

City of Palmetto
Development Review Committee
Meeting Minutes
April 12, 2011
9:00 a.m.

PRESENT

1. Frank Woodard, Deputy Director of Engineering
2. John Foley, LFK
3. Lorraine Lyn, City Planner
4. Linda Butler, Planning Department
5. Roger Titus, Building Official
6. Geoff Seger, Deputy Director Parks
7. Ron Cales, Fire Marshall, NRRFD

Brett Nevaril, PDG Inc.

ORDER OF BUSINESS:

1. Pre-Application Meeting

- a. 9:00 am Proposed 5th /3rd Bank of Palmetto, 602 10th St E (Brett Nevaril, Progressive Development Group)

The proposed plan and site:

- Address – 602 10th St E
- Gross site area – 34,209 sf
- Existing zoning – CG
- Present use – Multi-family
- Developed use – Bank w/drive thru
- Use allowed – Bank is a permitted use in zoning district
- Parking – total spaces required = 15 provided = 19 including handi-cap
- Set-backs – will be met
- Landscape – requirements will be met, some Palm and Oak trees will be removed, and a majority of the Oaks, Palm, Willow and Ear will be saved.
- Existing screen wall (Walmart's) to be removed
- Sign proposal – 40 sq. ft and 30 ft max. ht
- Water system - underground storm tech chamber system will be utilized to provide water quality and attenuation needs prior to discharge to the FDOT drainage on 10th St

A letter regarding access determination for parcel 2600500009 from FDOT, Ryan Lazenby, P.E., P.S.N. was circulated.

Mr. Woodard recommended that there should be a right turn in and right turn out from the site's western access point at the most, but a right turn in only would be preferable. Discussion ensued about closing off the western access point altogether. Internal access will be dependent upon the final access points.

It was recommended that the dumpster pad be angled more to the right for easier access to avoid the drive-thru stacking queues. Garbage trucks will go out through Wal-Mart access road.

Mr. Cales, NRPD stated a 20 ft clear access will be needed for 1 or 2 way entrance/exit. Mr. Cales also suggested doing a test run for the auto turn using the fire engine E-1-110 Stick Aerial Truck.

Mr. Nevaril said that some trees will be removed and inquired about the City's Tree Fund. Mr. Seger will forward the information to him.

Mr. Nevaril inquired about signage for the building. Mr. Titus stated it is 100 sq ft total for 2 walls and 1 pole.

Mr. Nevaril stated he will meet with Mr. Scott Martin regarding the main, gravity, sewer and lift station requirement. He also requested drawings showing sewer taps.

Mr. Nevaril inquired about impact fee credits. Mr. Titus explained that credits are eligible for up to 5 years. NRPD indicated that the fire impact fee is \$600.

Mr. Nevaril stated he will submit SWFWMD and FDOT information.

- b. 10:00 the Palms @ Riviera Dunes revised Site Plan – **Canceled rescheduled for April 26, 2011.**

Palmetto Development Review Committee Meeting

SIGN-IN SHEET

4-12-11

STAFF

Name	Present	Name	Present
Allen Tusing	X	Matt Bloome	X
Frank Woodard	X	Ron Cales	X
Lorraine Lyn	X	Lt. Scott Tyler	X
Scott Martin	X	Van Brown	X
Roger Titus	X	John Foley	X
Geoff Seger	X	Bob Lombardo	X

OTHERS PRESENT

Name	Address			Affiliation
Brett Nevaril	5205 South Lois Avenue, Tampa, FL			PDG, Inc.
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813-805-0512	813-805-0313	813-695-4649	brettnevaril@progressivedg.com	
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Name	Address			Affiliation
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