

TECHNICAL REVIEW COMMITTEE MINUTES

Community Hall – 401 West Venice Avenue
Wednesday, June 20, 2018 – 9:00 AM

I. CALL TO ORDER

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

II. ROLL CALL

Present: Bob Moroni, Public Works; Jack Stevenson, Fire; John Monville, Dave Abene, and Jimmy Bennett, Utilities; Greg Schneider, Building; John Watson, Historic; Christina Rimes, Roger Clark, and Scott Pickett, Planning & Zoning.

Also Present: Jon Barrick, Architect; Melanie Smith, PE, Stantec; Tom Perigo, Sarasota Memorial Hospital.

III. CURRENT APPLICATION

A. Project: Lord Higel House Site & Development Plan Petition No. 16-07SP & Special Exception
Petition No. 16-03SE

Owner: City of Venice

Applicant: Venice Heritage Inc.

Present: Jon Barrick, Architect and Jean Trammell, Venice Heritage Inc

Description: The projects met TRC compliance in January 2017, but the applicant now wants to make revisions and would like feedback from TRC.

Jon Barrick discuss the proposed changes to the Lord Higel House including relocating the ADA ramp, and the stairs, the arbor and one of the sidewalks are being removed from the proposed project, the ADA spaces are relocated but the parking space count will remain the same, the drive aisle will be paved, the Lord Higel House required parking spaces will remain grass, and the rest of the parking spaces will also remain grass until the city funds are approved to pave the rest of the parking spaces.

Mr. Schneider indicated the ADA spaces appear to be adequate. Mr. Barrick asked if the special exception request could be removed since the city is going to fund the paving of the remaining spaces that are not required for the Lord Higel House. Mr. Shrum indicated that they should resubmit the site & development plan with the remaining spaces shown as paved, and then the special exception file can be closed. If the funds to pave the spaces are not available after the 2 year duration of an approved Development Order they can amend the site & development plan. Mr. Shrum indicated that they should not specifically indicate dedicated space for Lord Higel House.

IV. PRE- APPLICATIONS

A. Project: Sarasota Memorial Hospital Acute Care

Owner: Sarasota County Public Hospital Board

Present: Melanie D. Smith, PE, LEED GA of Stantec Consulting Services Inc. and Tom Perigo, Director of Architecture and Construction of Sarasota Memorial Hospital

Parcel ID: 0387030001

Zoning: Planned Commerce Development (PCD)

Address: 2600 Laurel Road, Nokomis, Florida 34275

Description: Proposed rezone to allow hospital use within the PCD, and a proposed hospital facility with 90 beds, 205,000 sq. ft. of medical office space, and 20,000 sq. ft. of meeting space.

Ms. Smith discussed the proposed project and the approved Planned Commercial Development (PCD), the proposal for a new binding master plan, an amendment to the pre-annexation agreement including exempting hospitals from the Venetian Gateway restriction, a hurricane shelter. They have communicated with city and county staff regarding a hurricane shelter and Phase 1 will not include one, but it will be indicated in the PCD rezone amendment, along with wayfinding signage for the hurricane shelter. There was discussion regarding the calculations for various requirements being based on the number of beds or square footage because some of the building is associated with the 90 beds and would not be built without the beds. They will need to indicate any modifications to required code sections as part of the PCD rezone amendment. Ms. Smith discussed including floor plans with the site & development plan petition, the helicopter pad that will be located on the top of the hospital and other agency approvals and requirements.

Mr. Stevenson indicated the Chief is very interested in the hurricane shelter, and Mr. Moroni discussed the location of roll-offs and single stream recycling. There was discussion regarding the amendment to the binding master plan and pre-annexation agreement.

Mr. Perigo discussed the plans for future expansion.

V. TRC MEMBER COMMENTS

A. Project Petition Schedule

Mr. Shrum discussed the stipulation from the Planning Commission for the approved Aria Amenity Center building permit, and that is will need to be reviewed by the TRC.

VI. ADJOURNMENT

The meeting was adjourned at 10:30 AM.

City of Venice - TRC Meeting

401 West Venice Ave, Venice, FL 34285

June 20, 2018 9am

Safety Moment: Put the Phone Down! Don't Text and Drive!**Item:****1) Confirm Current Zoning**

- A. Shopping Center with Commercial Uses, Binding Master Plan, Buffers, Setbacks, etc

*Don't Panic***2) Pre-Annexation Agreement**

- A. Revise third sentence in paragraph 2 of Nov. 12, 2002 PAA ; Discuss advancement of application and timing

3) Concurrent Applications - Rezone Petition – Special Exception and Phase 1 S&D

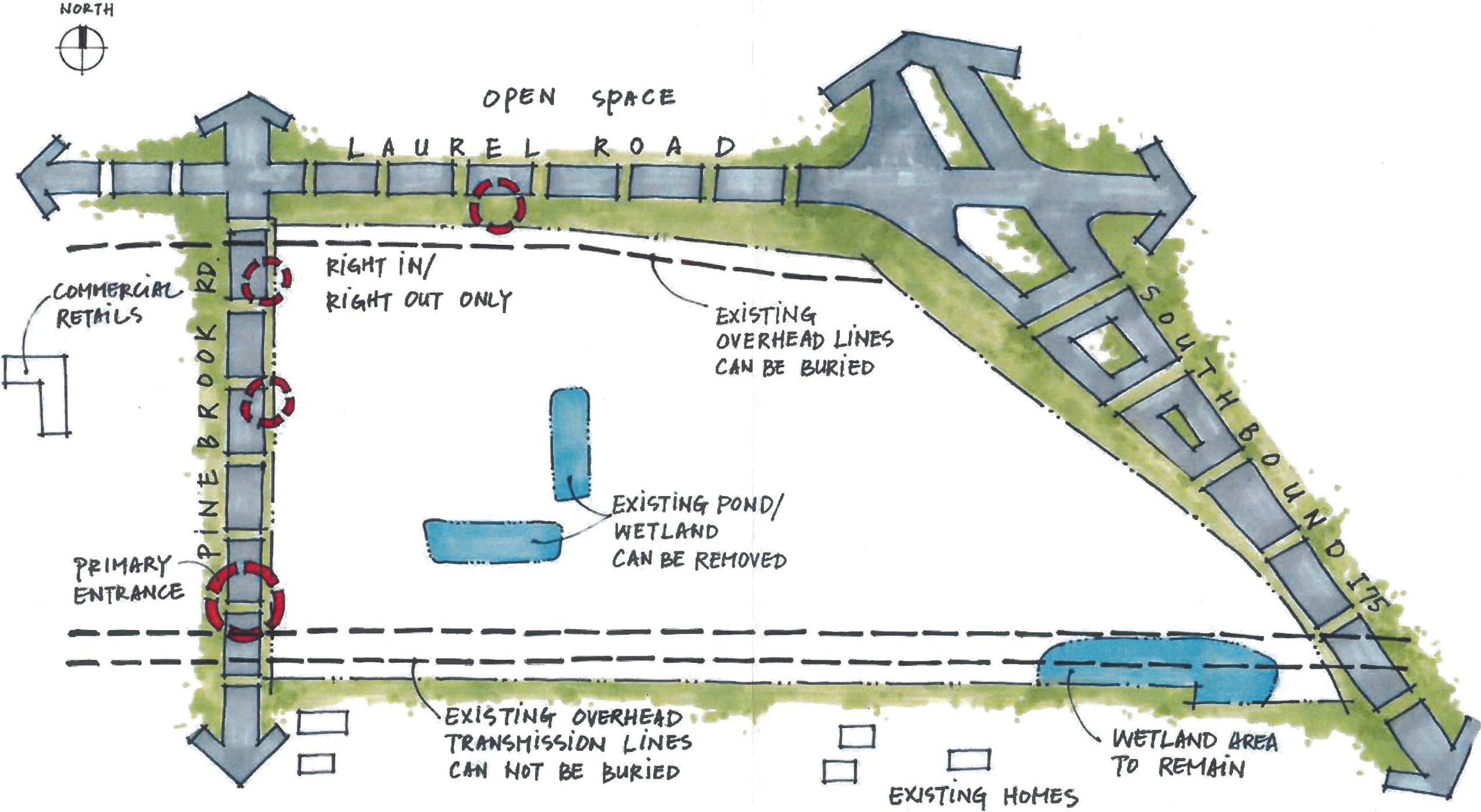
- A. Replace Binding Master Plan – Discuss Content and Graphics for areas outside of “Phase 1” development
- B. Discuss Buffer Details, Setbacks, Access Points, Traffic Concurrence
- C. Discuss Definition of Building Height
- D. Discuss Level of Detail and “Flexibility Clauses” that would be acceptable – for example – adjustment of access and pond locations subject to permitting requirements of SWFWMD, FDOT and Sarasota County.
- E. Discuss Hurricane Shelter component
- F. Discuss the SF/location of Beds vs accounting of “MOB”
- G. Special Exception Application – concurrent with Rezone Petition

4) S & D – Content and Discussion

- A. Discuss Plans required at time of submittal and content per code
- B. Discuss Utility and Drainage Intent (Potable Water Connections, Sewer Connections, Drainage Connections)
- C. Discuss timing of SWFWMD Permit

5) Discuss Site Prep Permit Application and Timing

Site Assessment



Preliminary Hospital Site Plan

