

City of Palmetto
Development Review Committee
Meeting Minutes
April 26, 2011
9:00 a.m.

PRESENT

1. Allen Tusing, Director of Public Works
2. Frank Woodard, Deputy Director of Engineering
3. John Foley, LFK
4. Lorraine Lyn, City Planner
5. Roger Titus, Building Official
6. Ron Cales, Fire Marshall, NRPFD

Barrie Romkey
Paul Sherma, Peer Professional Engineering Resources, Inc.

ORDER OF BUSINESS:

1. Pre-Application Meeting
 - a. 9:00 a.m. Proposed changes to Phase 2 of the Palms at Riviera Dunes

The proposed plan and site:

- Address – 501 Haben Boulevard
- Gross site area – 7.03 acres
- Existing zoning – PD-MU, Ordinance #04-820
- Present use – 58 condo units
- Net density - 16.6 du/ac
- Number of Units approved – 117
- Parking provided – 234
- Part of Riviera Dunes DRI #236

Mr. Romkey explained that as a joint owner of this property with Canadian investors, they are attempting to get this project back on the market following foreclosure. He reminded the DRC that Phase I was built but Phases 2 and 3 are not built.

Mr. Sherma said the proposal is to drop the pool area vertically to the ground, eliminate the elevated feature and provide canopy parking – 1 covered parking space per unit. Phase 2 was approved for 3 stories over parking structure, 55' high

with a pool and work out room. There are no changes to the impervious area so there should be no need to go back to SWFWMD.

Mr. Sherma indicated that traffic through the parking structure was 2-way but is now proposed to be 1-way. Mr. Cales asked for the width of the aisles and Mr. Sherma responded that they are 25 feet. Discussion ensued about the ability to run a fire truck under the building, the height of the fire truck being 13' and the inability of the fire truck to back out of the parking structure. Mr. Cales suggested that the parking be rotated but Mr. Sherma said that would prevent them from having an exit there.

Mr. Tusing inquired about the number of units and the response was 58 units but some garages are included in the parking. He said that they would lose 6 parking spaces and suggested that they come through the center.

Mr. Cales said it could be costly to run hoses through the area because they may damage parked cars.

Mr. Woodard suggested that parking be left as is but with canopies. Mr. Romkey said it would cost more. When Mr. Cales suggested that parking be placed further away, Mr. Romkey said residents want the convenience of having them close by.

Mr. Cales had to leave the meeting because of an emergency.

Mr. Tusing said that since the future is uncertain as to whether or not Phase 3 will be built, the proposed driveway doesn't have to be at the same angle as the proposed condo building.

Using the County's parking garage as an example, Mr. Foley said that fire trucks are not able to get to the 2nd floor of a parking garage and that's the reason they are sprinkled. He suggested that they ask Mr. Cales whether hose connection can be used in this case. Mr. Sherma was given Mr. Cales' phone number and the location of his office. Mr. Foley asked whether any utilities would need to be moved and Mr. Sherma said no. Mr. Foley asked whether there is a phasing schedule and Mr. Romkey said there are 3 phases.

Regarding the approved site plan/GDP, Ms. Lyn said she would look at whether these changes including parking would trigger a substantial deviation to the PD approval. She indicated that the changes seem to decrease development which

might work in their favor. She would contact the City Attorney and get back to Mr. Sherma. Ms. Lyn had concerns with the wording of the ordinance relating to the timeframe of construction plan approval but Mr. Sherma said construction plans have been approved. Mr. Tusing said they probably have some development rights and suggested that we look to see if elevation plans were approved as part of the GDP.

Mr. Tusing asked how many people live in Phase I and Mr. Romkey said 7-8. Mr. Romkey said units started selling at \$450,000 and now they sell for \$199,000.

Mr. Foley said time is important; amending the GDP would be 2-3 months versus 2-3 weeks for Construction Plans/Final Site Plan. Mr. Romkey said they would like to proceed after they apply to the State for subsequent developer.

Mr. Tusing said he would take this item to the department head meeting tomorrow. Mr. Romkey said he would be willing to take anyone on site if necessary.

The 2 outstanding issues relate to fire protection and the process (revised GDP or Construction Plan/site plan submittal)

The meeting on Palms @ Riviera Dunes ended at 10:00 a.m.