

City of Palmetto
Development Review Committee
Meeting Minutes
December 10, 2008

PRESENT

Allen Tusing, Interim Public Works Director
Bob Schmitt, City Planner
Duane Kinn, Deputy Director of Operation
Frank Woodard, Deputy Director Engineering
Dick Clarke, ZNS Engineering
Matt Bloome, Stormwater Manager
Roger Titus, Building Official
Rusty Tona, Fire Inspector
Ken Hawkins, Planner 1
Linda Butler, Planning Tech.

OTHERS

Steven Carlin
Barry Romkey
Peter Shaw
Jerry Snyder

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:

a. Sanctuary Cove Sales Office (08-581)

- It was reiterated from last meeting, to not issue a C/O for this site until drainage, access, and utility improvements for Sanctuary Cove have been satisfied and a determination has been made for a pedestrian crosswalk to the north.
- NRRFD will send a letter of approval
- Mr. Hawkins will schedule project for sign-off

b. Manatee School for the Arts Expansion (GDP-08-07)

- Per Mr. Clarke, reconfiguration of the dry detention on the south side of the site will require SWFWMD approval for Phase 4;
- Also previous parking in Phase 4 may require a specialized approval at

that time;

- And on sheet GDP-3 it indicates PM student pick-up vehicles being split off from the buses at the SW corner of the building. How will this be controlled or enforced?
- Mr. Bloome stated the fourth phase shows a reduction in the retention pond for parking and must be approved by SWFWMD and the City of Palmetto.
- Mr. Hawkins stated under the General Notes section on Sheet GDP-1; it should include note for SWFWMD approval in modification of retention pond;
- On sheets GDP-1 and GDP-2; plans need to show all existing and proposed utilities and utility easements (electric, gas, potable water, waste water, storm water, and reuse water) on site plans;
- The Open Space requirements per City Ordinance needs to be recalculated (parking areas are not included in Open Space and Retention areas only count at 50% if they are usable for recreation purposes). By Code 25% of total area needs to be used for Open Space;
- A Landscape Plan needs to be included and a tree removal/replacement chart or if no trees are to be removed or replaced add a note stating that there will be no tree removal/replacement;
- Sheet GDP-2 needs to show Right-of-Way and Easement for the access road to the school, and how solid waste will be collected.

c. DRI #236 Annual Status Report Riviera Dunes

- Mr. Schmitt stated comments are due 01-14-09

2. Comments Due 12/10/08

a. None

3. Pre-Application Meeting:

a. Links at Terra Ceia Multi-Family Project (Steven Carlin, Barry Romkey, Peter Shaw, Jerry Snyder)

- Mr. Carlin stated the proposed project is for a total of 50 residential units, with 4 buildings being 5 or 6 stories each;
- Each unit will have a heated garage;
- It will have pedestrian walkway all around;
- Per NREFD will need 2nd access, and will require sprinklers throughout buildings
- The applicant stated the area is within the CDD
- Mr. Schmitt advised the proposed project will need to be presented to the CDD
- The Planning Dept. will evaluate parking ratio
- Applicants were provided with a check list of what is required
- It was suggested to the applicant to provide a drawing of what the finish product will look like
- NREFD will provide applicant with turning radius requirement
- Per the applicant the project may be done in phases depending upon the market, however the community amenities will be built first;
- Drainage and setbacks will be maintained;
- The parking area will be pervious pavers;
- Dumpsters/garbage pickup will be addressed when getting into design phase

4. Plan Sign Off Review

- a. None

5. Team Inspection

- a. None

6. New Business

- a. None

7. Old Business follow-up Discussions

a. None

8. Adjourned: 11:55 a.m.

