

City of Palmetto
Development Review Committee
Meeting Minutes
February 22, 2011
1:30 p.m.

PRESENT

1. Frank Woodard, Deputy Director of Engineering
2. Mr. John Foley, LFK
3. Lorraine Lyn, City Planner
4. Jon Moore, Moore 2 Design
5. Mark Barnebey, City Attorney
6. Linda Butler, Planning Department
7. Allen Tusing, Public Works Director (present for a short time)

Meeting started at 1:45 am

ORDER OF BUSINESS:

1. MSA Z/GDP 2011-1

Mr. Barnebey indicated that there is a procedural issue regarding the small scale plan amendment. DCA requires that small scale amendments involve densities of 10 du/ac or less and the proposed City category of Planned Community (PC) allows 16 du/ac. Ms. Lyn indicated that her interpretation is that residential densities were not applicable since the subject development is a school. Mr. Barnebey said that he had a similar case in Bradenton Beach where DCA ruled the amendment to be large scale requiring its full review period. Mr. Barnebey said the City would proceed with the small scale amendment procedures but DCA may require that it be processed as a large scale amendment in the future. Mr. Moore inquired whether the risk of construction is predicated on DCA's acceptance or rejection. Mr. Barnebey said there would be an ordinance in place for MSA to move forward at its own risk. Mr. Moore requested a separate meeting for Mr. Barnebey to discuss the issue of the small scale plan amendment with representatives from the school.

Mr. Barnebey said that this project does not have to meet transportation concurrency since the City is a DULA (dense urban land area) and is within the TCEA (transportation concurrency exception area), but will have to meet concurrency for all other utilities.

Mr. Foley said he spoke to Mr. Allison who is preparing calculations for water, sewer and solid waste so this item will essentially be done once he receives it from Mr. Allison. Mr. Foley also indicated that he spoke to Mr. Bloome earlier and is satisfied with the question he had on drainage north of the 3-story building flowing directly to the ditch instead of discharging into the treatment area. Mr. Moore indicated that they are in contact with SWFWMD and they have submitted 3 of the 5 parcels and are in the process of adjusting and resubmitting to them.

Traffic Safety and Access Issues

Mr. Foley indicated that there are 2 driveway concerns; stacking on Haben Blvd and access at the main entrance. Mr. Tusing indicated that there is stacking in the morning at the main entrance.

There are 168 new cars being shown using the main driveway which is one lane divided and suggested that the throat be widened at the entrance to allow improved storage of cars making a left turn lane in and left turn out onto Haben Blvd at the main entrance.

There are 99 new cars being shown using the northernmost driveway. The stacking distance along the pick up/drop off area was measured at approximately 900'. He suggested that the applicant could put an extra zig zag or extra bulge to lengthen the holding area.

Mr. Foley had no problem saying that what is being submitted is alright as long as a more detailed plan is submitted.

Mr. Moore said that school safety has been looked at and the only possible issue that could affect anyone in the public is the afternoon pick up when the parents show up early. The playfield is used until 4pm when the gate is opened and the cars are allowed in. Mr. Moore asked Mr. Foley how he wanted that submitted. Mr. Foley began responding by telling him that he needs the number of students in middle school etc. when Mr. Moore suggested that he will have Jeremy Waugh from Avid Group call Mr. Foley.

Mr. Barnebey recommended that all setbacks be shown on the site plan. Mr. Moore said that the final site plan showing phases, 2011 and 2014 will be ready for submittal along with construction plan on March 8th.

Mr. Barnebey indicated that we will need the revised GDP in time for Commission's meeting on March 7th. He indicated that the maximum number of students, 1650 be shown on the plan. Ms. Lyn suggested that a column for the number of students be added to the table on the site plan.

Go-cart uses including the number of go-carts, the hours of operation and the cart style need to be on the site plan. Mr. Barnebey suggested that the type of go-cart would be the better way to go instead of using noise levels in decibels. Mr. Barnebey suggested that the site plan shows the go-cart uses are limited to weekends only. If the school is considering weekends, it should be limited to Saturdays only. He indicated that the more information is shown on the site plan, the less stipulations will be necessary. He suggested that all requirements which do not meet Code should be listed as alternatives on the site plan.