

City of Palmetto
Development Review Committee
Meeting Minutes
April 23, 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. Palmetto Town Center FSP (2nd Submittal) (07-574).

- Need development agreement
- Price given to Andy

b. Taylor-Fulton DeGreen Construction Plans (1st Submittal) (08-577).

- Dumpster will not be needed
- Cap off utilities
- Drainage issues

c. Riviera Dunes Banquet Center (Distribute Approved Const. Plans) (07-575)

- Hydrant issues
- Ready for sign-off

d. Pullen Estates GDP (aka Pullen South) 1st Submittal (04-431)

- Need extension
- Lot added

- Changed unit numbers, as previously mentioned at pre-application meeting
- It is a possibility that Pullen Estate will have to apply for a new GDP
- Failing drainage system
- Review closely and submit comments

2. Comments Due

None

3. Pre-application Mtg.: Jonathan Shute @ 10:00 (7th Ave. W. & 5th St. W)

- A proposal to build seven (7) affordable, with down payment assistant 2 bedroom, 2 bathroom cottages
- Will not remove any Oak Trees, only dilapidated trees will be removed/replaced
- Paver brick will be used
- Off street parking
- Utilities, separate meters for each cottage
- Parking space to accommodate 6 units, proposing 7, handi-cap parking requirement
- Provide bike rack
- East side elevation different, will that pose a problem for water flow?
- Stormwater, need SWFWMD permit
- Provide a presentation to the City Commission
- NRFD access
- Street lights through-out development
- Will provide a drawing of what the project will look like upon completion

4. Plan Sign Off Review

None

5. Team Inspection

None

6. New Business

None

7. Old Business

a. MCAT Transit Station Revised Plan (06-499).

- Parking spaces have been reduced to increase drainage to get FDOT approval
- Was promoted and presented as a Park & Ride facility
- Parking, forcemain and landscaping
- Will need to buy additional parcel or install a vault system
- Take project back to City Commission to explain reduction in parking

b. Riviera Walk East Final Plat (04-386F) 4/1/08.

- Field modification to be done
- Survey comments sent by Dick Clark, forward to Jennifer

c. LDC Amendments.

- Please review, will be discussed Wednesday, April 30 @ 9:00 a.m.

d. A-1 Mini-Storage.

- Reviewed pictures
- Presently storing Boat & RV's
- Will do a formal submittal

e. Alagoz Auto Sales CU 0801

- Project withdrawn
- Owner will lease to someone else
- Will be used as an auto repair shop

f. Sanctuary Cove Final Plat (05-443F) comments due upon removal of fence along county ditch.

- Fence still up as of 04-23-08
- Will not go before City Commission on May 5th

g. Spacebox @ Palmetto (05-434).

- Hydrants too far away
- Need firewall
- Comments forwarded to Scott Lincoln
- Need Traffic Study
- Sidewalk issues

8. Adjourned: 11:00 a.m.

Palmetto Development Review Committee Meeting

SIGN-IN SHEET

7-23-08

STAFF

| Name | Present | Name | Present |
|----------------|-------------|------------------|---------|
| Chris Lukowiak | | Bob Schmitt | AS |
| Frank Woodard | [Signature] | Van Brown | |
| Dick Clarke | [Signature] | Darrell Riker | |
| Duane Kinn | [Signature] | Sgt. Scott Tyler | |
| Roger Titus | | Matt Bloome | MR |
| Geoff Seger | | Ken Hawkins | KH |

OTHERS PRESENT

| Name | Address | | Affiliation |
|-------------|-------------|----------|-------------|
| [Signature] | [Signature] | | |
| Telephone | Fax | Cellular | Email |
| | | 737-2632 | |
| [Signature] | [Signature] | | |
| Telephone | Fax | Cellular | Email |
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