

**MINUTES**  
**TECHNICAL REVIEW COMMITTEE**  
Community Hall – 401 West Venice Avenue  
Thursday, January 25, 2018 – 9:00 AM

**I. CALL TO ORDER**

Roger Clark called the meeting to order at 9:02 AM.

**II. ROLL CALL**

Present: Greg Schneider, Jack Stevenson, Harry Klinkhamer, Katherine Woellner, Roger Clark, Christina Rimes, Jim Koenig, Bob Moroni, James Clinch, Jeff Shrum, John Monville, Dave Abene, and Mickey Healy.

Agents/Applicants: Mark Beebe, Jessie Heiny, Sam Hardie, and Mark Caithness.

**III. PRE-APPLICATIONS**

Project: New Commercial Building for Cattiness Construction LLC at 218 Harbor Drive S Venice, FL, 34285

Contact: Sam Hardie, Beebe Design Studio

Parcel ID: 0176-09-0014

There is an existing structure on the subject property, and they are proposing to demolish the old building and construct a new building. They would like an accessory structure, changing the driveway location from Harbor Drive to Palmetto Court, the proposed use is permitted in the current zoning. They would like to do roll out dumpsters, and Bob Moroni discussed the automated collection that may be in effect by the time the project is submitted. Mr. Beebe indicated they have not chosen a location yet for the dumpsters. Mr. Clark indicated they will need a special exception application for the reduction of parking spots. Mr. Beebe asked about the existing signage, and Mr. Clark indicated if changes are made to the sign it will need to be compliant. The building is in the Historic District so they will need to present to the Architectural Review Board.

Mr. Clinch indicated that they will need to maintain the current sidewalks, and they may need a new curb cut. Mr. Stevenson asked about the stairs, and Mr. Beebe indicated they plan to have a storage space upstairs, but no office use. Mr. Abene indicated the water line behind the property, and they can choose one of two locations to tap into, but the road was just repaved so they need to dig. Mr. Healy indicated they will need to TV the existing lateral from the main line to the building to ensure the lateral is not over capacity and if the privately owned lateral needs to be repaired if it is poor, to be paid for by the owner, including digging up Harbor Drive. If they do open cut they will have to go 20 feet out from the middle on both sides, which means they will have to dig up Palmetto and Harbor Drive, at their expense. Mr. Schneider indicated that the code requires that mechanical equipment be conditioned. Mr. Beebe indicated there are 16 parking spots, with two being in the accessory structure for vehicle use. Mr. Clark indicated they need wheel stops unless they use the curb from the walkway, they will be under the 2017 Comprehensive Plan, they will need a community workshop, they will need to submit traffic review and the trips are over 50 PM peak hour trips they will need a full blown traffic study. Mr. Shrum indicated they need to meet parking standards for all required parking spaces.

**IV. TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS**

Mr. Shrum discussed the City Council approval of the rewrite of the Land Development Regulations, and he will try to codify the entire TRC process, the rewrite will affect building, and the process will involve input from other departments.

**V. ADJOURNMENT**

Roger Clark adjourned the meeting to order at 9:55 AM.