

City of Palmetto
Development Review Committee
Meeting Minutes
February 13, 2008

PRESENT

Bob Schmitt, City Planner
Frank Woodard, Deputy Director Engineering
Dick Clarke, ZNS Engineering
Duane Kinn, Deputy Director Operations
Matt Bloome, Stormwater Manager
Ken Hawkins, Planner 1
Linda Butler, Planning Tech.

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. 9:00 a.m. – Discussion/Distribution of Plan:

a. Palmetto Town Center GDP (GDP# 0707) (3rd Submittal)

- A P&Z member brought up a potential problem with the architect design, there are no egress windows.
- Follow-up comments received and reviewed from Allison Engineering, i.e., replacement of existing 10 in. watermain, replacement of gravity sewer, off-street parking, dumpster, crosswalks, existing sanitary sewer manholes and elevations.
- Comments needed on responses received from Allison Engineering

b. Sanctuary Commons (Project # 06-533) (Site Plan-Utilities Sheet)

- NRFD cited issues with the hydrants. (backflow need to be within 50 ft of hydrant)
- Stip: monetary traffic contributions and they are responsible for any additional permits that need to obtain.

2. Comments Due:

- a. None**

3. Pre-application Meeting:

a. **Charlie Ugarte, Taylor Fulton @ 11:00 am.**

- Referenced Ordinance 655 and a 2003 letter from Margret Tusing
- Zoning CHI, expansion does not require a rezone
- No sprinkler system no reason to hook up to system at present time
- Comply w/setback unless there was a previously granted variance
- Want to be operational by October 20th (fall)
- Be consistent with surrounding buildings (can stay w/metal), follow design guideline, landscape
- Verify how old the waterline is. Hydrants should be ok, will verify fire flow
- Floor area ratio, under .5
- Exits doors (bay doors), may need two
- No bathrooms, no sanitary connection

4. Plan Sign Off Review

a. **Sanctuary Commons (Project # 06-533) (Final Site Plans)**

Two signatures needed.

5. Team Inspection

a None

6. New Business

- Constantine Survey: Tree will need to be removed, no impervious added, will meet setback

7. Old Business

- Riviera Walk East will submit final Plat Application and Permit in the near future.
- Shared comments from the P&Z meeting regarding Sunnydale Properties

8. Adjournment

The public is invited to appear and be heard with respect to these requests. Written comments filed at the City Hall will be heard and considered. If any person desires to appeal any decision of the City Commission or of any other board or commission of the City, that person will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Palmetto does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status or handicapped status in employment or in the provision of services. Anyone requiring reasonable accommodation for this meeting as provided for in the American with Disabilities Act should contact the City Clerk at 941-723-4570 or FAX 941-723-4576.

Palmetto Development Review Committee Meeting

SIGN-IN SHEET

2-13-08

STAFF

Name	Present	Name	Present
Chris Lukowiak		Bob Schmitt	RS
Frank Woodard	* RPC	Van Brown	
Dick Clarke	[Signature]	Darrell Riker	
Duane Kinn		Sgt. Scott Tyler	
Roger Titus		Matt Bloome	[Signature]
Geoff Seger		Ken Hawkins	[Signature]

OTHERS PRESENT

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