

City of Palmetto
Development Review Committee
Meeting Minutes
February 8, 2011

PRESENT

Allen Tusing, Public Works Director
Duane Kinn, Deputy Director Operations
Frank Woodard, Deputy Director of Engineering
Lorraine Lyn, City Planner
Roger Titus, Building Official
John Foley, LFK, City Engineer
Ron Cales, NRFD, Fire Marshall
Matt Bloome, Stormwater Manager
Scott Martin, Superintendent

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion

a. Manatee School for the Arts, AN-PA-GDP/Rezone-2011-01

Mr. Cales, NRFD commented on the following:

- The portables were to be temporary and they still remain to date. With each additional phase or addition to the site it has been said that the portables will be removed when the additions are complete. Mr. Cales stated he received a letter from Dr. Jones stating the portables will be removed in 2014.
- Go-cart tract as a use in that location. There is residential behind the school, an assisted living in front of the school and a nursing home on the side.
- Storage of the gas for the go-carts. It was stated that per Dr. Jones there will never be more than 5 to 10 gallons stored at any given time.
- The track will have to be padded for safety.

A question arose regarding the applicant providing structural engineering to see if the portables are in structurally sound condition.

Mr. Cales stated the portables are sprinkled.

It was the consensus of the Committee that the portables need to be removed.

Discussion ensued regarding notification of the surrounding area and the noise decibel for the area.

It was noted that property owners within a 300 ft radius were notified of the annexation, small scale plan amendment and GDP. However, it was not advertised that a go-cart tract and a three story classroom will be built at the school location.

It was stated that per Dr. Jones the go-carts will not be very loud.

Mr. Foley commented on the following:

- The traffic study should evaluate proposed conditions at all school access driveways.
- Building setbacks should be provided
- Explain direct drainage north of new three-story building directly to ditch instead of discharge into treatment area.
- No summary of additional sewer, water and solid waste generation was provided.
- Should the existing right-of-way at the entrance drive now be vacated as the client owns the adjacent parcel to the north?

Mr. Bloome commented on the following:

- We need to address having a master meter for water
- We need to have a water survey completed to make sure that there is adequate water supply.
- We need to look into the sewer system i.e. lift station capacity
- What type of walk bridge are they looking to install
- We would like to fix the ditch on the north end of the new property

Mr. Seger sent comments regarding the following:

- Submitted landscape plan shows amounts of materials that will be installed but does not indicate types of plant materials that will be installed on site. We need to know specific types of

materials they will be using.

- No Irrigation plan was submitted. An irrigation plan is to accompany the landscape plan.

Ms. Lyn stated the applicant would like to work on the proposed project this summer while school is out.

b. Matt Morris, P.E., Morris Engineering & Consulting, LLC., Villa Por La Marina GDP, between 11th St Ct W and Snead Island Road.

Mr. Woodard stated that the right-of-way on which the property fronts is Manatee County's R-O-W and questioned if the County had been notified of the proposed project. Mr. Morris stated he would check into it.

Mr. Tusing asked where the information regarding the size of the force main was obtained. Mr. Morris stated he spoke with the utility department for location but was unsure where the size information was obtained and also noted that some information was taken from the previous approved plans.

Mr. Kinn commented on the water meter and taps, stating the meter will need to be re-located to another area as all the taps will be made off the road. Mr. Kinn asked if the proposed units needed to be sprinkled. The question was unanswered, Mr. Cales had left the meeting. However Mr. Titus stated the proposed units will require a fire wall.

Ms. Lyn stated the project will be in phases, the first phase will be 3 units. The proposed used should reflect single-family instead of multi-family units.

Mr. Foley commented on the following:

- The plans note a current roadway width of 14' on 11th St. Ct. W. A minimum pavement width of 22' should be required.
- The plans only note a 5' setback between the northerly parking lot and the right-of-way line for County Road 43. A sufficient setback should be provided to provide adequate landscape screening.

- Garbage pick-up needs to be addressed
- A pedestrian connection from Units 10-12 to the riverfront amenities should be provided.
- Removal & replacement of existing trees should be addressed. All other landscape buffer requirements should be addressed.
- A sign off block should be provided on the plan set.

Mr. Tusing commented on the following;

- Lift Station force main connection shall be on the North side of 10th St requiring a directional drill or jack and bore.
- The sewer lines shown as a sewer service are required to be built as a gravity sewer line with appropriate manholes and be permitted through FDEP along with the lift station. The service lines can then be run to the units from the main line.
- The three units closest to 10th St or the back units will be required to place their garbage containers at the entrance next to 10th street.
- The cut off road or 11th St Ct shall have addition width to a minimum of 22 feet from 10th Street to the end of the property. The additional asphalt drainage calculations must be figured with the site calculations or a separate stormwater system required or exemption from SWFWMD.
- The developer may want to consider dual meter installation rather than single meter installation.

Mr. Bloome commented on the following:

- Is there a need for a meter at the pool area/all meters will be off 11th St Ct W
- Developer may want to consider dual meters rather than singles
- Force main to run a 90 degree angle under 10th St W
- Garbage containers may be placed at 10th St or 11th St Ct W for units 10,11,12 for pick up

2. Comments Due

- a. Manatee School for the Arts, AN-PA-GDP/Z-2011-01 **comments due 02-11-2011**

b. Villa Por La Marian GDP-2011-02 comments due 02-18-2011

3. Plan Sign Off Review

None

4. Team Inspection

None

5. Old Business:

a. None

6. New Business

a. None

7. Adjournment: 10:35 am