

TAB 3

Staff Report
Conditional Use Permit (CU0803)
C&D Fruit and Vegetable Company, Inc.
713 17th Street West

BACKGROUND:

The C&D Fruit and Vegetable Company (C&D) purchased the property located at 713 17th Street West in 2005. The property has been utilized as a farm labor camp for several years. The site currently contains seven buildings with 14 units used for the temporary housing of laborers. The southeast corner of the site has a large area currently unoccupied by any structures. C&D has a need for additional housing. This application would allow the owner to build two additional buildings. One building is proposed to be constructed in the previously mentioned vacant area and will contain nine (9) additional units. The other building is proposed to be constructed near the entrance to the property and serve as a security/caretaker quarters.

The subject property is zoned RM-6 (Residential Multi-Family). Farm labor camps are only allowed as a conditional use in the RM-6 zoning district. No other zoning district allows farm labor camps. The definition of *Farm Labor Camp* is:

One (1) or more buildings or structures, or any portion thereof, together with the land appertaining thereto, established, operated, furnished as an incident of employment or used as a living quarters for seasonal, temporary or migrant farm workers or their families, whether or not rent is paid or reserved in connection with the use or occupancy of such premises.

Because these units are for temporary housing, density limitations do not apply. Farm labor camps have smaller units comparable to that of a motel or other transient accommodation. The site needs to provide one parking space per unit. The plan depicts a total of 25 parking spaces for the 23 total units.

The site is currently in need of redevelopment. The applicant has indicated that the entire parking/drive aisle area will be repaved, existing buildings will be renovated, and the new structures built to current Land Development and Building Code standards. The completed developed site will serve as an enhancement from that of the current condition.

GENERAL LOCATION/PARCEL SIZE:

Location: 713 17th Street West

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: GCOM (General Commercial)
Zoning: RM-6 (Residential Multi-Family)

REQUESTED APPROVAL

A conditional use permit may be issued for the establishment of a farm labor camp pursuant to Article 15 of the Land Development Code. The proposed use cannot create an unsafe condition or be detrimental to health safety and welfare of the general public. The following conditions have been analyzed in reviewing this request:

- (1) The proposed use shall be consistent with the purpose and intent of the applicable zoning district regulations, this article, and the comprehensive plan. **The use currently exists. The proposed plan will serve to improve the entire site. The site has the appropriate zoning and future land use designation for a farm labor camp.**
- (2) The proposed use shall be compatible with surrounding land uses and the general character of the area, considering, without limitation, such factors as traffic, lighting, appearance, and effect on surrounding property values. **The proposed expansion and renovation should not have an adverse effect on traffic, lighting, appearance, or surrounding property values.**
- (3) The conditional use will not adversely impact on the public interest or adjacent property and all necessary alternative measures shall be taken by the applicant to prevent any such impact. **Staff is recommending that an opaque fence be constructed along the south (rear) property line to mitigate the impact from an additional building being located adjacent to the existing single family residences.**
- (4) The conditional use is not discriminatory, considering similar situations in the general area and in past decisions under this article. **This request is not discriminatory. There are other farm labor camps in the general area that serve a temporary housing need.**
- (5) The purpose of the requirement is otherwise fully achieved, or more important purposes of this article will be served thereby, or the requirement serves no valid public purpose in the particular case. **The requirement provides a valid public purpose. As previously mentioned, a farm labor camp is only permitted with a conditional use permit in RM-6. In this case the use is**

case the use is already established.

- (6) The proposal shall be consistent with the stated purpose and intent of the applicable district regulations and this article. **The proposal is consistent with stated purpose and intent of the RM-6 zoning district regulations.**
- (7) The proposal shall comply, where applicable, to the regulations of the zoning district in which the proposed use is most commonly permitted. **RM-6 is the only district which conditionally permits farm labor camps.**
- (8) The proposal shall not create hazardous vehicular or pedestrian traffic conditions or any other type of unsafe condition. **The proposed addition of nine (9) units will increase traffic, but not enough to create any hazardous vehicular or pedestrian traffic or any other unsafe condition.**

STAFF RECOMMENDATION:

The site has been used as a farm labor camp for many years. The property is in need of improvement. Staff recommends that the site be approved conditioned on requiring the entire site be brought into compliance with current land development and building code requirements. The applicant has worked with staff to replace the water and sewer lines located along the south property line. These utilities are in dire need of replacement and the applicant has agreed to do so. New water and sewer lines will be placed on the north side of the proposed nine (9) unit building. This will make access to the lines much easier than leaving them in the confined area that they currently exist. The new building will be placed ten (10) feet from the rear property line. This is further from the rear lot line than the existing building to remain located to the west. Staff recommends approval of the proposed conditional use permit with the following conditions:

- 1. A fence shall be built along the south property line adjacent to the single family lots (entire length of property).
- 2. The entire site shall be brought into compliance with current land development and building code requirements.
- 3. The applicant shall work with staff to replace the water and sewer lines currently locate along the south property line.
- 4. A security/caretakers residence shall be constructed at the project entrance. The applicant shall be responsible for the day to day enforcement of nuisance

hazards. The caretaker shall reside on the premises and be responsible for site nuisance compliance 24 hours per day/seven days a week.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board recommended unanimous **APPROVAL WITH THE FOUR CONDITIONS IDENTIFIED ABOVE** of the proposed conditional use permit application.

CITY COMMISSION

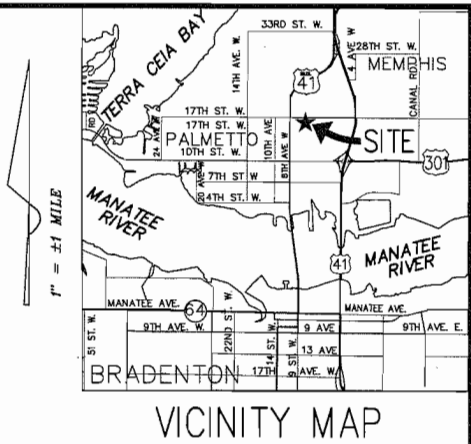
The City Commission shall **APPROVE, APPROVE WITH CONDITION(S) or DENY** the proposed conditional use permit.

Attachments: Photos
Ariel
Site Plan
DRC Minutes
P&Z Minutes

7/18/2008 11:02:19 AM COREG B:\Projects\Project\AC & D Migrant Housing\AC & D-001.dwg
Sheet Title: COVER SHEET
Job Number: 2690
File Number: 2690

INDEX

TITLE	SHEET
COVER SHEET	1
EXISTING CONDITIONS/DEMOLITION PLAN	2
FINAL DEVELOPMENT PLAN	3
ENGINEERING PLAN	4
GENERAL NOTES & SPECIFICATIONS	5
DRAINAGE & GRADING DETAILS	6
WATER & SEWER DETAILS	7
LANDSCAPE & IRRIGATION PLAN	8



FINAL DEVELOPMENT PLAN
FOR
C & D MIGRANT HOUSING
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
CITY OF PALMETTO, FLORIDA
EXISTING ZONING: RM6
FUTURE LAND USE: GCOM

NOTES:

1. THE SITE IS CURRENTLY ZONED RM6 AND IS USED AS MIGRANT HOUSING.
2. THE SUBJECT LAND LIES IN ZONES "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 120159 0003 G, DATED 11/16/83.
3. THERE ARE NO KNOWN HISTORIC AREAS ON THIS SITE.
4. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
5. THERE ARE NO KNOWN WELLS LOCATED ON THIS SITE.
6. THERE ARE NO KNOWN PUBLIC USE AREAS ON THIS SITE.
7. SURVEY INFORMATION BASED ON A SURVEY BY: LEO MILLS & ASSOCIATES, INC.
8. INFRASTRUCTURE CONSTRUCTION WILL COMMENCE JUNE 2008 AND WILL BE COMPLETED JUNE 2009.
9. SOLID WASTE DISPOSAL WILL BE PROVIDED BY THE CITY OF PALMETTO VIA CAN SERVICE PICK-UP.
10. OPEN SPACE TO BE PRIVATELY MAINTAINED.
11. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO CITY OF PALMETTO STANDARDS AND PRIVATELY MAINTAINED.
12. PROFILES AND CROSS-SECTIONS OF STREETS ARE NOT REQUIRED WITH THIS PROJECT.

UTILITIES

BRIGHTHOUSE
CONTACT: MR. TOM WRIGHT
4597 15th STREET EAST
BRADENTON, FLORIDA 34203
(941) 752-1540

VERIZON TELEPHONE OPERATIONS
CONTACT: MR. LARRY BROOKS
1701 RINGING BOULEVARD
SARASOTA, FLORIDA 34230
(941) 753-1844

PEOPLES GAS SYSTEM, INC.
CONTACT: MR. DANIEL PLATT
SARASOTA, FLORIDA 34236
(941) 366-4277

FLORIDA POWER & LIGHT
CONTACT: MR. RAY VANLANDINGHAM
1851 WHITEFIELD AVENUE
SARASOTA, FLORIDA 34243
(941) 739-3306

PALMETTO PUBLIC WORKS DEPT.
CONTACT: MR. DUANE KINN
600 17th STREET WEST
PALMETTO, FLORIDA 34221
(941) 723-4580

SITE DATA:

PROJECT AREA 1.37 AC.
TOTAL BUILDING AREA (EXISTING & PROPOSED) 12,073 S.F.
EXISTING NUMBER OF UNITS = 14
PROPOSED NUMBER OF UNITS = 9
TOTAL NUMBER OF UNITS = 23
F.A.R. = 0.20
OPEN SPACE = 0.48 AC., 33.5%
MAX. BUILDING HEIGHT = 20'
PARKING REQUIRED
MIGRANT HOUSING (9 PROP. + 14 EX. UNITS @ 1 SPACE/UNIT) = 23 SPACES
PROPOSED PARKING = 14 SPACES
(INCLUDES 2 HANDICAP)
EXISTING PARKING = 11 SPACES
TOTAL PARKING PROVIDED = 25 SPACES
PROJECT ADDRESS 713 17TH STREET WEST
PALMETTO, FL 34221

SETBACKS:

FRONT 30'
SIDE 15'
REAR 10'

LEGAL DESCRIPTION

DESCRIPTION:
LOTS 27,28,29,30,31,32,33 SUBJ TO DRAIN EASMT DESC IN ORB 892 P 491 PRMCF ENTRANCE PARK LESS OR 2227/3894 PARCEL 102 FOR ADDTL RD R/W DESC AS FOLLOWS: A PARCEL OF LAND BEING A PORTION OF LOTS 27-33 OF ENTRANCE PARK SUB IN SEC 14, TWN 34S, RNG 17E, AS PER PLAT THEREOF REC IN PLAT BK 4, PG 49 OF THE PRMCF, BEING DESC AS FOLLOWS: BEG AT THE NW COR OF SD LOT 27; TH S 89 DEG 25 MIN 21 SEC E, ALG THE N LN OF SD LOTS 27-33, A DIST OF 378.57 FT; TH S 00 DEG 32 MIN 28 SEC W, ALG THE E LN OF SD LOT 33, A DIST OF 3.22 FT; TH N 89 DEG 21 MIN 19 SEC W, A DIST OF 67.70 FT; TH S 88 DEG 38 MIN 25 SEC W, A DIST OF 200.12 FT; TH N 89 DEG 21 MIN 19 SEC W, A DIST OF 110.86 FT; TH N 00 DEG 32 MIN 09 SEC E, ALG THE W LN OF SD LOT 27, A DIST OF 9.77 FT TO THE POB. P#26266.0000/8

PREPARED FOR:
MR. THOMAS O'BRIEN
C & D FRUIT AND VEGETABLE CO., INC.
16505 STATE ROAD 64
BRADENTON, FL 34202

DRC MEMBER	OK	SIGNATURE	DATE
DEPUTY DIRECTOR OF OPERATIONS			
CITY PLANNER			
FIRE MARSHALL			
CITY ENGINEER			
DRC COORDINATOR			
STIPULATIONS		YES	
		NO	
DIRECTOR OF PUBLIC WORKS		SIGNATURE	DATE

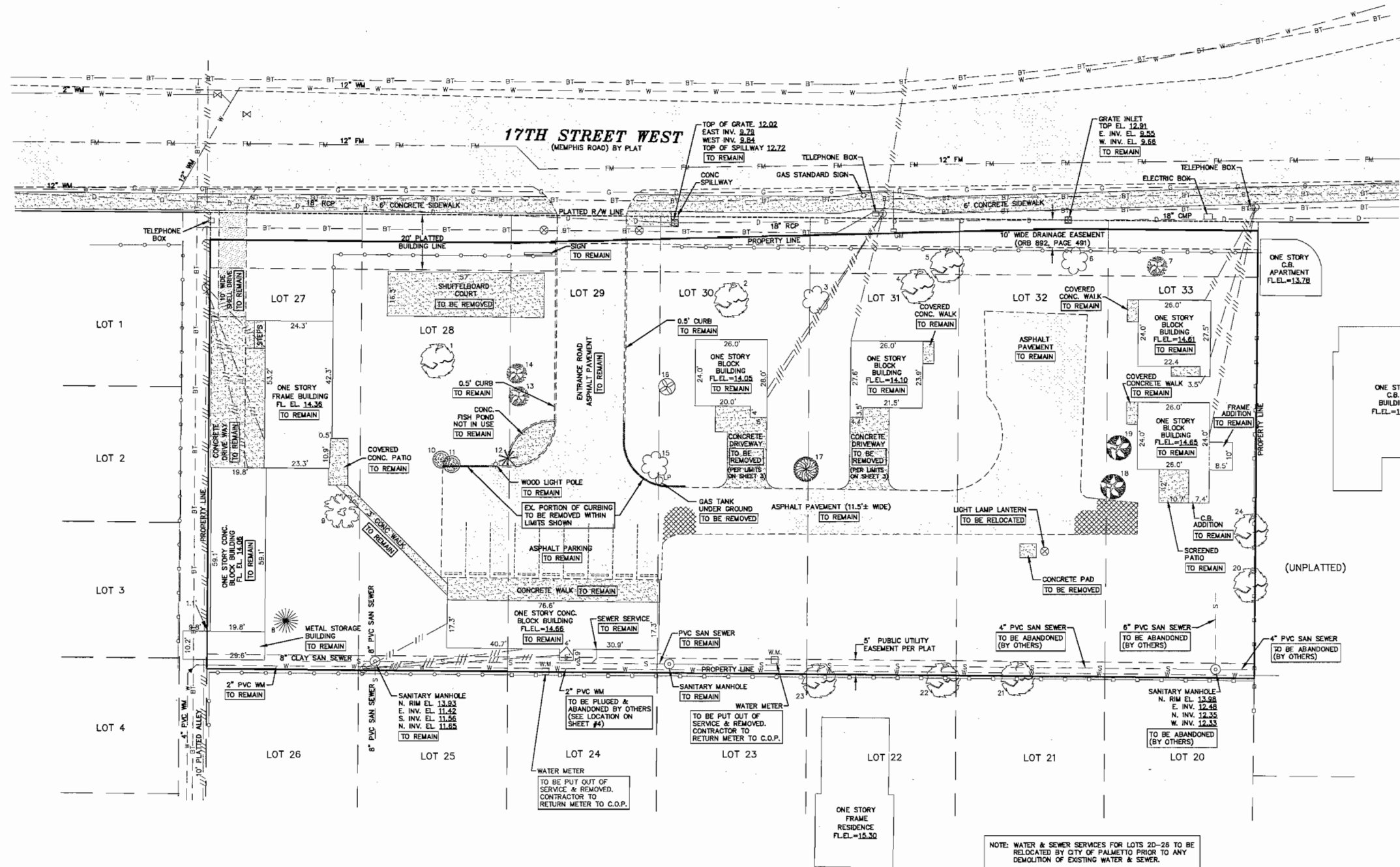
PREPARED BY:



926 14TH ST. W.
BRADENTON, FL 34205
TEL: (941) 708-5400

TREE TABLE				
TREE #	TYPE	DIAMETER	HEIGHT	LEAF SPAN
1	OAK	38"±	30'±	30'±
2	DEAD HICKORY	30"±	45'±	40'±
3	UNKNOWN	15"±	30'±	40'±
4	OAK	40"±	50'±	60'±
5	OAK	30"±	45'±	60'±
6	UNKNOWN	36"±	30'±	40'±
7	CITRUS	10"±	12'±	10'±
8	CABBAGE PALM	15"±	30'±	10'±
9	EAR POD	36"±	40'±	40'±
10	CARROTWOOD	4"±	15'±	10'±
11	CARROTWOOD	5"±	15'±	10'±
12	PALM CLUSTER (3)	ALL 4"±	10'±	14'±
13	CITRUS	10"±	20'±	16'±
14	CITRUS	6"±	15'±	16'±
15	UNKNOWN	24"±	20'±	30'±
16	CRAPPE MYRTLE	12"± BASE	15'±	12'±
17	MAPLE	15"±	35'±	30'±
18	FIGUS	10"±	20'±	14'±
19	FIGUS	15"±	30'±	30'±
20	OAK	36"±	60'±	80'±
21	OAK	30"±	60'±	60'±
22	OAK	33"±	60'±	70'±
23	OAK	27"±	60'±	30'±
24	OAK	30"±	60'±	60'±

SOURCE BENCH MARK:
RAILROAD SPIKE IN UTILITY POLE - 12'± SOUTH
OF THE EDGE OF PAVEMENT OF 17TH STREET
WEST & 160'± EAST OF THE CENTERLINE OF
THE ENTRANCE ROAD TO CITY OF PALMETTO
PUBLIC WORKS DEPARTMENT.
ELEVATION = 12.58



- LEGEND**
- EXISTING CONCRETE
 - EXISTING SHELL DRIVE
 - EXISTING ASPHALT PAVEMENT TO REMAIN
 - EXISTING ASPHALT PAVEMENT/CURB TO BE SAW-CUT & REMOVED
 - EXISTING CHAIN-LINK FENCE
 - EXISTING WOOD FENCE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING FORCEMAIN LINE
 - EXISTING DRAINAGE LINE
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING BURIED TELEPHONE LINE
 - EXISTING GAS LINE
 - EXISTING UTILITY POLE
 - EXISTING GUY WIRE & ANCHOR
 - EXISTING WOOD LIGHT POLE
 - EXISTING LAMP LANTERN
 - EXISTING GAS TANK UNDER GROUND
 - EXISTING GAS METER
 - EXISTING SANITARY SEWER MANHOLE (CATCH BASIN)
 - EXISTING 2.5' x 2.5' METAL GRATE
 - EXISTING WATER METER
 - EXISTING TREE (SEE TREE TABLE)

NOTES:

- CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING UTILITIES & INSTALLATION OF PROPOSED UTILITY CONDUITS W/ THE APPROPRIATE UTILITY COMPANY, (i.e. F.P.L., BRIGHOUSE, G.T.E., etc.)
- OFFSITE CONDITIONS SHOWN HEREIN ARE BASED ON BEST AVAILABLE INFORMATION.
- ALL DISTURBED AREAS TO BE SOODED IMMEDIATELY UPON COMPLETION OF GRADING.
- SEE LANDSCAPE & IRRIGATION PLAN FOR TREE REPLACEMENT/REMOVAL CRITERIA.

ALLISON ENGINEERING

M. ANDREW ALLISON
PE # 53966

828 14th STREET WEST BRADENTON, FLORIDA 34505 TEL: (941) 708-5400 FAX: (941) 708-5405

DESIGNED BY: MAM DATE: 3/27/08 JOB NO.: 2690 SCALE: 1" = 20'

EXISTING CONDITIONS/DEMOLITION PLAN

FOR

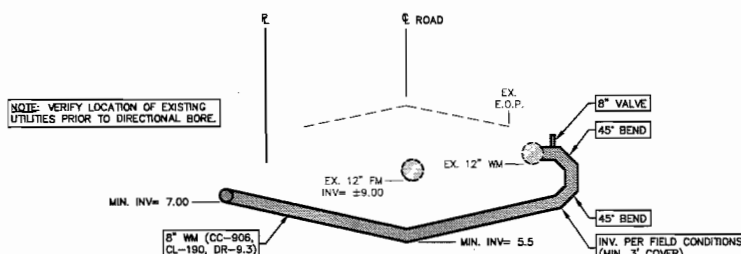
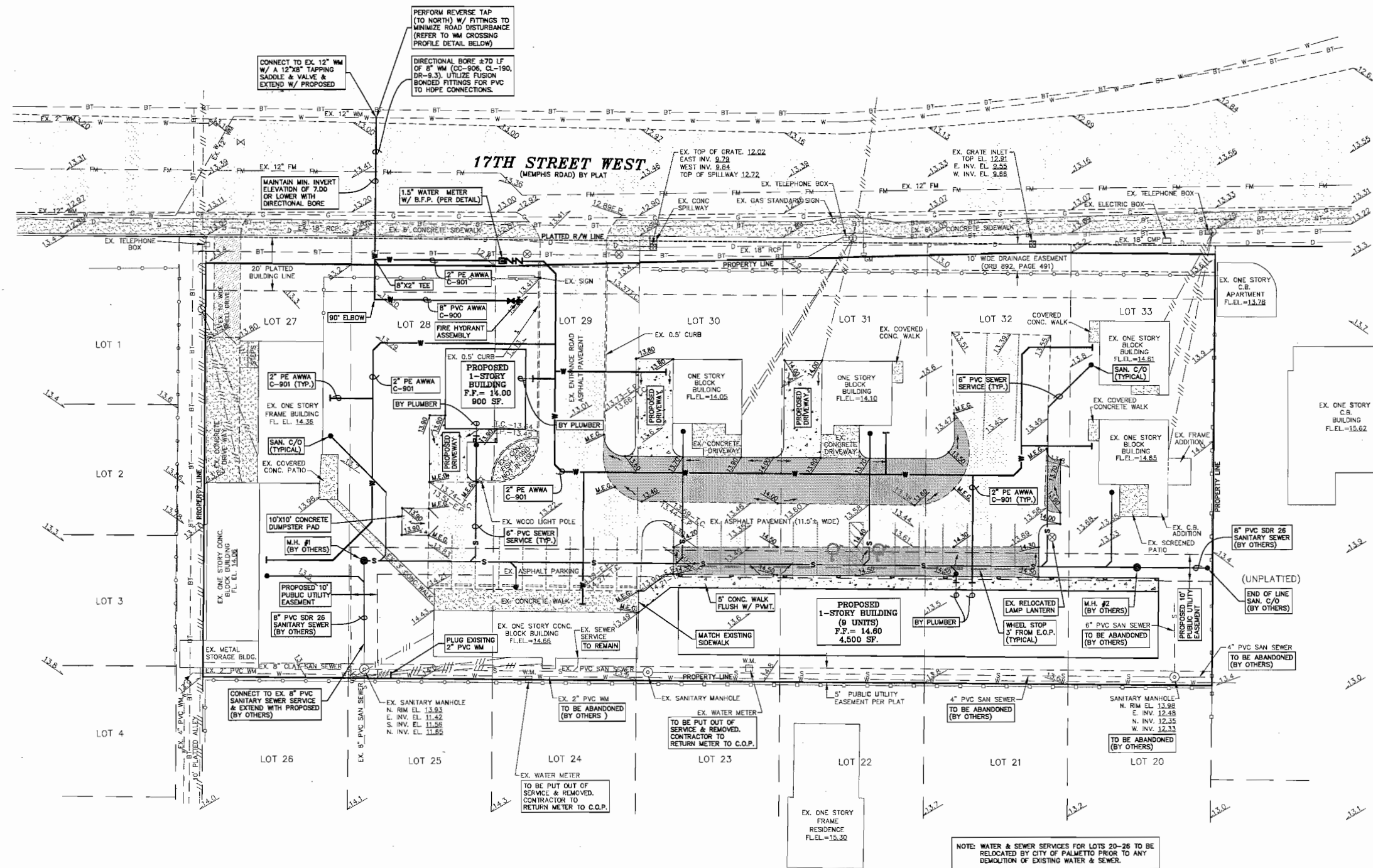
C & D MIGRANT HOUSING

SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST
CITY OF PALMETTO, FLORIDA

REVISIONS

NO.	REVISION	DATE
1	ISSUED PER DISC COMMENTS	8/30/08
2		
3		
4		
5		
6		
7		





WM CROSSING PROFILE
N.T.S.

NOTES:

- ALL CONSTRUCTION TO BE IN COMPLIANCE WITH PRESENT CITY OF PALMETTO STANDARDS.
- OFFSITE CONDITIONS SHOWN HEREIN ARE BASED ON BEST AVAILABLE INFORMATION.
- CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING UTILITIES & INSTALLATION OF PROPOSED UTILITY CONDUITS W/ THE APPROPRIATE UTILITY COMPANY, (i.e. F.P.L., BRIGHTHOUSE, G.T.E., etc.)
- EXISTING ASPHALT AREAS TO BE RESHAPED TO PROPOSED GRADES AND CONTOURS AS SHOWN. THESE AREAS SHALL RECEIVE BASE MATERIAL (6\"/>
- THE 12\"/>

IMPERVIOUS AREAS CALCULATION:

EXISTING CONDITIONS:	
BUILDING	= 6,673 S.F.
CONCRETE/ASPHALT (DRIVES, PADS, & WALKS)	= 15,060 S.F.
TOTAL IMPERVIOUS AREA	= 21,733 S.F.
PROPOSED CONDITIONS:	
BUILDING	= 12,073 S.F.
CONCRETE/ASPHALT (DRIVES, PADS, & WALKS)	= 18,063 S.F.
TOTAL IMPERVIOUS AREA	= 30,136 S.F.
TOTAL INCREASE IMPERVIOUS AREA	= 8,423 S.F.

LEGEND

- EXISTING CONCRETE
- EXISTING SHELL DRIVE
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING CHAIN-LINK FENCE
- EXISTING WOOD FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING FORCEMAIN LINE
- EXISTING DRAINAGE LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING BURIED TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE & ANCHOR
- EXISTING WOOD LIGHT POLE
- EXISTING LAMP LANTERN
- EXISTING GAS TANK UNDER GROUND
- EXISTING SANITARY SEWER MANHOLE
- EXISTING 2.5' x 2.5' METAL GRATE (CATCH BASIN)
- EXISTING WATER METER
- EXISTING SPOT ELEVATION
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE ELEVATION
- PROPOSED SURFACE FLOW

GENERAL CONSTRUCTION NOTES

- ALL PROPOSED CONSTRUCTION IS TO MEET OR EXCEED THE LATEST APPLICABLE CITY OF PALMETTO CONSTRUCTION STANDARDS AND SPECIFICATIONS. ALL PROPOSED CONSTRUCTION IS TO BE PRIVATELY OWNED AND MAINTAINED FOLLOWING COMPLETION AND ACCEPTANCE.
2. THE CONTRACTOR IS TO COORDINATE THE LOCATION AND ELEVATION OF ALL FILL, GATE AND IRRIGATION SERVICE SLEEVES WITH RESPECTIVE AGENCY PRIOR TO CONSTRUCTION.
3. ALL PROPOSED ELECTRICAL AND COMMUNICATION SERVICES ARE TO BE LOCATED UNDERGROUND AS DIRECTED BY RESPECTIVE AGENCY.
4. CURBING AT SIDEWALK INTERSECTIONS TO BE RECESSED FOR PEDESTRIAN RAMPS. RAMPS TO BE CONSTRUCTED AT TIME OF CURB RADI.
5. CONTRACTOR TO OBTAIN APPLICABLE PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ISSUANCE OF ALL COMMENCEMENT AND/OR PROGRESS NOTICES TO GOVERNMENTAL AGENCIES DURING THE COURSE OF CONSTRUCTION, AS REQUIRED FOR INSPECTION, TESTING AND TRACKING PER APPLICABLE AGENCY PERMIT CONDITIONS.
7. NOTIFY CITY OF PALMETTO PRIOR TO THE INITIATION OF CONSTRUCTION. A PRE CONSTRUCTION INSPECTION OF THE SEDIMENTATION AND EROSION CONTROL (SAEC) DEVICES MAY BE REQUIRED AND WILL BE THE OPTION OF THE CITY OF PALMETTO STAFF.
8. CONTRACTOR TO NOTIFY "SUNSHINE" AND COP 48 HOURS PRIOR TO START OF CONSTRUCTION.
9. ALL REQUIRED AND EXISTING ROADWAY STRIPING, PAVEMENT SYMBOLS, AND RAISED PAVEMENT MARKERS TO BE THE RESPONSIBILITY OF THE PERMITTEE.
10. TOPOGRAPHIC AND PROPERTY SURVEYS GIVING LOT SIZE, GROUND ELEVATIONS, OBSTRUCTIONS ON SITE, LOCATIONS AND DEPTHS OF SEWERS, CONDUITS, PIPES, EXISTING STRUCTURES, CURBS, PAVEMENTS, TRACTS, AND SOIL BORING DATA GIVING THE NATURE OF GROUND AND SUBSURFACE CONDITIONS HAVE BEEN OBTAINED FROM RELIABLE SOURCES. THE ACCURACY OF THIS DATA IS NOT GUARANTEED, AND IS FURNISHED SOLELY AS AN ACCOMMODATION TO THE CONTRACTOR. USE OF THIS DATA SHALL BE MADE AT THE CONTRACTOR'S DISCRETION. NO ADDITIONAL COMPENSATION WILL BE GRANTED DUE TO THE CONTRACTOR'S LACK OF KNOWLEDGE OF SITE CONDITIONS. PRIOR TO BID SUBMISSION, THE CONTRACTOR SHALL CONDUCT ANY ADDITIONAL SURVEYS AND SOILS TESTS NECESSARY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.
11. ALL CONSTRUCTION TAKEOUT AND RECORD DRAWING INFORMATION IS TO BE PERFORMED IN THE FIELD BY OR UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR.
12. THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD (EOR) WITH ALL NECESSARY TEST INFORMATION TO CERTIFY THE JOB IS COMPLETE PER THE CITY OF PALMETTO STANDARDS. THIS SHALL INCLUDE BUT NOT LIMITED TO DENSITY & LBR TESTING OF BASE & SUB-BASE MATERIAL & BACTERIOLOGICAL CLEARENCE.
13. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMIT CONDITIONS AND STIPULATIONS FOR ALL LOCAL, REGIONAL AND STATE AGENCIES, INCLUDING, BUT NOT LIMITED TO, FINAL SITE PLANS, UTILITIES, DRAINAGE, FUGITIVE PARTICULATES AND EROSION.
14. ALL DRAINAGE, GRADING, WATER, AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALMETTO COUNTY STANDARDS AND SPECIFICATIONS.
15. ALL SODDED AND SEEDED AREAS BE WATERED AND FERTILIZED UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
16. THE OWNERS SHALL SUPPLY ALLISON ENGINEERING INC. WITH A PHOTOCOPY OF ALL COMPACTION TESTS AND OTHER REQUIRED MATERIALS TESTS UNDER THE TESTING SCHEDULE GUIDE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE ENGINEER AND OWNER THAT STATE THAT ALL REQUIREMENTS HAVE BEEN MET.
18. THE CONTRACTOR SHALL REVIEW ALL PROJECT GEOTECHNICAL REPORTS PRIOR TO BIDDING AND THE START OF CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE CONSTRUCTION SITE.

TRAFFIC NOTES

1. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY IS TO BE IN ACCORDANCE WITH CURRENT FDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION. THE ROADWAY AND TRAFFIC DESIGN STANDARD INDEX SAFETY PROCEDURES TO BE ADHERED PER FDOT UTILITY ACCOMMODATION GUIDE.
2. ALL SIGNING AND STRIPING WITHIN THE RIGHT OF WAY IS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 17346.
3. ALL RAISED REFLECTIVE PAVEMENT MARKING PLACEMENT WITHIN THE RIGHT OF WAY IS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 17352.
4. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY TO BE REGRASSED PER FDOT SPECIFICATIONS.
5. ALL SIGNS, POLES, MAILBOXES, LANDSCAPE, DRIVEWAYS, AND OTHER ENCUMBRANCES OF THE RIGHT OF WAY NOT SHOWN ON THIS PLAN TO BE REPLACED OR RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF CONSTRUCTION.
6. ALL MAINTENANCE OF TRAFFIC TO BE PER FDOT SPECIFICATIONS.
7. ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS, IF WARRANTED, SHALL CONFORM TO FDOT AND MUTCD STANDARDS.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN APPROVED ROW USE PERMIT PRIOR TO ANY WORK WITHIN COUNTY (67TH STREET WEST) ROW.

UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PRODUCTION OF REPRODUCIBLE RECORD DRAWINGS, PRIOR TO SCHEDULING OF ANY UNDERGROUND UTILITY PRESSURE TESTS, CONTRACTOR SHALL HAVE OBTAINED FROM A PROFESSIONAL SURVEYOR ALL NECESSARY FIELD DATA REQUIRED FOR THE PRODUCTION OF RECORD DRAWINGS. SAID RECORD DRAWINGS ARE TO MEET THE REQUIREMENTS OF CITY OF PALMETTO HEALTH DEPARTMENT & PUBLIC WORKS DEPARTMENT. RECORD DRAWINGS SHALL BE TO CITY OF PALMETTO. THE CONTRACTOR SHALL PROCESS SAID DRAWINGS THROUGH CITY OF PALMETTO PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT AND COMPLETION OF ALL NECESSARY STANDARD STANDARDS TO NOTARY AND FIVE SETS OF PRINTS OF THE RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR TO THE ENGINEER. THESE RECORD DRAWINGS SHALL BE CERTIFIED TO THE OWNER, APPROPRIATE GOVERNMENTAL AGENCIES, AND ALLISON ENGINEERING, INC.
2. THE CONTRACTOR IS TO ASSURE HIMSELF THAT ALL UNDERGROUND UTILITIES AND STORM SEWER IS CONSTRUCTED, TESTED AND OPERATIONAL PRIOR TO ANY ROADWAY CONSTRUCTION.
3. WATERMAINS ARE TO BE PIGMENTED, COLOR BLUE, SDR-18, C-900 OR C-905 PIP, WATER SERVICES, WHERE LOCATED UNDER PAVEMENT, TO BE PIGMENTED IN CLASS 160, SDR-26 (3" MIN.). MAINTAIN A MINIMUM OF 36" COVER.
4. GRAVITY SANITARY SEWERS ARE TO BE PIGMENTED, COLOR GREEN, SDR 26 PIP AND CONFORMING TO ASTM D-3034. MAINTAIN A MINIMUM OF 36" COVER.
5. SANITARY SEWER FORCEMAINS ARE TO BE PIGMENTED, COLOR GREEN, SDR-18, C-900 OR C-905 PIP. MAINTAIN A MINIMUM OF 36" COVER.
6. RECLAIMED WATERMAINS ARE TO BE PIGMENTED, COLOR PURPLE, SDR-18, C-900 OR C-905 PIP. MAINTAIN A MINIMUM OF 36" COVER.
7. 10' HORIZONTAL AND 1.5' VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN SEWER AND WATER LINES MEETING TEN STATE STANDARDS, SECTION 36.31".
8. ALL UTILITIES SHOWN AS EXISTING WERE DERIVED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUATION, SIZE, TYPE AND AMOUNT OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CITY OF PALMETTO DOES NOT "CALL SUNSHINE" (PH: 1-800-432-4770), COC AND FPAH 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION FOR POSSIBLE ORAINAGE LOCATIONS NOT SHOWN ON PLANS.
9. CONTRACTOR IS RESPONSIBLE FOR ALL GOVERNMENTAL CONSTRUCTION FEES AND CHARGES, I.E: INSPECTIONS AND TESTING FEES. HOWEVER, IMPACT FEES IF APPLICABLE WILL BE PAID BY THE OWNER. A UTILITY TESTING DEPOSIT MUST BE PAID TO CITY OF PALMETTO PRIOR TO SCHEDULING ANY UTILITY TEST.
10. ALL EASEMENTS AS SHOWN WITHIN THE PROJECT BOUNDARY LIMITS ARE TO BE CONSIDERED PUBLIC (UNLESS OTHERWISE STATED). EASEMENTS TO BE GRANTED IN CONJUNCTION WITH RECORD PLAT PROCESSING.
11. CONTRACTOR SHALL NOTIFY GAS COMPANY PRIOR TO ANY WORK WITHIN EXISTING GAS EASEMENT.
12. CONTRACTOR TO COORDINATE PRESSURE TEST W/ THE CITY OF PALMETTO PROJECT MANAGEMENT INSPECTIONS DEPARTMENT (723-4580) PRIOR TO CONNECTING THE WATER AND FIRE LINE SERVICE. CONTRACTOR SHALL PROVIDE E.O.R. WITH PRESSURE TEST RESULTS AND BACTERIOLOGICAL CLEARANCE PRIOR TO CONNECTION OF SAME.
13. EXISTING WELLS SHALL BE KEPT IN A WATERTIGHT MANNER AND BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES. ANY WELLS DISCOVERED DURING LAND CLEARING SHALL BE PROTECTED OR ABANDONED IN ACCORDANCE WITH SWFMD RULE CHAPTER 400.
14. CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING UTILITIES AND INSTALLATION OF PROPOSED UTILITY CONDUITS WITH THE APPROPRIATE UTILITY COMPANY (E.G., FPL, BRIGHTESTAR, ETC., ETC.).

CLEARING AND GRUBBING NOTES

1. EROSION CONTROL PREVENTIVE METHODS, SILT SCREENING AND/OR HAY BALES, TO BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTARY RUNOFF. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD CONDITION AT ALL TIMES. IF POTENTIAL EROSION PROBLEMS, IF AN POTENTIAL EROSION PROBLEMS ARE ENCOUNTERED, OR HAVE OCCURRED, THE CONTRACTOR SHALL INSTALL PROPER EROSION CONTROL MEASURES IMMEDIATELY. STORMWATER TREATMENT FACILITIES SHALL BE INSTALLED EARLY IN SITE DEVELOPMENT, WITH NO UNTREATED RUNOFF OFF-SITE OCCURRING DURING CONSTRUCTION.
2. EROSION CONTROL AND FUGITIVE PARTICULATE ABATEMENT PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR. A "BEST PRACTICES" EROSION CONTROL PLAN SHALL BE PROVIDED BY THE CONTRACTOR TO NRD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL EXISTING TREES AND BRUSH DESIGNATED FOR REMOVAL ARE TO BE CLEARED AND DISPOSED OF OFFSITE, OR BURNED ON-SITE IF APPROVED BY THE DISTRICT FIRE DEPARTMENT AND COUNTY HEALTH DEPARTMENT. ALL EXISTING TREES AND UNDERBRUSH AREAS THAT ARE TO REMAIN UNDISTURBED SHALL BE PROTECTED BY BARRICADES. THE CONTRACTOR SHALL INSTALL S/D BARRICADES AT COMMENCEMENT OF CONSTRUCTION AND REMOVE FOLLOWING FINAL GRADING AND LANDSCAPING.
4. SOODING AND/OR GRASSING TO BE COMPLETED IMMEDIATELY UPON COMPLETION OF FINAL GRADING. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE FUGITIVE PARTICULATE ABATEMENT PLAN (JUST CONTROL).
5. PROPOSED PARKING AND BUILDING AREAS TO BE CLEARED OF ALL TREES AND BRUSH, AND STRIPPED TO A MINIMUM DEPTH OF 8" AND/OR BOTTOM OF ORGANIC LAYER.
6. REMOVAL OF ALL EXOTIC NUISANCE PLANT SPECIES FROM THE UPLAND BY PORTIONS OF THE SITE SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY ISSUANCE OR FINAL PLAT APPROVAL, IN ACCORDANCE WITH THE CITY OF PALMISTO.
7. PRIOR TO COMMENCEMENT OF CONSTRUCTION OR LAND CLEARING, AN EROSION AND SEDIMENT CONTROL PLAN (ESCP) SHALL BE SUBMITTED TO THE CITY OF PALMISTO FOR REVIEW AND APPROVAL. FINAL SITE PLANS, CONSTRUCTION PLAN, AND PERMIT APPROVALS MUST BE OBTAINED PRIOR TO SUBMITTAL OF THE ESCP.

ESCP NOTES

1. DETAILS OF CONSTRUCTION SEQUENCING, DEWATERING ACTIVITIES AND PUMP LOCATIONS, STOCKPILE AREAS AND/OR DEPOSITION AREAS FOR EXCAVATED MATERIALS.
 - A. DESCRIPTION OF LAND CLEARING/DISTURBING ACTIVITIES, EXISTING SITE CONDITIONS AND ADJACENT LAND USES/AREAS THAT MIGHT BE AFFECTED BY LAND CLEARING/DISTURBANCES.
RESPONSE: LAND CLEARING SHALL CONSIST OF 1" OF GRUBBING OF A GRASSED AREA.
 - B. IDENTIFICATION OF STOCKPILE AREAS AND/OR DEPOSITION AREAS FOR EXCAVATED MATERIALS.
RESPONSE: NO STOCKPILE AREAS WILL BE NECESSARY, FILL WILL BE PLACED AS RECEIVED.
 - C. DESCRIPTION OF POTENTIAL ONSITE PROBLEM AREAS SUCH AS STEEP GRADE CHANGES, HIGHLY ERODIBLE SOIL, AREAS ADJACENT TO WETLANDS SURFACE WATERS, OR UPLAND PRESERVATION AREAS.
RESPONSE: STEEP SLOPE AREAS WILL BE STABILIZED WITH SOIL AS SOON AS GRADES ARE BROUGHT TO DESIGN ELEVATION AND FINISHED GRADING HAS BEEN COMPLETED.
 - D. CONSTRUCTION SCHEDULING, INCLUDING THE EXPECTED STARTING AND STABILIZATION DATES.
RESPONSE: CONSTRUCTION IS SCHEDULED TO COMMENCE IMMEDIATELY UPON APPROVAL OF THE ESCP/CONSTRUCTION PLANS AND IS ANTICIPATED TO TAKE 1 YEAR TO COMPLETE THE SITE IMPROVEMENTS.
 - E. IDENTIFICATION OF DISTURBED AREAS WHERE CONSTRUCTION WILL NOT BE ONGOING AND FINAL GRADE WILL NOT BE ACHIEVED WITHIN FOURTEEN (14) DAYS, AND AN INDICATION OF TEMPORARY STABILIZATION DATES.
RESPONSE: DISTURBED AREAS WILL BE STABILIZED (I.E. GRASSED) IMMEDIATELY UPON COMPLETION OF FINISHED GRADING.
2. DETAILS OF BEST MANAGEMENT PRACTICES AND FUGITIVE PARTICULATE ABATEMENT METHODS.
 - A. DETAILS, DRAWINGS AND CROSS-SECTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, IF DIFFERENT FROM THE APPROVED FINAL SITE PLAN/CONSTRUCTION PLANS AND WHEN THEY WILL BE INSTALLED.
RESPONSE: PLEASE REFER TO THE ATTACHED ESCP.
 - B. MAINTENANCE PROGRAM FOR EROSION AND SEDIMENT CONTROL DEVICES INCLUDING INSPECTION FREQUENCY AND MAINTENANCE ACTIVITIES.
RESPONSE: SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR DAILY AND WITHIN 1 HOUR AFTER A RAINFALL EVENT OF 1" OR GREATER. A DAILY INSPECTION SHEET SHALL BE POSTED IN THE "CONSTRUCTION BOX" ON SITE FOR REVIEW BY AGENCY STAFF OR THIS OFFICE.
 - C. HAUL ROUTES AND DETAILS OF APRON STABILIZATION AT INGRESS/EGRESS POINTS TO RIGHTS-OF-WAY.
RESPONSE: NO HAUL ROUTES WILL BE NECESSARY FOR THIS DEVELOPMENT.
 - D. DETAIL/LOCATIONS OF EQUIPMENT WASHING AREA.
RESPONSE: PLEASE SEE ATTACHED ESCP.
 - E. DETAILS OF FUGITIVE PARTICULATE ABATEMENT METHODS.
RESPONSE: PLEASE SEE ATTACHED ESCP. TRUCK WATERING AND/OR HYDRO SEEDING SHOULD ABATEMENT PROBLEMS EXIST.
 - F. CONTRACTOR INFORMATION, INCLUDING A TWENTY-FOUR-HOUR, EVEN-DAY CONTACT AND PHONE NUMBER.
RESPONSE: CONTRACTOR INFO TO BE DETERMINED.
3. DETAILS OF DEWATERING ACTIVITIES AND LOCATIONS, DRAWINGS AND CROSS-SECTIONS OF DEWATERING PUMPS.
RESPONSE: PLEASE SEE ATTACHED ESCP.

DRAINAGE AND GRADING NOTES

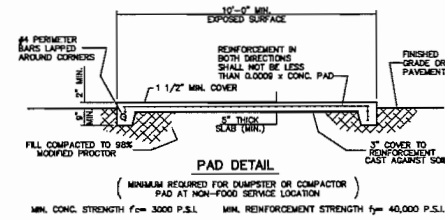
1. THE CONTRACTOR IS TO PROVIDE THE ENGINEER OF RECORD WITH REPRODUCIBLE RECORD DRAWINGS SHOWING ALL IMPROVEMENT LOCATIONS AND ELEVATIONS IN ACCORDANCE WITH LATEST CITY OF PALMETTO RECORDING, PERMITTING AND INSPECTIONS, SOUTHEAST FLORIDA WATER MANAGEMENT DISTRICT (SEWAD) STANDARDS. THE CONTRACTOR SHALL ALSO PROVIDE FIVE SETS OF PRINTS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR, OF THE RECORD DRAWINGS TO THE ENGINEER OF RECORD. SAID RECORD DRAWING AT A MINIMUM, SHOULD INCLUDE ALL INFORMATION SHOWN ON THE CONSTRUCTION PLANS.
2. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAY BALE, STAKED SILT SCREENS, OR INLET DEBRIS CONTROL SCREENS ARE TO BE PLACED AT STORM INLETS, OUTFALL LOCATIONS AND ADJACENT PROPERTY LINES AS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION BARRIERS IN A WORKING MANNER FOR THE DURATION OF CONSTRUCTION AND SHOULD BE CHECKED DAILY. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE REMOVED IMMEDIATELY AND REPLACED IN UPLAND AREAS. IN ADDITION TO SPECIFIED EROSION CONTROL LOCATIONS, THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR SEDIMENTAL EROSION PROBLEMS. IF PROBLEMS DO OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE EROSION CONTROL IMMEDIATELY. STORMWATER TREATMENT FACILITIES INCLUDING OUTFALL PER DETAIL ARE TO BE CONSTRUCTED EARLY IN SITE DEVELOPMENT, WITH NO OFF-SITE UNTEGRATED RUNOFF OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL DEVICES FOLLOWING COMPLETION OF ALL CONSTRUCTION AND FINAL STABILIZATION. IF PROBLEMS DO OCCUR DURING ANY INDICATION OF AIRBORNE MATERIALS, THE CONTRACTOR IS RESPONSIBLE FOR THE DAILY FUNCTION OF ALL EROSION CONTROL DEVICES AND SHOULD LEAVE THEM IN PLACE UNTIL THE JOB IS DEEMED COMPLETE BY THE ENGINEER OF RECORD (EOR) AND ALL APPLICABLE GOVERNMENT AGENCIES.
3. ALL DRAINAGE SHOWN AS EXISTING WERE DERIVED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION, SIZE, TYPE AND AMOUNT OF EXISTING DRAINAGE PRIOR TO CONSTRUCTION. THE CONTRACTOR TO NOTIFY "CALL SURVEYING" (PH. 1-800-432-4770), FOR A CALL SURVEY TO BE CONDUCTED AT A MINIMUM PRIOR TO START OF CONSTRUCTION FOR POSSIBLE DRAINAGE LOCATIONS NOT SHOWN ON PLANS.
4. AS-BUILT STORMWATER FACILITY LOCATIONS, INCLUDING TOP OF BANK, UNDERDRAIN AND CONTROL STRUCTURES, SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE AND PAYMENT. BENCH MARKS WITH THE ELEVATION CLEARLY AND PERMANENTLY MARKED ARE TO BE PLACED ON THE TOP OF ALL PROPOSED OUTFALL CONTROL STRUCTURES. AS-BUILTS OF ALL MITIGATION AREAS INCLUDING ELEVATIONS, ZONES AND LIMITS SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE AND PAYMENT.
5. ALL PIPE LENGTHS SHOWN ON PLAN VIEW ARE TO THE END OF THE MITERED END SECTION. REFER TO MITERED END SECTION DETAIL FOR LENGTH OF PIPE TO BE INCLUDED IN PRICE FOR MITERED END SECTION.
6. RIGHT OF WAY USE PERMIT TO BE OBTAINED BY THE CONTRACTOR FOR OFF-SITE CONSTRUCTION.
7. THE CONTRACTOR SHALL VERIFY TOPOGRAPHY AND SATISFY HIMSELF AS TO THE EXTENT OF ALL NECESSARY TO ACHIEVE FINISHED GRADE PRIOR TO AWARD OF CONTRACT. THERE SHALL BE NO CLAIM FOR EXTRAS NOTWITHSTANDING SITE PLAN REVISIONS PROMULGATED SUBSEQUENT TO AWARD OF CONTRACT.
8. THE CONTRACTOR IS RESPONSIBLE FOR ESTIMATING AND CALCULATING ALL CUT AND FILL QUANTITIES. PRIOR TO BID SUBMISSION THE CONTRACTOR SHALL CONDUCT ANY ADDITIONAL SURVEYS AND SOIL TESTS HE DEEMS NECESSARY TO CALCULATE THE CUT AND FILL QUANTITIES PROPERLY. ADDITIONAL SURVEYS AND TESTS MADE BY THE CONTRACTOR SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
9. ROADSIDE UNDERDRAIN SHOWN ON PLAN IS MINIMUM AND EXTENSION SHALL BE REQUIRED AS DETERMINED NECESSARY BY THE ENGINEER OF RECORD AND/OR COP INSPECTION DEPARTMENT DURING THE COURSE OF CONSTRUCTION.
10. ALL BIDDERS ARE HEREBY ADVISED THAT ALL EXCAVATION ON THIS PROJECT MUST COMPLY WITH FLORIDA STATUTE 9D-96 "TRENCH SAFETY ACT" AND THE COST OF COMPLIANCE IS TO BE INCLUDED IN HIS BASE BID. THE BIDDER SHALL INDICATE ON THE BID FORM THE COSTS ASSOCIATED WITH COMPLIANCE.
11. SUITABLE FILL MATERIAL FROM STORMWATER FACILITIES EXCAVATION SHALL BE UTILIZED FOR PROJECT FILL PER GRADING SPECIFICATIONS. UNSUITABLE MATERIAL SHALL BE PLACED IN OPEN AREAS ONLY AS DIRECTED BY THE PROJECT ENGINEER AND SOILS ENGINEER.
12. ALL EASEMENTS AS SHOWN WITHIN THE PROJECT BOUNDARY LIMITS ARE TO BE CONSIDERED PUBLIC (UNLESS OTHERWISE STATED). EASEMENTS TO BE GRANTED IN CONJUNCTION WITH RECORD PLAT PROCESSING.

TESTING SCHEDULE GUIDE

ITEM	TEST TYPE	TEST I.D.	REQUIREMENT	FREQUENCY
Embankment	Maximum Density	AASHTO T180	N/A	Per Soil Type
	Optimum Moisture Field Density	ASTM D1557 AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	95% of maximum Density	One Per 2,500 S.F. Horizontally * ; Alternating Lifts (12 inches)
Utility Trench Backfill Under Roadways and Structures	Maximum Density	AASHTO T180	N/A	Per Soil Type
	Optimum Moisture Field Density	ASTM D1557 AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	95% of maximum Density	One Per 2,500 S.F. Horizontally * ; Every 2' Vertically D2922 At least one for each pipe run
Backfill of Structures	Maximum Density	AASHTO T180	N/A	Per Soil Type
	Optimum Moisture Field Density	ASTM D1557 AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	95% of maximum Density	Every 2' Vertically
Subgrade	Bearing Values	LBR – FLA. D.O.T.	See Typical Pavement Section	One Per Soil Type Check Point LBR at 500 L. F. Horizontally One Per Soil Type
	Maximum Density Optimum Moisture Field Density & Thickness	AASHTO T180 ASTM D1557 AASHTO T191, T238 ASTM D1556, D2922		One Per 2,500 S.F. Horizontally
Subgrade	Bearing Values	LBR – FLA. D.O.T.	See Typical Pavement Section	One Per Source or as Mt. Changes Check Point LBR at 500 L. F. Horiz.
	Maximum Density Optimum Moisture Thickness Field Density Gradation	AASHTO T180 ASTM D1557 AASHTO T191, T238 ASTM D1556, D2922 AASHTO T27, T98 AASHTO T80 ASTM C136, D423, D424		One Per Source One Per 2,500 S.F. Horizontally One Per Source
Soil Cement Base (To be used if separation between SHM & bottom of base is <1.5')	Mix Design	Portland Cement Assoc. Specifications AASHTO T134	See Typical Pavement Section	One Per Soil Type
	Maximum Density Optimum Moisture Compressive Strength Specimens Test Cores	(Standard) Portland Cement Assoc. Specifications Portland Cement Assoc. Specifications		One Per Soil Type Daily One Set of 3 Per Soil ** One Set of 3 Per Soil
Asphaltic Concrete	Field Density & Thickness	AASHTO T191, T238 ASTM D1556, D2922	Per Specifications 95% of Lab Density	One Per 2,500 S.F. Horizontal
	Materials Quality Bitumen Content, Gradation Field Density	AASHTO T164 ASTM D2172 ASTM 02950-81		One Per Day One Per 2,500 S.F. Horizontal
	Los Angeles Abrasion Thickness	AASHTO T96-77 ASTM C131-81 N/A	Per Specifications Per Specifications	One Per Source One Per 2,500 S.F.

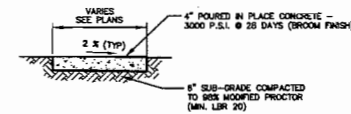
NOTES:

- * The Contractor shall not pave over soil cement base until a 30 day curing time has elapsed
- ** Maximum strength limits, as established by soils testing company, shall not be exceeded
- *** Should any of the information provided herein conflict with either the recommendations of the Geotechnical Engineer, and/or the Geotechnical report, then the aforementioned recommendations will supercede this "TESTING SCHEDULE GUIDE"



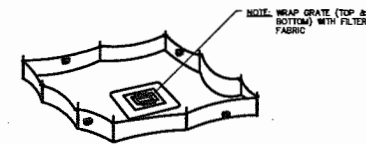
- NOTES:**
1. 6" OPAQUE FENCE WITH GATE REQUIRED AT ALL DUMPSTER PADS
 2. MINIMUM GATE OPENING THRU FENCE OR SCREEN IS 9'-5".
 3. IF WALL IS TO BE USED, SHOP DRAWINGS ARE TO BE SUBMITTED.

DUMPSTER PAD DETAIL
N.T.S.



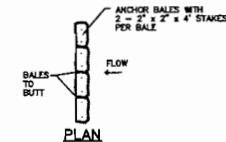
NOTE:
WHERE CONCRETE SIDEWALK TIES IN WITH ANOTHER RIGID SURFACE, A 1/2" EXPANSION JOINT SHALL BE USED.

TYPICAL SIDEWALK DETAIL

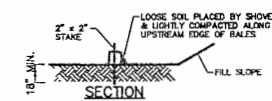


STAKED SILT BARRIER OR SILT FENCE
PROTECTION AROUND GRATE INLETS

TO BE INSTALLED AND MAINTAINED AROUND ALL GRATE INLETS DURING CONSTRUCTION

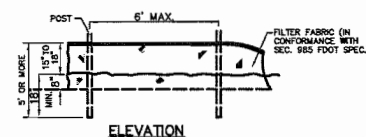


PLAN

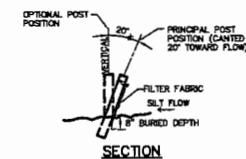


SEC

TYPICAL BALE SILT BARRIER
N.T.S.



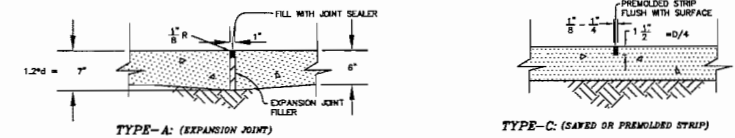
ELEVATION



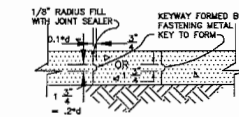
SECTION

TYPICAL SILT FENCE

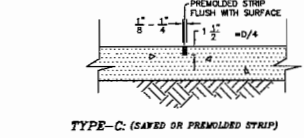
EROSION CONTROL DETAILS



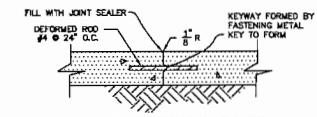
TYPE-A: (EXPANSION JOINT)



TYPE-B: (LONGITUDINAL CONSTRUCTION JOINT)



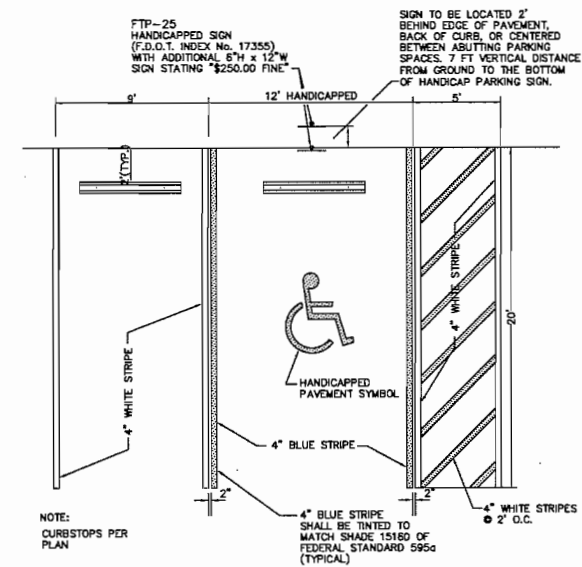
TYPE-C: (SAVED OR PREMOLDED STRIP)



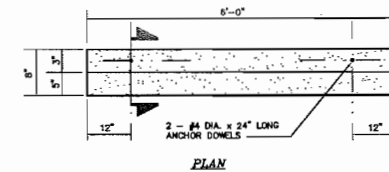
(TIED TRANSVERSE CONSTRUCTION JOINT
TYPE-D: END OF DAY'S WORK)

NOTE:
CONCRETE TO BE SAW CUT ON 10'x10' GRID, WHERE CONCRETE
PAVED SURFACE TIES IN WITH ANOTHER RIGID SURFACE, A 1/2"
EXPANSION JOINT SHALL BE USED.
D = 5"

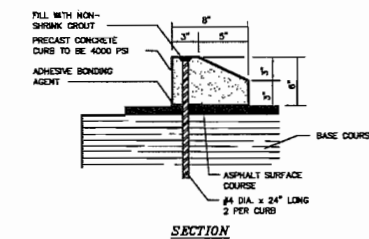
CONSTRUCTION JOINT DETAIL



TYPICAL PARKING SPACES



PLAN



SECTION

CONCRETE WHEEL STOP
N.T.S.

M. ANDREW ALLISON
PE # 53966

ALLISON ENGINEERING

REVISIONS

1 2 3 4 5 6 7

DRAINAGE & GRADING DETAILS
FOR
C & D MIGRANT HOUSING
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST
CITY OF PALMETTO, FLORIDA

HEET 6

File Number: 2690
Job Number: 2690
Sheet # 8
Job Title: LANDSCAPE & IRRIGATION PLAN
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IRRIGATION NOTES

MATERIAL:
Contractor agrees to furnish all materials and labor necessary to provide an operational irrigation system providing 100% coverage of all landscape areas.
CONTROLLER: Rainbird ESP series
Location to be determined by the owner or architect.
SLEEVES: Schedule 40 PVC
Installation to be coordinated with site work contractor and engineer.
RAIN SENSOR: Mini CDA II, Model 502, Mounted on the building or near irrigation supply.
CONSTRUCTION:
Comply with all State and Local codes. Use good irrigation practices.
WIRE:
Place wire under water main. Where more than one wire is placed in trench, tape wires together at 10' intervals and bottom of main at 10' intervals.
All connections must be waterproof.
EXCAVATION:
Pipe trench work shall be coordinated with landscape and other contractors to avoid interference with trees, shrub and other site improvements.
RE-USE EFFLUENT MARKINGS:
All pipe and components shall be properly colored for re-use if applicable.
HEADS:
Contractor to locate heads to suit field and landscape conditions. Place top of heads 1" above final grade.

BACKFILLING:
Do not backfill until leak test by contractor and general inspection by owner's representative has been performed. Backfill may be excavated material, but must be free of rocks or stones over 1" in diameter, debris or any sharp objects.
OPERATION TESTING:
Contractor shall instruct the owner on the system operation and shall run the system in the owner's presence to ensure that it is functioning properly and that all heads are in correct adjustment.
WARRANTY:
Unconditionally for a year after date of acceptance, except for reason of accidental damage/abuse. Necessary connections to be made by contractor without delay at no expense to owner.
PERMITS:
Obtained by contractor at his expense.
CLEAN UP:
Maintain site clean from pipe shavings, debris and unwanted material at the end of the day.
SOURCE:
Contractor to connect irrigation line to the existing irrigation system.

LANDSCAPE NOTES

- Topsoil material, when called for on the plans, shall be free of sticks, stones larger than 1" dia., plants, or any other debris which would be toxic or otherwise harmful to plant growth. Topsoil should be fertile and of a naturally loamy character.
- The Landscape Contractor shall take all necessary precautions to protect all existing structures, utilities and vegetation to remain on the site and shall be held responsible for any damage caused by his operations.
- It shall be the Landscape Contractor's financial responsibility to prevent plants and trees from falling or being blown over, and to replace all plants which are damaged or killed at no additional cost to the owner for sustained winds of less than 65 MPH (Hurricane).
- Maintenance shall begin after each plant has been installed and shall continue until final acceptance by the Engineer of record. Maintenance shall include pruning, mulching, weeding, replacement of sick or dead plants, watering (including cost of equipment such as a water-truck) and any other care which is needed for the proper growth of this plant material.
- Excess waste material shall be removed daily from the site.
- All plant materials used shall conform to the standards for Florida No. 1 or better as described in "Grades and Standards for Nursery Plants", State of Florida, Department of Agriculture and Consumer Services, Tallahassee, or equal thereto as approved.
- All shrub beds and hedges shall be top-dressed with 3" of mulch as specified in the Plant Schedule.
- It shall be the responsibility of the Landscape Contractor to coordinate activities with other contractors on the job site. Any damage caused to other work shall be the responsibility of the Landscape Contractor.
- All plant materials shall be fully guaranteed for a period of one (1) year following final acceptance by the owner.
- Unit prices for all plant material shall be provided to the Landscape Architect with bid.
- Contractor shall install an automatic irrigation system which provides 100% coverage of all required landscaped areas, including the trees/shrubs buffer as shown on plan.

LEGEND

- EXISTING CONCRETE
- EXISTING SHELL DRIVE
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING CHAIN-LINK FENCE
- EXISTING WOOD FENCE
- EXISTING OVERHEAD UTILITY LINE
- BT - EXISTING BURIED TELEPHONE LINE
- G - EXISTING GAS LINE
- D - EXISTING DRAINAGE LINE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE & ANCHOR
- EXISTING WOOD LIGHT POLE
- EXISTING LAMP LANTERN
- EXISTING GAS METER
- EXISTING TREES (SEE TREE TABLE)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

NOTE: CONTRACTOR SHALL OBTAIN ARBORIST RECOMMENDATION FOR PRESERVATION OF EXISTING TREES SHOWN TO REMAIN.

RAIN SENSOR IS TO BE LOCATED ADJACENT TO THE WELL.

IRRIGATION CONTROLLER TO BE LOCATED WITHIN OR ADJACENT TO THE PROPOSED BUILDING AS DETERMINED BY THE OWNER AND OR THE ARCHITECT.

CITY OF PALMETTO
TREE REMOVAL/REPLACEMENT INVENTORY *

TREES TO BE REMOVED	QTY.
GRAPE MYRTLE	1
MAPLE	1
UNKNOWN	1
TOTAL	3

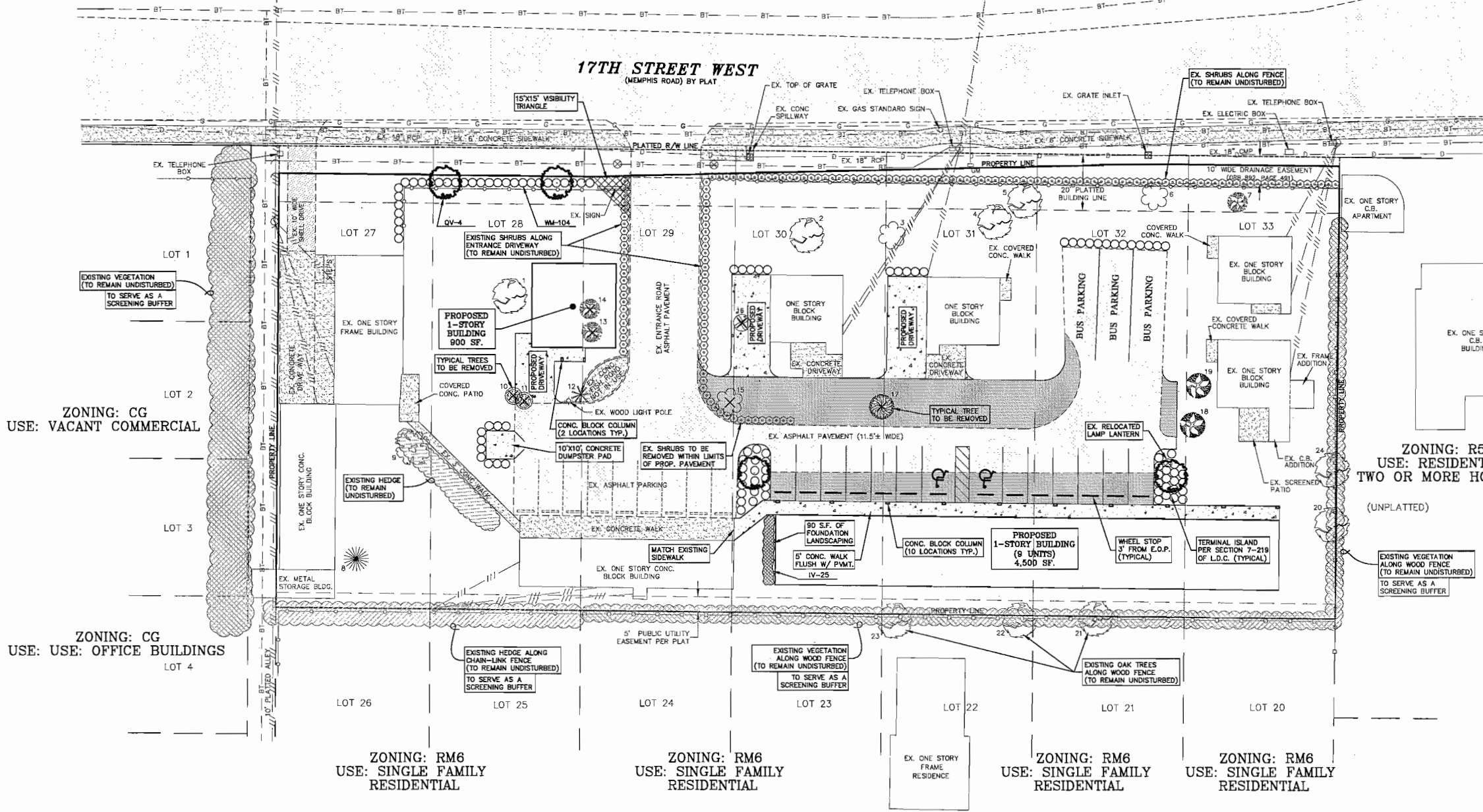
REQUIRED REPLACEMENT TREES = 3
PROPOSED REPLACEMENT TREES = 3

TOTAL REPLACEMENT TREES PROVIDED:
3 - 6" 10' HEIGHT WITH 2" CAL.

* - BASED ON SURVEY PROVIDED BY CLIENT.

TREE TABLE

TREE #	TYPE	DIAMETER	HEIGHT	LUMB SPAN
1	OAK	38"±	30'±	30'±
2	DEAD HICKORY	30"±	45'±	40'±
3	UNKNOWN	15"±	30'±	40'±
4	OAK	40"±	50'±	60'±
5	OAK	30"±	45'±	60'±
6	UNKNOWN	36"±	30'±	40'±
7	CITRUS	10"±	12'±	10'±
8	CABBAGE PALM	15"±	30'±	10'±
9	EAR POD	36"±	40'±	40'±
10	CARROTWOOD	4"±	15'±	10'±
11	CARROTWOOD	5"±	15'±	10'±
12	PALM CLUSTER (3)	ALL 4"±	10'±	14'±
13	CITRUS	10"±	20'±	16'±
14	CITRUS	6"±	15'±	16'±
15	UNKNOWN	24"±	20'±	30'±
16	GRAPE MYRTLE	12"±	15'±	12'±
17	MAPLE	15"±	35'±	30'±
18	FICUS	10"±	20'±	14'±
19	FICUS	15"±	30'±	30'±
20	OAK	36"±	60'±	80'±
21	OAK	30"±	60'±	60'±
22	OAK	33"±	60'±	70'±
23	OAK	27"±	60'±	30'±
24	OAK	30"±	60'±	60'±



PLANT SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
4	OV	Quercus virginiana	Live Oak	10' ht.	As shown	2" cal., 4' spd., 4' cl.
25	IV	Ilex vomitoria 'Nana'	Schillings Ilex	1 ga.	3' oc	8'ht., 8'spd.
104	WM	Myrica cerifera	Wax Myrtle	3 ga.	3' oc	18" x 18" spd.

Note: Alternate native species or species allowable by the City of Palmetto Land Development Code may be substituted for the above referenced species.

CITY OF PALMETTO FOUNDATION LANDSCAPE

REQUIRED: (4,500 S.F. X .02) = 90 S.F.
PROVIDED: MEETS 90 S.F.

M. ANDREW ALLISON
PE # 53966

ALLISON
ENGINEERING

DESIGNED: MAA
DRAWN: EDO

DATE: 3/27/08
JOB NO.: 2690
SCALE: 1" = 20'

REVISIONS

1	
2	
3	
4	
5	
6	
7	

LANDSCAPE & IRRIGATION PLAN
FOR
C & D MIGRANT HOUSING
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST
CITY OF PALMETTO, FLORIDA

SHEET 8

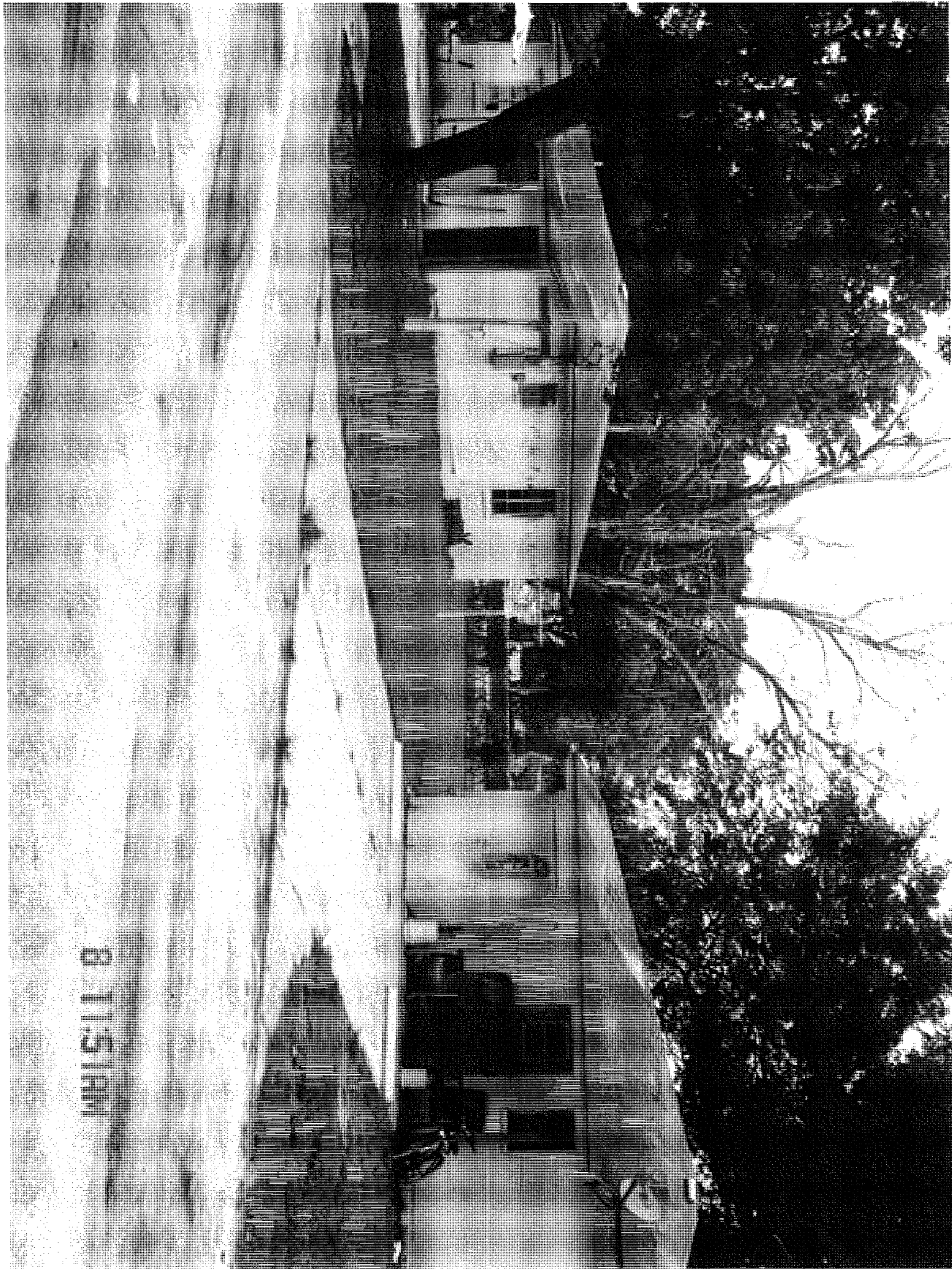


C&D Migrant Housing



0 11:49AM





B 11:51AM

CITY OF PALMETTO
PLANNING AND ZONING BOARD
516 8TH Avenue West
Palmetto, Florida 34221

MEETING MINUTES
July 14, 2008 – 6:15 P.M.

BOARD MEMBERS PRESENT

Charlie Ugarte
Michael Burton, Vice Chair
Jon Moore

Ed Bennett

BOARD MEMBERS ABSENT

Barbara Jennings, Chair
Robert Smith
Devin Harms

SCHOOL BOARD APPOINTEE ABSENT

Mike Pendley

STAFF PRESENT

Bob Schmitt	Tanya Lukowiak
Ken Hawkins	Michelle Hall

The regular meeting of the Palmetto Planning and Zoning Board was called to order by Vice Chair Burton, in the Palmetto City Hall Commission Chambers, 516 8th Ave. W., Palmetto, Florida at 6:18 p.m. pursuant to notice being sent to the public and the Board members in accordance with Palmetto's City Code.

Bob Schmitt, Michelle Hall, Tanya Lukowiak, David Bishop, Kurt Hahnel, Andy Allison and Lauralee Westine are sworn in.

ORDER OF BUSINESS

1. Approval of Minutes for the June 9, 2008 meeting.

MOTION: Mr. Bennett moved and Mr. Moore seconded the motion to approve the June 9, 2008 meeting minutes.

MOTION CARRIED UNANIMOUSLY.

2. Palmetto Riverside Bed and Breakfast GDP-08-01

Charlie Ugarte recused himself, with a conflict of interest, as an architect working on the project. Bob Schmitt requested that the public hearing be opened to receive testimony and then be continued to a date certain, due to issues with the timeliness of the publication of public notice in the local newspaper.

The Public Hearing was opened.

Mr. Schmitt provided a staff report to Board members and the public. The property was formerly a Bed and Breakfast, and at one time had guest cottages on the property.

This is a two phased project. There are currently five (5) bedrooms in the structure. The applicant proposes the construction of an architecturally compatible, additional wing to the home on the west side, with four (4) additional rooms, the reinstallation of a pool, and the addition of a pool deck. The second story of the new wing will house the owner's family. The second phase of the property includes the conversion of the 2nd floor owner's quarters to three (3) additional guest rooms, once the owner completes the construction of his new single-family home on the lot just north of the site, which he also recently purchased.

Staff recommended approval of the application with 3 conditions:

- 1 – The applicant will grant the City a parking and sidewalk easement on 11th Ave. West.
- 2 – The architecture of the proposed addition and other structures will be consistent with the existing buildings. Elevations will be brought to this board.
- 3 – Construction plans must be approved.

Variances include the allowance of on-street parking. As PDMU property, there is no restriction on the number of guest rooms that are allowable.

The applicant's representative (David Bishop, Ugarte and Associates) presented the General Development Plan to the Board and answered questions.

There were no public comments.

The Public Hearing was continued to August 11, 2008.

4 C & D Migrant Housing CU-08-03

The Public Hearing was opened.

Mr. Schmitt provided a staff report to Board members and the public. The property currently houses migrant farm worker housing. The applicant proposes the improvement of the property, with the addition of a new building containing nine units, and the construction of a single family structure that will serve as a caretaker's dwelling for on-site property management. The site is evaluated as a commercial property.

The applicant's representative (Andy Allison, Engineer) provided an overview of the proposed improvements and answered questions. Discussion included the number of units, landscaping improvements, parking, stormwater retention and the addition of the on-site full-time caretaker. Mr. Schmitt advised that construction plans must be approved.

Public Comment:

- Mr. Raymond Varnadore, 1706 8th Ave. W, Palmetto – speaking in opposition to the proposed improvements. It is noisy there, and he has a business across the street. There is loud music, fireworks, and people loitering around. It should not be considered commercial. It should look a lot better there. There probably will not be enough parking there. It is the wrong place for a migrant camp, and he would not like to see it expanded, and would really not like to see it there. He has dogs and it really irritates them. There are better uses for the property than migrant housing.
- Mr. Bruce Varnadore - speaking in opposition to the proposed improvements. He stated that we are finally getting a Publix on Main Street in Palmetto and it would help the rest of the area to not have this migrant camp there. This is a chance to improve the downtown area with a Publix, and to keep Palmetto from looking like Ruskin did in the '70's. Kids have to walk from Lincoln Middle School to Palmetto High and they deserve the same amount of safety as someone from the west side of town.
- Ms. Shirley Groover-Bryant – 2413 Waterfront Court, Palmetto – with questions about the improvements. She asked whether the parking spaces, calculated at one per unit, accommodated the existing one or two buses parked on site. Second, she noted that the neighbors to the east have cleaned up their property to the degree that this property is now more visible. Why hasn't Code

Enforcement from the City addressed this property previously? Finally, Ms. Groover-Bryant had questions about the Health Department's involvement in migrant labor camps.

The Board asked that staff add a stipulation that the property include the on-site, residential caretaker. Mr. Allison advised that there was a location selected for the bus parking, but that they would ensure that the area was striped for identification. Mr. David Bailey (project construction) discussed the plans for improvements, the role of the caretaker, the commitment of the owners to improve the property, the provision of quality housing, code enforcement, and the improvement of infrastructure including the replacement of the sewer line. Mr. John Cucchi (owner's representative) advised the Board that they have monthly inspections from the Health Department.

The Public Hearing was closed.

Board Member Jon Moore said that this is an extremely difficult issue for the City to wrestle with. He expressed understanding of Mr. Varnadore's concerns, as his neighbors are either migrant or transient workers. There are numerous times that their culture is different than ours and their music is louder and it is, in his view, a nuisance. He understands how this can be a nuisance to the rest of the community, but he also thinks that it is incumbent upon us to provide adequate housing for workers in and around the community.

Motion: Mr. Ugarte moved, Mr. Moore seconded and the motion carried unanimously to approve the application with four stipulations (fence on south side of property, entire property in compliance with applicable codes, working with city to replace appropriate utilities, and the inclusion of the residence of an on-site caretaker with contact information visibly posted).

3. T-Mobile South, LLC, CU-08-04

Mr. Bennett recused himself as a member of the Terra Ceia CDD.

Public Hearing was opened, and there was no public comment. The Public Hearing was continued to August 11, 2008 due to a lack of quorum.

5. Old Business

- a) **CAD Drawings** – Attorney Michele Hall provided the Board with an overview of copyright issues as related to the provision of professional documents to the City in electronic format. The Board agreed that appropriate professionals (engineers, architects, etc) should meet with staff to develop an appropriate procedure.
- b) **FDOT Right-of-Way and Permits for State Roads** – Mr. Schmitt advised the Board that the FDOT is not receptive to the concept of posting directory signs on State Rights-of-Way, so as to direct thru-traffic to local amenities.
- c) Mr. Moore asked staff to follow-up with Code Enforcement regarding the parking of trailers on Right-of-Way at Steve Covey's Trailer Sales located on US 41/301 and 7th Street West.

6. New Business

- a) Mr. Schmitt reminded the Board about the upcoming community meeting, scheduled for July 23, 2008, to gather public information regarding the revision of the sign ordinance. Attorney Michele Hall advised the Board that one of their duties is to acquire information related to development within the City.

7. Adjourn: 7:56 pm

City of Palmetto
Development Review Committee
Meeting Minutes
June 25, 2008

PRESENT

Bob Schmitt, City Planner
Frank Woodard, Deputy Director Engineering
Dick Clarke, ZNS Engineering
Duane Kinn, Deputy Director Operations
Matt Bloome, Stormwater Manager
Ken Hawkins, Planner 1
Rusty Tona, NRFD Inspector
Linda Butler, Planning Tech.

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:
 - a. Palmetto Riverside Bed & Breakfast (Lippens)(GDP- 08-01)
 - Project will go before P&Z on July 14th and to City Commission on July 28, 2008
 - The location is the old Brown's house, it will be converted back to a bed and breakfast
 - Will have a total of 12 units when it is completed
 - Will parking be an issue and what is the off-set? It is 1 space per unit for a total of 9 for phase I, 12 for phase II
 - Will it be an increase in capacity/utilities
 - Will need easement
 - Proposed parking lot area will be paver bricks
 - Will the pavers be on property only or go into the right-of-way?
 - Stip: if pavers are installed for sidewalk and are later damaged, the City will only replace with concrete, pavers will be used to repair damage only at owners expense
 - NRFD will review
 - Need a letter from SWFWMD
 - Comments due by July 3, 2008

2. Comments Due

a. Sanctuary Cove Community Center 1st Submittal (08-580)

- Per NRFD the community center is 5,800 square feet and will need a sprinkler system. An option will be to break up/divide the building. Suggested firewall off the locker rooms to break up the building
- All fire hydrants needs to be tested, at this time the number are too low for the development
- Tiki hut is ok
- Parking lot will be concrete
- Dumpster will sit next to a house
- Stip: entrance need to be one-way
- Comments are due

b. Sanctuary Cove Sales Center 1st Submittal (08-581)

- Per NRFD stairwell needs to enclosed
- Short on parking spaces
- Need to show auto turn
- Will it be ADA accessible?
- Need crosswalk

c. Pullen Estates GDP 1st Submittal (known as South Pullen)

- Comments has been forwarded

3. Project Follow-up Meetings:

a. Lauralee Westine (T-Mobile CU-08-04) @ 10:00a.m.

- There are no back-up generators
- No comments from utilities
- Approved from NRFD
- No comments from engineering
- Antennas will be placed on three corners of the building
- The lease for the antennas is with Estuary Condominium
- There has been no objection from the tenants

- Antennas will not be visible; the screening will be painted the same color as the building.

b. Andy Allison & Dave Bailey (C & D Migrant Housing 08-579) @ 10:30

- Will go before the P&Z on July 14 and City Commission on July 28, 2008
- Set back need to 20 ft as opposed to 10
- Replacement of waterline/sewer line
- Move building to the left 5 ft
- 24 ft drive isle decrease to 20 ft., parking lot depth decrease from 20 to 18 ft
- Driveway will be moved to side of house, currently in front of house
- Completely re-do parking lot, thicken up the asphalt
- Check density
- If no SWFWMD permit is needed, will need documentation/letter
- Same will be needed for Traffic Study
- No year round tenants, only manager
- Dumpster location
- Landscape will be completely torn out

c. Brian Cales, Whiting Preston (Pullen Estates 04-431) @ 11:00am

- Utilities: sewer on 27th Ave, gravity forcemain
- Installing new lift station, re-route everything to new lift station
- Build pump station
- Private road, private utilities, master meter, gated roads
- Existing ditches will remain and be maintained by homeowner
- Install emergency access if required
- Stormwater will need 25 ft easement
- Construction to possibly start October 2009
- For marketing purpose, possibility of reducing units, lowering height
- Villas will be Mediterranean style
- Parking calc, may need to get a variance

4. Plan Sign Off Review

a. MCAT Transit Station (06-499)

- Need utility resolution, lift station or tie into forcemain.

5. Team Inspection

- a. Discuss inspection from 6/19/08 for TC/O Schott Mini-Storage (05-437)

6. New Business

None

7. Old Business

- a. Spacebox @ Palmetto (05-434)

- Cap/plug water, sewer taps
- Need parking space
- Stripping to show where cars are suppose to park
- Enough room for emergency access

- b. Palmetto Town Center FSP (07-574)

- Need development agreement
- NRFD approved phase 1

4. Adjourned: 12:40 a.m.

City of Palmetto
Development Review Committee
Meeting Minutes
May 14, 2008

PRESENT

Bob Schmitt, City Planner
Frank Woodard, Deputy Director Engineering
Duane Kinn, Deputy Director of Operations
Dick Clarke, ZNS Engineering
Matt Bloome, Stormwater Manager
Ken Hawkins, Planner I
Roger Titus, Building Official
Rusty Tona, NRFD
Linda Butler, Planning Tech.

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:

- a. C&D Migrant Housing (Construction Plans 1st Submittal) (08-579) &
- b. C & D Migrant Housing (CU-08-03).

- Contingent upon approval of Conditional Use Permit
- Density might be an issue
- DRC comments due in 4 weeks
- Site will be renovated and more units added
- Dumpster accessibility need to be addressed
- Emergency access
- Check right-of-way ownership

- c. Sanctuary Cove Community Center (Construction Plans 1st Submittal) (08-580)

- NRFD need to see square footage, floor area ratio
- DRC comments due in 4 weeks
- Dumpster pad need to be addressed
- If fire flow or testing is needed it should be requested at this time

d. Sanctuary Cove Sales Center (Construction Plans 1st Submittal) (08-581)

- Rear no-build set-back need to be made clear
- Elevation issue need to be addressed
- Parking issue need to be addressed
- Square footage information is needed by NRFD

e. McDonald's Sign (CU-08-02)

- Will go before P&Z on June 9
- Will have to tear down or adjust sign height if more than 50% of building is renovated

2. Comments Due

a. Palmetto Town Center FSP (07-574)

- Utilities issues need to be addressed
- NRFD, Building Official and the Architect of the project will be meeting May 15
- Need the width of NRFD ladder trucks

b. Taylor-Fulton DeGreen (1st Submittal) (08-577)

- Sign off today, 05-14-08

c. Sanctuary Cove Final Plat (05-443F)

- NRFD access need to be addressed
- Hydrant issues need to be addressed
- Additional survey comments

3. Pre-application Meetings:

a. Sunnydale Sewer Extension, Mike Elfers, Fritz Stauffechi @ 10:00

- Construction plan procedure, not a development proposal
- Use existing forcemain, hydraulic
- Property will be privately maintained
- 2 inch discharge pipe
- DEP permit
- Fence will be coordinate with owner

b. Cash America , Kathy James @ 10:30

- Will remain Cash America
- Additional 3600 square feet added space
- Parking issues, eliminate existing parking lot, to more than 20 parking space
- Very minor demolition
- New driveway will comply with current codes, sidewalk will need DOT permit
- Dumpster issue, need to look at radius, angle dump pad, dumpster pad enclosure
- Stormwater issue, where will outfall flow? No capacity issue for water/sewer
- Landscape, road buffer (10 ft), possible hedge or fence for buffering MHP
- Traffic Study
- Does not require a sprinkler system if under 10,000 sq. ft.
- Check regarding county utilities and city connections
- Will have 2 wall signs and 1 pole sign
- Presently have 2 addresses because of 2 separate tax ID numbers
- Fire hydrant issue, building needs to be within 200 to 400 ft of a fire hydrant, check with NRPD

c. Habitat for Humanity @ 11:00 Marie McCauglen

- Propose a new concept
- Same drive-way access
- Increase from 1200 sq. ft to 1800 sq. ft

- Will now be all warehouse, previously office space was included
- Parking will be in and out access, use two parking spaces for compact cars, would like more buffering
- Change drainage with new concept
- Building will be designed to look like the habitat homes, no longer be a metal building
- Additional trees will be removed and replaced
- Paver brick will be used in some area
- It a possibility that the projected will be phased, building will be phased 1 and parking will be phase 2
- The building has a sprinkler system
- Stormwater will be the major issue

4. Plan Sign Off Review

- a. Taylor-Fulton DeGreen (1st Submittal) (08-577)

Project signed-off

5. Team Inspection

None

6. New Business

None

7. Old Business

- a. MCAT Transit Station Revised Plan (06-499).

- MCAT staff will go back before City Commission on May 19, 2008 to explain reduction in parking

b. Riviera Walk East Final Plat (04-386F) 4/1/08.

- It's possible the property will get sold
- Check with Jennifer regarding status of punch list

c. Pullen Estates GDP (04-431) comments due 05/28/08

- Granting conditional application for GDP
- Density
- Need to be able to see pump house on plans
- Need to show sq. ft
- Hydrant within 50 ft
- Fireflow requirement
- Utilities provided on original plans

d. Sanctuary Cove, Rogers & BOMA Tract Rezone (Z-08-02 & Z-08-03)

- Scheduled for City Commission 1st read on May 19, 2008

e. Spacebox @ Palmetto (05-434)

- Faxed calculation on impact fees
- Hold until all issues are resolved

8. Adjourned: 11:40 a.m.