

City of Palmetto
Development Review Committee
Meeting Minutes
July 26, 2011

PRESENT

1. Allen Tusing, Public Works Director
2. Geoff Seger, Deputy Director of Parks
3. Bob Lombardo LFK
4. Lorraine Lyn, City Planner
5. Neal Mazzei, Building Official
6. Ron Cales, Fire Marshall, NFRD
7. Matt Bloome, Stormwater
8. Linda Butler, Planning Tech

Jon Moore, Moore2Moore Design
Andy Allison, Allison-Gause Engineering
Bob Gause, Allison-Gause Engineering
Patience Anastasio, Allison-Gause Engineering
Andy Fischer, Manatee County
Thomas Gerstanberger, Manatee County

ORDER OF BUSINESS:

1. **DISCUSSION:**

- a. 9:00 am – MSA Roadway Improvements, R-O-W Vacation & Sign (Jon Moore, Moore2Moore Design)

Introduction

Mr. Gause stated there are 4 items of concern they would like to address. They are as follows:

1. Access off Haben Blvd. and partial median removal
 - A decision was made to leave the median in place and get a small median cut to allow traffic across median at entrance to student parking lot.
 - A permit is not required by SWFWMD.

- Per City staff no change is required to the existing ROW use permit.
- An updated PDF site plan will be submitted

2. Drainage Easement

- Manatee County requested access to the large ditch currently maintained on the south side of the project. Currently there is an easement providing access to this ditch.
- Discussion ensued regarding landscaping material located next the ditch and the problems it could potentially create for City maintenance crews (for truck turn around).
- It was offered by MSA representatives to relocate the proposed landscape materials (Sycamore trees and shrubs) to the north side of the fence if the landscaping has not been installed. The contractor will be notified of the request.

3. Access to 15th Ave. Dr. E.

- MSA is planning to improve the access driveway that crosses the City of Palmetto and Manatee County lines.
- County staff indicated that the request for the access will be addressed administratively.
- City staff expressed concerns that the increased traffic might cause possible complaints from the residents along 15th Ave. Dr. E.
- Mr. Lombardo asked Ms. Lyn whether there is language in the code identifying changes which are considered “substantial modifications” to PD’s.
- Discussion ensued regarding the approved GDP. It was agreed upon that the approved GDP allowed the proposed access road to be used for emergency access only.
- Mr. Tusing will review the City Code to determine if deliveries can utilize the access.
- Mr. Tusing stated that if MSA wishes to utilize the access road for the general public (school egress and ingress) this modification to the GDP will have to be reviewed and approved by the City Commission at a public hearing allowing the residents located on 15th Ave. Dr. E. the opportunity to voice their comments and concerns.

- Mr. Cales also requested that the School install a 20' gate to provide access to the rear of the music building from the drive-aisle. The gate should be locked in such a way as to allow emergency access, either through siren, remote switch or Knox lock.

4. Proposed sign

- MSA is planning to locate an animated sign (with video) on the south side of the main access off Haben Blvd.
- The sign location will meet the visibility triangle per the City LDC regulations. Mr. Tusing will review the regulations and notify Allison-Gause if a sign setback from the R-O-W exists.
- There is potential concern regarding the animated signage and the average lumens emitted by the structure.
- Mr. Tusing cautioned the applicant that some of the Commissioners are opposed to animated signage of the type proposed.

b. Varnadore Properties, LLC. Annexation/Plan Amendment/Rezone, 700 & 702 17th St W and 1703 7th Ave W.

There are no issues with the Varnadore parcels located at 700 and 702 17th St. W and 1703 7th Ave. W proposed to be annexed into the City or the proposed utility easement vacation. Utility notification has been received except for Bright House and Verizon.

2. **COMMENTS DUE**

None

3. **TEAM INSPECTION**

None

4. **NEW BUSINESS**

None

5. **OLD BUSINESS**

None

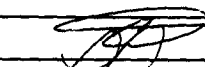
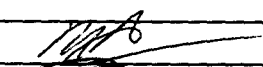


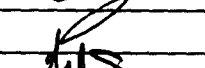
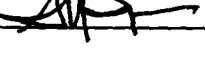

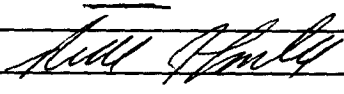
6. **ADJOURN:** 10:45

Palmetto Development Review Committee Meeting

SIGN-IN SHEET

7-26-11

STAFF

Name	Present	Name	Present
Allen Tusing		Matt Bloome	
Lorraine Lyn		Ron Gales	
Neal Mazzei		Lt. Scott Tyler	
Scott Martin		John Foley	
Geoff Seger		Bob Lombardo	

OTHERS PRESENT

Name	Address			Affiliation
Andy Allison	926 14 th St. West			Allison-Gause
Telephone	Fax	Cellular	Email	
708-5400	708-5405	812-0083	andy.allisoneng.net	
Name	Address			Affiliation
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Name	Address			Affiliation
Andy Finkler	Manatee County			
Telephone	Fax	Cellular	Email	
Thomas Gerstemberger Manatee Co.				
Name	Address			Affiliation
BOB GAUSE	926 14 th ST. W.			ALLISON-GAUSE
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708-5400		941.413.0782		
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