

City of Palmetto  
Development Review Committee  
Meeting Minutes  
April 9, 2008

**PRESENT**

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

Meeting started at 9:00 am

**ORDER OF BUSINESS:**

1. Discussion/Distribution of Plan:

a. Alagoz Auto Sales CU 0801

- Reviewed photos of site
- Not enough room
- Not a good location for a used car lot
- Requires a conditional use permit to occupy location for car sales

2. Comments Due

a. Sanctuary Cove Final Plat (Project #05-443F) (1<sup>st</sup> Submittal)

- Fence has to come down
- Ken to review Final Plat, make sure wording is clear
- Need approval of master meter
- Access from north to south end of development to be worked out with county

b. Spacebox @ Palmetto (Project #05-434)

- Need comments
- Dump station monitor
- Traffic Study
- Contract agreement

3. Pre-application Meeting:

a. Habitat for Humanity, Marie McCauglen, Mary Williams@ 10:00

- Presently metal building, with upgrades to be done to the front
- Expand warehouse
- Traffic Study not needed if there is no expansion of services
- Need letter stating less than 50 new trips generated
- Utilities, drainage ok
- Show landscape on plan, removal/replacement of trees
- No environmental issues noted
- Extend sprinklers

b. Andy Allison @ 10:30

- Price for extension of water and sewer
- Impact Fee
- Parking, handicap issues
- Development agreement
- No reclaim
- Add hydrants
- Project will not trigger a need to upsize watermain or road improvements

4. Plan Sign Off Review

a. MCAT Transit Station (06-499)

- Will have stipulations
- The bus route have been resolved
- Cost estimate
- Forcemain issue needs to be resolved

b. Riviera Dunes Banquets Center (07-575)

Ready for sign-off

5. Team Inspection

None

6. New Business

None

7. Old Business

a. Riviera Walk East Final Plat (04-386F)

- Awaiting response from Jennifer
- Comments on Plat will be ready today
- PW crew need to be present when smoke test is performed

b. LDC Amendments

In the process of updating

c. A- 1 Mini-Storage

- Stormwater modification
- Maneuverability of RV's into some of the spots.
- SWFWMD acceptance of the change.

8. Adjourned

