

TECHNICAL REVIEW COMMITTEE MINUTES

Community Hall – 401 West Venice Avenue
Wednesday, July 17, 2019– 9:00 AM

I. CALL TO ORDER

Mr. Clark called the meeting to order at 9:00 a.m.

II. ROLL CALL

Present: Bob Moroni, Jonathan Kramer, John Monville, Isaac Anderson, Amy Nelson, Christina Rimes, and Roger Clark.

Absent: Jack Stevenson, Dave Abene, Greg Schneider, Mike Rose

Also Present: Waldo Carbo Jr. MURP & Peter Pensa, AICP of AVID Group; Judi Bikulege, Extended Stay America; Monica Pomeroy & Gaea Nunez, Interplan, LLC; Dan Peshkin, Laurel Road Property representative.

III. PRE- APPLICATIONS (ITEMS LIMITED TO 20 MINUTES)

A. Project Name: Extended Stay America Hotel on the Mirasol (fka Portofino) site

Ms. Pomeroy discussed the proposed four-story hotel on the Mirasol site and there was discussion on the possible height limitations. Mr. Monville discussed water and sewer service availability. Mr. Mallet discussed the previous agriculture land use and tree permit violation. Mr. Kramer inquired about stormwater and AVID indicated the stormwater would be routed up to Toscana Isles, discussion on loading areas, parking lane wheel stops, landscape islands between parking lanes. Mr. Moroni discussed the location of the dumpster. Mr. Clark discussed the zoning, land use, floor area ratio, the current preliminary plat that has been submitted to the city and its effect on this proposed project. There was discussion on the architectural style, process for measuring height, and a suggestion for submitting a zoning determination for exceeding the height.

IV. TRC MEMBER COMMENTS

There was discussion on the petitions in TRC review.

V. ADJOURNMENT

The meeting adjourned at 9:52 a.m.

Laurel Rd & Knights Trail Rd
Venice
Sarasota County, FL

CONCEPT PLAN "F"

PROJECT DATA

TOTAL PROJECT AREA:

PARCEL 'A'	2.52± Ac
REMAINDER	1.40± Ac
TOTAL	3.92± Ac

JURISDICTION:
CITY OF VENICE, FL
PROPERTY FUTURE LAND USE:
COMMERCIAL
PROPERTY ZONING:
"C-2"

PROPOSED DENSITY:
124 KEYS
PROPOSED PARKING:
130 SPACES (1 SP / KEY)

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

EXISTING
TREVISIO GRAND APARTMENTS
(272 UNITS)

EXISTING CMU
LAND USE MIXER USE CON. PLANNING AND SUBAREA

EXISTING 20' WIDE
EMERGENCY ACCESS
DRIVE PER CITY OF VENICE

REMAINDER
1.40± Ac

PARCEL 'A'
2.52± Ac

HOTEL
4 STORY
124 KEYS

EXISTING 20' WIDE
EMERGENCY ACCESS
DRIVE PER CITY OF VENICE

LAUREL ROAD
COUNTY ROAD 762

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1013853 / 3249014
SCALE: 1" = 50' DATE: 07-16-19
DRAWN BY: Stuebs PROJ. MGR: Stuebs

PROVIDED FOR...
Extended Stay America

PROVIDED BY...
AVID GROUP

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