

City of Palmetto
Development Review Committee
Meeting Minutes
May 14, 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
Roger Titus, Building Official
Rusty Tona, NRPD
Linda Butler, Planning Tech.

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:

- a. C&D Migrant Housing (Construction Plans 1st Submittal) (08-579) &
b. C & D Migrant Housing (CU-08-03).
 - Contingent upon approval of Conditional Use Permit
 - Density might be an issue
 - DRC comments due in 4 weeks
 - Site will be renovated and more units added
 - Dumpster accessibility need to be addressed
 - Emergency access
 - Check right-of-way ownership

- c. Sanctuary Cove Community Center (Construction Plans 1st Submittal)
(08-580)
 - NRPD need to see square footage, floor area ratio
 - DRC comments due in 4 weeks
 - Dumpster pad need to be addressed
 - If fire flow or testing is needed it should be requested at this time

d. Sanctuary Cove Sales Center (Construction Plans 1st Submittal) (08-581)

- Rear no-build set-back need to be made clear
- Elevation issue need to be addressed
- Parking issue need to be addressed
- Square footage information is needed by NRPD

e. McDonald's Sign (CU-08-02)

- Will go before P&Z on June 9
- Will have to tear down or adjust sign height if more than 50% of building is renovated

2. Comments Due

a. Palmetto Town Center FSP (07-574)

- Utilities issues need to be addressed
- NRPD, Building Official and the Architect of the project will be meeting May 15
- Need the width of NRPD ladder trucks

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

- Sign off today, 05-14-08

c. Sanctuary Cove Final Plat (05-443F)

- NRPD access need to be addressed
- Hydrant issues need to be addressed
- Additional survey comments

3. Pre-application Meetings:

a. Sunnydale Sewer Extension, Mike Elfers, Fritz Stauffechi @ 10:00

- Construction plan procedure, not a development proposal
- Use existing forcemain, hydraulic
- Property will be privately maintained
- 2 inch discharge pipe
- DEP permit
- Fence will be coordinate with owner

b. Cash America , Kathy James @ 10:30

- Will remain Cash America
- Additional 3600 square feet added space
- Parking issues, eliminate existing parking lot, to more than 20 parking space
- Very minor demolition
- New driveway will comply with current codes, sidewalk will need DOT permit
- Dumpster issue, need to look at radius, angle dump pad, dumpster pad enclosure
- Stormwater issue, where will outfall flow? No capacity issue for water/sewer
- Landscape, road buffer (10 ft), possible hedge or fence for buffering MHP
- Traffic Study
- Does not require a sprinkler system if under 10,000 sq. ft.
- Check regarding county utilities and city connections
- Will have 2 wall signs and 1 pole sign
- Presently have 2 addresses because of 2 separate tax ID numbers
- Fire hydrant issue, building needs to be within 200 to 400 ft of a fire hydrant, check with NRRFD

c. Habitat for Humanity @ 11:00 Marie McCauglen

- Propose a new concept
- Same drive-way access
- Increase from 1200 sq. ft to 1800 sq. ft

- Will now be all warehouse, previously office space was included
- Parking will be in and out access, use two parking spaces for compact cars, would like more buffering
- Change drainage with new concept
- Building will be designed to look like the habitat homes, no longer be a metal building
- Additional trees will be removed and replaced
- Paver brick will be used in some area
- It a possibility that the projected will be phased, building will be phased 1 and parking will be phase 2
- The building has a sprinkler system
- Stormwater will be the major issue

4. Plan Sign Off Review

- a. Taylor-Fulton DeGreen (1st Submittal) (08-577)

Project signed-off

5. Team Inspection

None

6. New Business

None

7. Old Business

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

- MCAT staff will go back before City Commission on May 19, 2008 to explain reduction in parking

- b. Riviera Walk East Final Plat (04-386F) 4/1/08.
 - It's possible the property will get sold
 - Check with Jennifer regarding status of punch list

- c. Pullen Estates GDP (04-431) comments due 05/28/08
 - Granting conditional application for GDP
 - Density
 - Need to be able to see pump house on plans
 - Need to show sq. ft
 - Hydrant within 50 ft
 - Fireflow requirement
 - Utilities provided on original plans

- d. Sanctuary Cove, Rogers & BOMA Tract Rezone (Z-08-02 & Z-08-03)
 - Scheduled for City Commission 1st read on May 19, 2008

- e. Spacebox @ Palmetto (05-434)
 - Faxed calculation on impact fees
 - Hold until all issues are resolved

8. Adjourned: 11:40 a.m.

