

*City of Palmetto*  
Development Review Committee  
Meeting Minutes  
*February 15, 2011*

**PRESENT**

1. Allen Tusing, Public Works Director
2. Frank Woodard, Deputy Director of Engineering
3. Duane Kinn, Deputy Director of Operations
4. Matt Bloome, Stomwater Manager
5. Lorraine Lyn, City Planner
6. Roger Titus, Building Official
7. Scott Martin, Superintendent of Utilities
8. Jon Moore, Moore 2 Design
9. Andy Allison, Allison Engineering
10. Bob Gause, Allison Engineering
11. Dr. Bill Jones, MSA
12. Terence Devine, Assistant Principal, MSA

Meeting started at 10:00 am

**ORDER OF BUSINESS:**

1. MSA Z/GDP 2011-1

Ms. Lyn indicated that this DRC meeting was called to try and resolve outstanding issues before this petition goes before the P & Z Board on Thursday. It is scheduled for first read on 2/28/11 and second read on 3/7/11.

Mr. Allison went over the consultant's comments as follows:

1. Traffic study: submittal incomplete. Mr. Allison will get with consultants on this. Mr. Tusing said the City's Ordinance requires a traffic study and MSA needs to comply
2. Building setbacks are shown on master plan (GDP-3)
3. Drainage: Mr. Allison will get with consultants on this
4. Summary of additional sewer, water and solid waste: Mr. Allison is preparing
5. Vacation of R-O-W: Mr. Tusing said the City would initiate this application

Ms. Lyn stated for the record that the stacking of cars at this school should be addressed.

Mr. Gause indicated that he spoke to Geoff Seger and the landscape plans will be revised to show the types of plants and the irrigation plans will be submitted with constructions plans.

Mr. Kinn indicated that this would be an opportune time to get the school under a master meter. There was discussion about where the master meter should be located. Mr. Allison asked if the master meter could be pushed back within the easement up the driveway. Mr. Kinn said yes and that he will get Mr. Allison information on the type of master meter. Mr. Tusing said it might be cheaper in the long run for MSA to have its own master meter. MSA will be responsible for installing the new master meter and any new lines or connections associated with the master meter.

Regarding water flow, Mr. Tusing said that Fire Department looks at whether there is enough water to cover one building while the City looks at all buildings. Mr. Kinn said that the City is satisfied if the fire department is satisfied with water flow. Mr. Moore asked for clarification on a connection downstream with the new meter.

Mr. Kinn indicated that whatever information the city has on the capacity of the existing lift station will be shared with Mr. Allison. Mr. Bloome said that it is the original 1988 pump. Mr. Bloome indicated that Ray is doing research today whether a 6' diameter pump was designed for original use. The sewer for the sports field was disconnected and MSA will need to connect.

Water service is not disconnected; they cut copper below ground and bent it over and took fire hydrants out. City was told it was being abandoned but it might be cheaper to put in a new service line. Mr. Allison said Zirkelbach Construction could do a quick pressure test to determine the status.

Mr. Kinn indicated that the city would like to fix and straighten up the S curved ditch at the south end of the property running between the front tract and the main tract. Mr. Kinn asked if the swell was picking up water off the adjacent property. Roof drain will go directly to the ditch per comment from LFK. Mr. Allison confirmed OK.

The proposed bridge will be a vehicular bridge in 2014. Main entrance is right in right out.

Regarding stacking, Dr. Jones stated that the gate opens at 4:15 pm and cars show up around 3:20 pm. Students get out at 4:35 pm. Stacking disappears as the gate opens. Mr. Tusing indicated that there was a meeting with Chief Wells about stacking at the school where the option of posting the area with No Stopping/No Parking signs was discussed.

Dr. Jones indicated that the correspondence attached to staff report refers to 8 temporary portables that were placed in the middle of the site in 2004 which were removed. That correspondence did not refer to the existing modular units onsite. Dr. Jones said that the modular units are legal and meet building code and one cannot tell when visiting the school that

they are modular units because they blend into the surrounding buildings and are attractive. Dr. Jones encouraged staff to visit the school and see for themselves. Mr. Titus said the modular units are not a building code issue. Mr. Cales was not in attendance.

Ms. Lyn asked about the number of students and Mr. Devine responded that there were currently 1330 students and there will be over 1400 students at the beginning of the next school year. Of these, 650 students are in high school and 680 students in middle school.

Dr. Jones indicated that the proposed go-cart related uses will be in conjunction with Andrews race track. The proposed go-cart track will be used during school hours and sometimes after school. Mr. Bloome asked whether the school informed the adjacent uses such as the retirement home/assisted living across Haben Blvd. and Dr. Jones indicated that they met with the single family property owner to the north who did not have any concerns with the school's expansion plans. They suggested a chain link fence between their property and the school's property.

Mr. Woodard recommended that MSA meet with the adjacent property owners to allay their concerns about the school's expansion plans.

Regarding the open space and setback issues etc., Mr. Tusing indicated that MSA can request variances/modifications in a PD from the City Commission on anything that did not meet Code.

Mr. Moore indicated that he would like to submit construction plans to the Building Department early so they can break ground on 3/8/11.

The meeting adjourned at 11:20 am.