

City of Palmetto
Development Review Committee
Meeting Minutes
June 25, 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
Rusty Tona, NRRFD Inspector
Linda Butler, Planning Tech.

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:
 - a. Palmetto Riverside Bed & Breakfast (Lippens)(GDP- 08-01)
 - Project will go before P&Z on July 14th and to City Commission on July 28, 2008
 - The location is the old Brown's house, it will be converted back to a bed and breakfast
 - Will have a total of 12 units when it is completed
 - Will parking be an issue and what is the off-set? It is 1 space per unit for a total of 9 for phase I, 12 for phase II
 - Will it be an increase in capacity/utilities
 - Will need easement
 - Proposed parking lot area will be paver bricks
 - Will the pavers be on property only or go into the right-of-way?
 - Stip: if pavers are installed for sidewalk and are later damaged, the City will only replace with concrete, pavers will be used to repair damage only at owners expense
 - NRRFD will review
 - Need a letter from SWFWMD
 - Comments due by July 3, 2008

2. Comments Due

a. Sanctuary Cove Community Center 1st Submittal (08-580)

- Per NRRFD the community center is 5,800 square feet and will need a sprinkler system. An option will be to break up/divide the building. Suggested firewall off the locker rooms to break up the building
- All fire hydrants needs to be tested, at this time the number are too low for the development
- Tiki hut is ok
- Parking lot will be concrete
- Dumpster will sit next to a house
- Stip: entrance need to be one-way
- Comments are due

b. Sanctuary Cove Sales Center 1st Submittal (08-581)

- Per NRRFD stairwell needs to enclosed
- Short on parking spaces
- Need to show auto turn
- Will it be ADA accessible?
- Need crosswalk

c. Pullen Estates GDP 1st Submittal (known as South Pullen)

- Comments has been forwarded

3. Project Follow-up Meetings:

a. Lauralee Westine (T-Mobile CU-08-04) @ 10:00a.m.

- There are no back-up generators
- No comments from utilities
- Approved from NRRFD
- No comments from engineering
- Antennas will be placed on three corners of the building
- The lease for the antennas is with Estuary Condominium
- There has been no objection from the tenants

- Antennas will not be visible; the screening will be painted the same color as the building.

b. Andy Allison & Dave Bailey (C & D Migrant Housing 08-579) @ 10:30

- Will go before the P&Z on July 14 and City Commission on July 28, 2008
- Set back need to 20 ft as opposed to 10
- Replacement of waterline/sewer line
- Move building to the left 5 ft
- 24 ft drive isle decrease to 20 ft., parking lot depth decrease from 20 to 18 ft
- Driveway will be moved to side of house, currently in front of house
- Completely re-do parking lot, thicken up the asphalt
- Check density
- If no SWFWMD permit is needed, will need documentation/letter
- Same will be needed for Traffic Study
- No year round tenants, only manager
- Dumpster location
- Landscape will be completely torn out

c. Brian Cales, Whiting Preston (Pullen Estates 04-431) @ 11:00am

- Utilities: sewer on 27th Ave, gravity forcemain
- Installing new lift station, re-route everything to new lift station
- Build pump station
- Private road, private utilities, master meter, gated roads
- Existing ditches will remain and be maintained by homeowner
- Install emergency access if required
- Stormwater will need 25 ft easement
- Construction to possibly start October 2009
- For marketing purpose, possibility of reducing units, lowering height
- Villas will be Mediterranean style
- Parking calc, may need to get a variance

4. Plan Sign Off Review

a. MCAT Transit Station (06-499)

- Need utility resolution, lift station or tie into forcemain.

5. Team Inspection

- a. Discuss inspection from 6/19/08 for TC/O Schott Mini-Storage (05-437)

6. New Business

None

7. Old Business

- a. Spacebox @ Palmetto (05-434)

- Cap/plug water, sewer taps
- Need parking space
- Stripping to show where cars are suppose to park
- Enough room for emergency access

- b. Palmetto Town Center FSP (07-574)

- Need development agreement
- NRPD approved phase 1

4. Adjourned: 12:40 a.m.