourned at 9:30 AM.

IV. NEW BUSINESS – PRE-APPLICATION

9:45 AM

2. Project: The Woods – Preliminary Plat
Contact: Jeffery A. Boone, Esq., Boone Law Firm
Parcel ID's: 0393-00-2000, 0394-00-3040, and 0394-00-3020
Address: NW quadrant of Border Rd/Jackson Rd.
Description: Development of 263 single-family residential units on approximately 151 +/- acres.

Mr. Boone read the Narrative. Stated this project would be less than 2 units per acres.

Sarasota County Schools – Informed them that Laurel, Nokomis and Venice High Schools would be effected by project. Concurrency application must also be submitted with this project as well before Site & Development Plan application is submitted.

Public Works – No issues.

Utilities – Asked if Curry Creek Assessment District was in that area. He stated maintenance of dead ends will be his biggest concern. Asked who owned the West of this property?
Mr. Boone's response was the Hurt family.

Fire – He asked if an extension or connection will be developed north to Laurel Rd.
Mr. Boone's response was they will review that when the plan is submitted.

Engineering – See's a Flood Plain issue; stated he saw no calculations performed before on the Rezone and asking for them to please have it done.
Mr. Stovall stated there will be a Methodology confirmed.
Mr. Clinch asked about the sidewalks on Border Rd. and also, if there will be a connection to the North he wants to see the easement.
Mr. Boone acknowledged the request.

Utilities - Stated they just installed 12' piping NE on Jacaranda/Border Rd. believes from the Villages of Milano project and extended that to the East. Stated he was happy to work with them. Also, informed them it is standard for an auto flusher, and that they will need a lot more pipe in the road.

Through the TRC review process Mr. Pickett stated the JPA indicates City water and County sewer.
Mr. Clinch said this private road can be gated and to please consider the easement because there is no connectivity.
Mr. Boone stated that no one wants anyone through there.
Mr. Clinch says it needs to be designated somehow and not shown as Open Space.
Mr. Boone's rebuttal was that they will work with Engineering on it.
Mr. Pickett stated that there is a Master Binding Plan and the Land Development Code's, need a Concurrency Application, traffic analysis provided. All land area's need a designation.
Mr. Stovall asked if the Construction Plans can be used for that.
Mr. Pickett stated Landscaping should be included in the amount of the final plat (Bond Estimate).
Mr. Healy stated Utility Services should be shown in your Site Plans.
Mr. Clark informed him of sub-division regulations that must be followed. (Where addressed in your Plans and documents).
Mr. Clinch said the Drainage Report looked good.
Mr. Boone's response was in the State of Florida even though Planning Commission, City Council has to approve as long as the Applicant abides by City's Codes they are legally entitled to be approved. Mr. Boone concluded by asking TRC not to worry about anything else.

X. TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS

None

XI. ADJOURNMENT

The meeting was adjourned at 9:55 AM.