

City of Palmetto
Development Review Committee
Meeting Minutes
March 15, 2011
10:00 a.m.

PRESENT

1. Allen Tusing, Director of Public Works
2. Frank Woodard, Deputy Director of Engineering
3. Mr. John Foley, LFK
4. Lorraine Lyn, City Planner
5. Linda Butler, Planning Department
6. Roger Titus, Building Official
7. Geoff Seger, Deputy Director Parks

Jon Moore, Moore 2 Design, Andy Allison, Allison-Gause Engineering, Bob Gause, Allison-Gause Engineering

ORDER OF BUSINESS:

1. MSA Z/GDP 2011-1

Outstanding issues were discussed:

- Landscaping – Mr. Gause stated that landscaping will be detailed on the construction drawings showing adequate landscape buffers provided between the Hammocks and the southwestern parking lot;
 - Mr. Seger had previously spoken with Mr. Gause outlining what needs to be provided for the landscape and irrigation plans
- Traffic Study – Mr. Allison stated that a traffic study is not required per the code and believes the stacking issue is being confused with the traffic study.
 - Mr. Foley stated the school meets the requirement for a traffic study; 169 am peak trips is being generated and it is important to do a traffic study;
 - Mr. Gause respectfully disagreed with the requirement of doing a traffic study but stated he understands and they will comply;
 - Mr. Moore stated the gates will be opening earlier and that should eliminate some of the problem with stacking;
 - Mr. Tusing indicated that a visual of the traffic flow and stacking solution needs to be presented to the Commission;

- Mr. Tusing stated the previous use was a bowling alley; the site was not designed for a school. It is now a different use and that type of use (school) will generate more traffic
- Revised GDP submittal – Ms. Lyn asked if a new set of plans will be submitted. The general consensus was that there would not be new plans.
 - Mr. Tusing asked if the applicant anticipated any changes relating to the outcome of the traffic study. Mr. Moore stated they do not anticipate any changes.
 - Mr. Tusing stated that depending on the outcome of the traffic study, the DRC can make applicable stipulations to which MSA will have to comply
- Other issues:
 - Open space – Mr. Gause pointed out that the open space is adequate. Ms. Lyn stated the code requires 25% useable space; wetlands are not useable open space. Mr. Tusing stated that while staff does not have an issue with open space, it was brought up by a Commissioner.
 - Ms. Lyn stated the original GDP was only for 8 acres; this is the first time all other parcels acquired by MSA are being pulled in together, so therefore you will have issues you did not have two years ago.
 - Mr. Tusing stated that at the next Commission meeting MSA needs to address all the issues brought up by the Commissioners; the setbacks, afternoon traffic, early gate opening, landscaping and open space. It is important to have visuals of what is being proposed.
 - Mr. Tusing stated they are researching the ownership of the road, which will be vacated if it belongs to the City.
 - The construction plans will be needed once GDP is approved.
 - Mr. Moore commented on the former approved site plan for the Riviera Walk East stating that the plan was for 3 story buildings with 15 ft set-backs and questioned why MSA was required to do the 36 ft set-backs. Mr. Tusing stated that the former project was for residential and this project is for a school or institution so they are not equal comparisons. Each project is different; sometimes the Commissioners grant them and sometimes they do not.
 - Mr. Allison suggested that it would be beneficial to MSA to have Mr. Foley present at the next meeting.