

# TECHNICAL REVIEW COMMITTEE MINUTES

Community Hall – 401 West Venice Avenue  
Thursday, April 5, 2018 – 9:00 AM

## **I. CALL TO ORDER**

Roger Clark called the meeting to order at 9:05 AM.

## **II. ROLL CALL**

Present: Greg Schneider, Building; Bob Moroni, Public Works; Jack Stevenson, Fire; Scott Pickett, JoAnne Crawn-Brewer, Roger Clark, Katie Woellner, Planning & Zoning; and John Monville, Utilities.

Also Present: Don Lawson, Frances Rodriguez; Lawson Group Architecture and Tom Perigo, Chris Warber; Sarasota Memorial Hospital

## **III. PRE-APPLICATION**

Project: Sarasota Memorial Hospital Medical Office Building on US Highway 41  
Parcel ID: 0429-06-0014  
Address: 609 S. Tamiami Trail, Venice, FL. 34285

Mr. Lawson gave a brief discussion to propose to renovate this building, take existing building to a non-conforming structure. He would like to reconstruct, remodel the inside as well. He proposes to make small reductions to the size of the building and reseal the parking lot. Remove large overhangs and greenery in front of the building. Also, provide ADA, handicapped parking.

Mr. Clark discussed that they needed to meet ARB codes and would need to seek a waiver for the existing building due to it being in Commercial, General (CG) and Venetian Urban Design (VUD) zoning districts. The waiver it would have to go before Planning Commission and then City Council for approval. Mr. Pickett stated they would need to know how to present their case. Mr. Lawson wanted to know if another project has ever been granted a waiver. Mr. Clark advised him of past approvals, and they would need to explain in detail why they are requesting to be exempt from these standards. Mr. Clark said there are other options in the code but it could possibly 4 months for this project. Mr. Lawson said it sounded easier to retain the original design to still be able to remove overhangs. Mr. Schneider discussed ADA parking, restrooms, and exam rooms and electrical Building Code. Mr. Moroni stated they will require a dumpster with an enclosure or multiple cans, but this will take up 1-2 parking spaces. Mr. Monville stated he will need access to the City manhole in the back of the building and there may be easement issues. Mr. Clark said that it would more than likely require a major Site & Development Plan according to what they are requesting but he would have to discuss with the Director. Mr. Stevenson stated if the 13'6" overhangs were not removed there would be issues for the Fire Department. There was discussion on the existing sidewalk and Mr. Pickett advised him that he may need to apply for a license agreement, considering it is in the private right of way. Mr. Clark concluded by informing Mr. Lawson to review his process to move forward.

## **IV. ADJOURNMENT**

The meeting adjourned at 9:55 AM.