WEST VILLAGES
IMPROVEMENT DISTRICT

DESIGN REVIEW COMMITTEE

NOVEMBER 15, 2018
10:30 A.M.
A. Call to Order

B. Proof of Publication

C. Establish Quorum

D. Business Before the Committee
   1. Review Matters Pertaining to the West Villages Market Place

      • Audience Comments

E. Comments

F. Adjourn
WEST VILLAGES
IMPROVEMENT DISTRICT
NOTICE OF DESIGN REVIEW COMMITTEE MEETING
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the West Villages Improvement District will hold a Design Review Committee Meeting on November 15, 2018, at 10:30 a.m. in the Chambers of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286.

The purpose of the Design Review Committee Meeting is to review matters pertaining to the West Villages MarketPlace. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law.
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (561) 630-4922 and/or toll free 1-877-737-4922 at least seven (7) days prior to the date of the meeting.
Meetings may be cancelled from time to time without advertised notice.
WEST VILLAGES IMPROVEMENT DISTRICT
www.westvillagesid.org
PUBLISH: SARASOTA HERALD TRIBUNE 11/06/18
SITE NOTES:
1. ADDRESS: 4240 & 200 PISMO DRIVE, VENICE, FL (FL)
2. P.U.D.: PORTION OF 4240 PISMO DRIVE
3. EXISTING ZONING: PCO (PLANNED COMMUNITY DEVELOPMENT)
4. FUTURE ZONING: PCO (PLANNED COMMUNITY DEVELOPMENT)
5. FUTURE LAND USE: VILLAGE
6. SHAPING CENTER AREA: SUMA SL W @ 17 000 FL
7. OUT PARCEL AREA: 301,794 ft² of 1.75 Ac.
8. TOTAL DEVELOPMENT AREA: 1,030,376 ft² of 14.80 Ac.
9. REQUIRED PERMIT: 100 SPACES
10. REQUIRED PARKING: 300 SPACES
   - PCO: 1 SPACE / 200 S.F. GROSS LEASABLE AREA
   - GROCERY: 46,387 / 200 S.F. + 194 SPACES
   - RETAIL: COMMERCIAL: 21,405 / 200 S.F. + 196 SPACES
11. PROVIDED PARKING: 600-SPACES
   - GROCERY: 200 SPACES
   - RETAIL: COMMERCIAL: 400 SPACES
12. OVERALL PARKING RATIO:
   - 76 FT² PER PARKING SPACE (6 SPACES PER 100 FT²)
13. THE SUBJECT SITE LOCATED IN FLOOD ZONE "A" ACCORDING TO \n   THE FEDERAL EMERGENCY MANAGEMENT AGENCY LINES \n   SHOWN HAS BEEN DIGITALLY TRANSLATED FROM \n   FEDERAL EMERGENCY MANAGEMENT AGENCY DATA \n   AVAILABLE AT THE FEMA BDFS SERVICE \n   CENTER (HTTPS://NSIS.FEMA.GOV)
FUTURE OUT PARCEL "C"

FUTURE OUT PARCEL "E"

PR. BUILDING (8,000 S.F.)

SITE NOTES:
1. ADDRESS: 34293 S. TAMAMI TRAIL, VENICE, FL. 34293
2. P.I.D.: PORTION OF 0783001005
3. EXISTING ZONING: PCD (PLANNED COMMUNITY DEVELOPMENT)
4. PLANNED ZONING: PCD (PLANNED COMMUNITY DEVELOPMENT)
5. FUTURE USE: MEDICAL/DENTAL OFFICE (1 SPACE/500 s.f. = 7 SPACES)
6. COMMERCIAL RETAIL (1 SPACE/500 s.f. = 9 SPACES)
10. PROVIDED PARKING: 54 SPACES
11. IMPERVIOUS: 37,134 s.f. (74.9%) (OUT PARCEL "D" ONLY)
PERVIOUS: 12,437 s.f. (25.1%) (OUT PARCEL "D" ONLY)
12. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12115C0365F FOR SARASOTA COUNTY, COMMUNITY NO. 120144, SARASOTA COUNTY, FLORIDA, DATED NOVEMBER 4, 2016 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER HTTPS://MSC.FEMA.GOV).

DRAINAGE NOTE:
THE OUTPARCEL WAS INCLUDED IN THE DRAINAGE STUDY AND CALCULATIONS. THE OUTPARCEL IMPERVIOUS AREA IS LESS THAN THE 80% MAX ALLOWABLE IMPERVIOUS.
September 28, 2018

Tyler Vansant
Main Street Ranchlands, LLP and WVRC
19503 South West Villages Parkway, #14
Venice, FL 34293

RE: West Villages Market Place, SWC of US Highway 41 and West Villages Parkway, North Port, Sarasota County: Approval by West Villages Review Committee (WVRC).

Dear Tyler:

Pursuant to the VDPP for West Villages, enclosed please find the below listed documents for approval by WVRC/WVID.

1. Pylon Sign #1, Pylon Sign #2 and outparcel #4 Monument Sign elevation drawing, dated 9/27/18, prepared by Cuhaci & Peterson Architects, Engineers, and Planners.
2. Exhibit “A” (site plan) for location of Pylon Sign #1, and Pylon Sign #2, dated 6/28/18 (Revision #8), prepared by Morris Engineering and Consulting, LLC.
3. Site Plan (Heartland Dental: Outparcel #4) for location of Monument Sign, dated 7/11/2018, prepared by Morris Engineering and Consulting, LLC.

If you have any questions please contact me at 727-384-6000.

Sincerely,

[Signature]

Tom Hareas
US 41 Retail, LLC.

CC: Mike Kennedy-Stantec with copy
    Todd Woodraska- WVID with copy
    Josh Beyer- Sembler
    Stan Flack- Sembler