

TAB 2

Point Paper
MCAT Transit Facility
1802 8th Avenue West
Palmetto, Florida

Background:

MCAT previously presented the plan for the proposed bus transit facility at 1802 8th Avenue West at the January 22, 2008 City Commission workshop. At that time, the plan depicted 11 parking spaces along the street frontage. Staff was comfortable that the parking was adequate to handle the need for the proposed facility. Since then, the plan was revised due to the need for additional retention. Providing the larger retention area resulted in a reduction in the number of parking spaces from 11 to five.

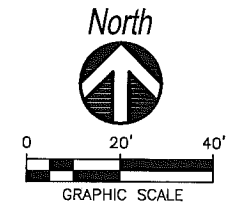
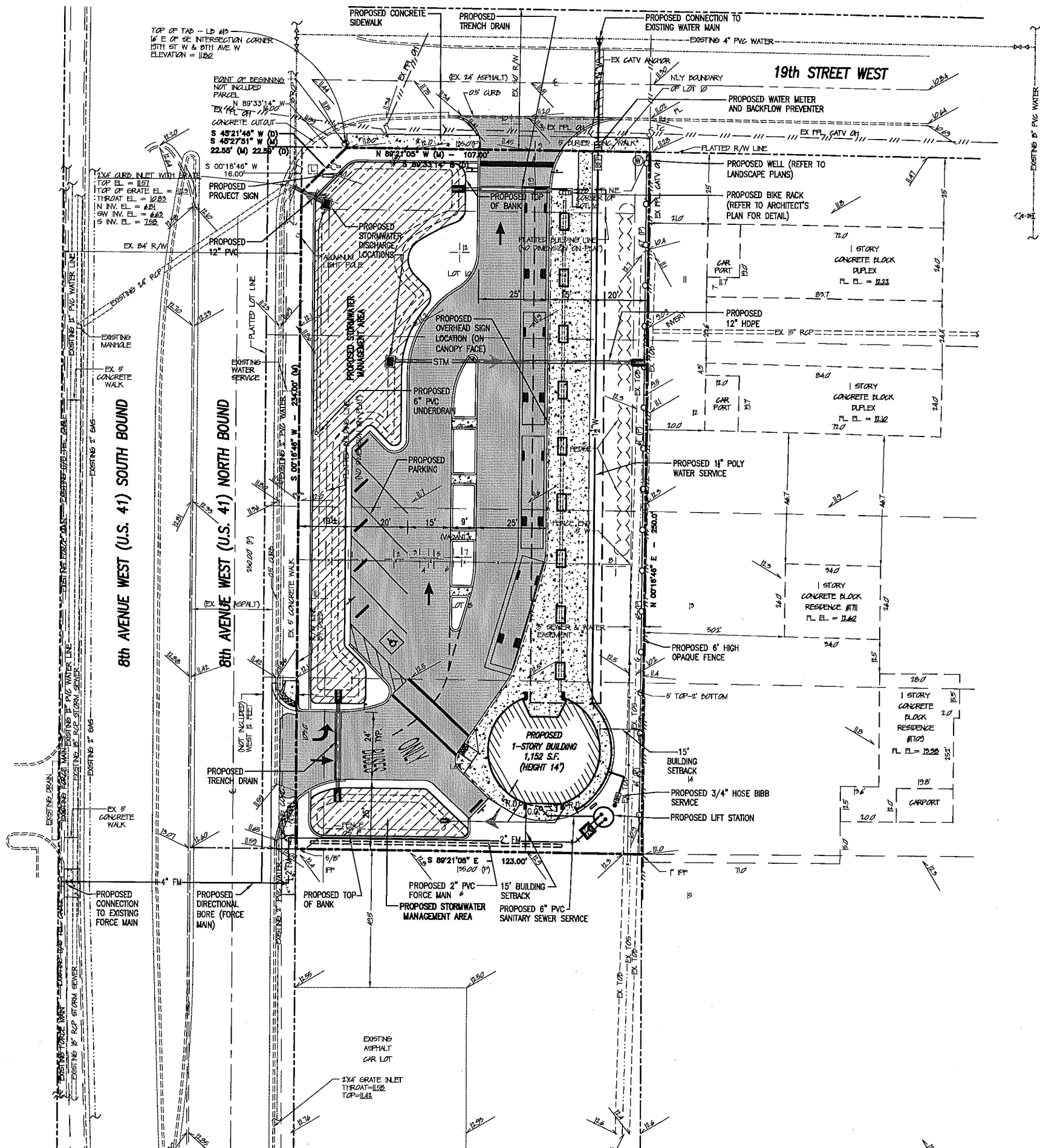
The proposed use is permitted in the CG zoning district. A bus transfer facility does not have a Code mandated parking requirement. Although this project doesn't require formal City Commission action, staff wants to keep the Commission apprised of changes that conflict with that which was previously presented. Staff has requested another presentation from MCAT to explain the modification and update the City Commission on the status of the project.

Staff Recommendation:

Staff recommends discussion of the proposed changes to the plan.

Budget Impact:

None

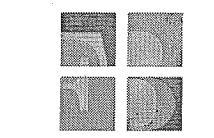


LEGEND

- PROPERTY BOUNDARY
- EXISTING SPOT ELEVATION (PAVED/UNPAVED)
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED POTABLE WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED STORMWATER INLET AND PIPE

NOTES

1. PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF PALMETTO LAND DEVELOPMENT REGULATIONS.
2. REFER TO SHEET C-03 FOR HORIZONTAL CONTROL/SIGNING AND PAVEMENT MARKING DESIGN.
3. REFER TO SHEET C-04 AND ASSOCIATED DETAIL SHEETS (C-05 THROUGH C-09) FOR DETAILED STORMWATER DESIGN AND GRADING.
4. REFER TO SHEETS C-04 AND C-10 THROUGH C-12 FOR DETAILED UTILITY DESIGN.
5. REFER TO LANDSCAPE/LIGHTING PLANS FOR PROPOSED SIGN LOCATION, SITE LIGHTING, AND ANY SPECIALTY PAVES, WALLS, OR OTHER HARDSCAPE FEATURES.
6. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PALMETTO AND APPLICABLE PRIVATE UTILITIES FOR THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITHIN THE LIMITS OF THE PROPOSED SITE.



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Kurt W. Jensen, PE
 FL 34850

"To the best of the Architects or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 553 of Florida Statutes."

Project No.	008-007
Drawn By	RTR
Checked By	MVM
Date	10.31.07
Revisions:	1 01.25.08
	2 02.22.08
	3 03.14.08
	4 03.25.08

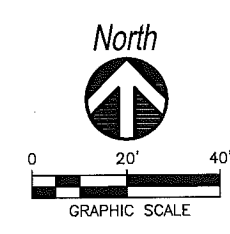
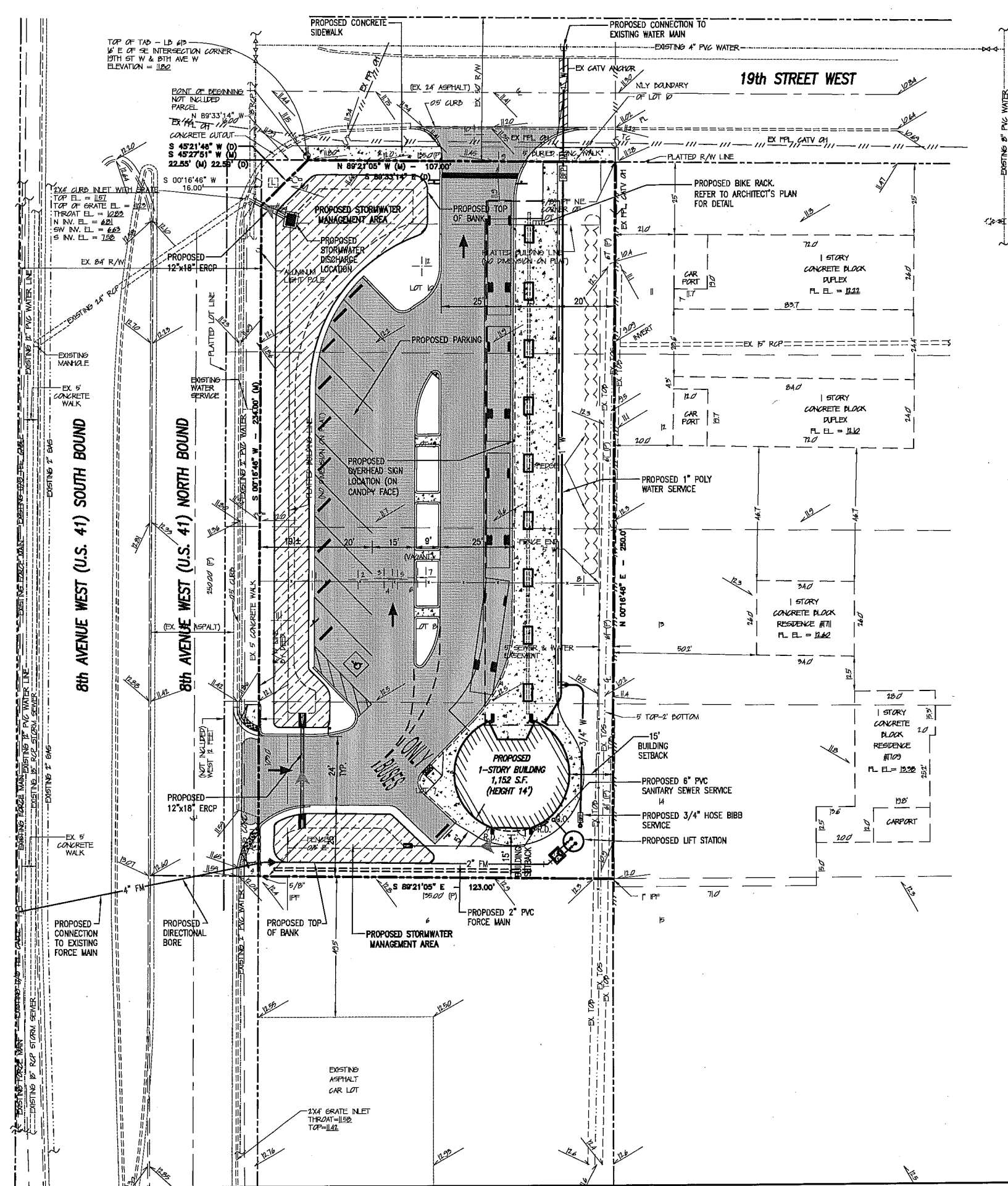
MANATEE COUNTY NORTH STATION
(TRANSFER STATION - PALMETTO)
 1802 8TH AVENUE WEST, PALMETTO, FLORIDA 34221

MASTER SITE PLAN

Construction Documents

C-02

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Project No. 008-007
 Drawn By RTR
 Checked By MWM
 Date 10.01.07
 Revisions:

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