

City of Palmetto
Development Review Committee
Meeting Minutes
December 23, 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
Tom McCollum, ZNS Engineering
Matt Bloome, Stormwater Manager
Bryce Cummings, Deputy Building Official
Rusty Tona, Fire Inspector
Ken Hawkins, Planner 1
Linda Butler, Planning Tech.

OTHERS

Steven Carlin
Margret Tusing
Fred Smith
Charlie Ugarte
Harry Van Der Noord
Chris Ritchie
Hans Peter Haahr
Andy Allison

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:

a. Palmetto Elementary Traffic Study

➤ Mr. Hawkins distributed the Traffic Study

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

➤ Mr. Schmitt stated the project will go before P&Z January 12, 2009

2. Comments Due 12/23/08

- a. None

3. Pre-Application Meeting:

- a. Terra Ceia Apartments (Margret Tusing, Fred Smith, Charlie Ugarte, Harry Van Der Noord)

- The proposed project will be 3 stories 1, 2 and 3 bedroom rental units
- The project exceeds all set back requirements and meets the 20ft separation
- The structures will be equipped with elevators
- There will be a buffer between the mobile home park and church of a minimum 10 to 12 ft around the site
- Mrs. Tusing inquired about water and sewer in the location. Mr. Kinn stated currently there isn't any
- Mr. Van Der Noord asked if they would be required to run 6in water main. Mr. Kinn answered yes
- Mr. Tusing stated multi-units can be served with a master meter
- Per NRFD fire flow requirements shall be 1500 GPM
- A secondary access to complex will be necessary for emergency vehicles
- A NFPA 13R fire suppression system is required for each residential building
- A fire hydrant shall be placed within 50' of FDC's – multiple buildings can share FDC
- Residential fire hydrant lines can be at minimum 6" in diameter, as long as fire flow requirements for the project can be met
- Mr. McCollum commented on the density, wetland and the look of the proposed apartments
- Mr. Van Der Noord stated the buildings will be sound proofed
- Mr. Clarke stated a traffic study will be needed before the project goes before P&Z
- Also a survey, preliminary landscape buffer, site plan showing building elevations and wetlands need to be submitted

- b. Memphis Road & 21st Street (07-551) Development Agreement (Chris Ritchie, Andy Allison, Hans Peter Haahr)

The purpose of the meeting is a follow-up to correspondences sent to the applicants to discuss the agreements the applicant and the City of Palmetto entered into on December 10, 2007. The site plan for the Memphis Road Industrial Park and 21st Street has been approved. One (1) building permit (vertical construction) has been approved for the projects. Developer payment is required under the terms of the agreement. The utilities have been installed and as of today's date the services are in place.

The applicants would like to establish a payment plan. Mr. Tusing will review the language of the agreements and reply to the applicants with a letter informing them of the actions that will be taken, i.e., the agreements will need to go back before the City Commission or notifying them of the 1st payment amount and installments amount thereafter.

Mr. Johnson will need to contact Mr. Tusing regarding the Johnson Commercial project (07-552) and the desire to establish a payment plan and or the desire to keep the project active.

4. Plan Sign Off Review

- a. Sanctuary Cove Sales Office (08-581)

Completed, Mr. Hawkins will notify applicant to pick up signed plans.

5. Team Inspection

- a. None

6. New Business

Mr. Tusing gave a brief report on a site visit to Sanctuary Cove. Also discussed was the need to review and weigh the options of recommending master meters for projects versus individual meters. Staff needs to evaluate and be aware of revenues proposed projects can create that come into the City.

7. Old Business follow-up Discussions

a. None

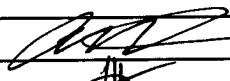




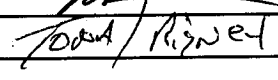

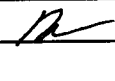
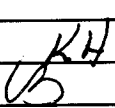

8. Adjourned: 11:15 a.m.

Palmetto Development Review Committee Meeting

SIGN-IN SHEET

12-23-08

STAFF

Name	Present	Name	Present
Allen Tusing		Bob Schmitt	
Frank Woodard		Matt Bloome	
Dick Clarke	RPC 	Ron Cales	
Duane Kinn		Lt. Scott Tyler	
Roger Titus BRUCE		Ken Hawkins	
Geoff Seger		Linda Butler	

OTHERS PRESENT

Name	Address		Affiliation
FRED SMITH	ZIRKELBAUM		
Telephone	Fax	Cellular	Email
729-0000			
CHARLIE UGARTE	UEA		
Telephone	Fax	Cellular	Email
729-5691			
Harry van Der Noord	723-0024	812-1494	harry@hvdn.net
Telephone	Fax	Cellular	Email
Chris Ritchie	2083 58 th Ave Cir E Bradenton FL 34203		
Telephone	Fax	Cellular	Email
941 755 4814	941 758 1199	727-432-0934	chrisritch@earthlink.net
Hans Peter Haaler	1015 7 th Ave. N. St. Pete, FL 33705		hans@herrmannhaaler.com
Telephone	Fax	Cellular	Email
Andy Allison	926 14 th St West Bradenton FL 34205		Allison Eng
Telephone	Fax	Cellular	Email
708-5400	708-5405		andy@allisoneng.net
Name	Address		Affiliation
Telephone	Fax	Cellular	Email
Name	Address		Affiliation
Telephone	Fax	Cellular	Email
Name	Address		Affiliation
Telephone	Fax	Cellular	Email