

City of Palmetto
Development Review Committee
Meeting Minutes
March 26, 2008

PRESENT

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

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:

- a. Spacebox @ Palmetto (Project #05-434)
 - Survey on Condo Plat
 - See attached DRC comments and Lincoln Associates response

- b. MCAT Transit Station (Project #06-499) Mark Mueller, JAG Engineering, Jane Boatman, Fawley Bryant, Erin Tracht, JAG Engineering.
 - Upgrade lift station, due to flow into station
 - Bus route
 - Mr. Mueller will provide information to Mr. Kinn to be passed on to Ray for review
 - Construction by end of year
 - Fence added per City's request

- c. Lukowiak AN-PA-Z-08-04
 - Will go before P&Z on April 14, 2008
 - No utilities

A-1 ministorage comments

1. Proposed area for RV use does not reflect the earlier proposed expansion

Agreed & acknowledged, that is because the proposed use of outdoor storage has a different configuration than the expansion of enclosed buildings...that is why we needed to come to the City to request input on the proposed change.

2. If Proposed RV use is allowed, the required retention pond expansion would be compromised.

The previously-proposed use proposed impervious area which required the retention pond to be expanded; the presently proposed outdoor storage with crushed rock does not propose any impervious area; hence a pond expansion is not necessary.

3. Open Space requirements would not allow proposed RV use.

I reviewed the City of Palmetto Zoning Code and did not find any requirements relative to open space for this site which is zoned CG. I found the front, side and rear yard setback requirements on page 2670, which we have adhered to in our layout. The only other reference to "Screening of open storage" was on pages 2675 and 2676 in Section 6.6, which we have also complied with.

Please provide specifics that demonstrate "open space requirements would not allow proposed RV use".

4. Proposed RV use does not allow for turning radii within the area and access is too narrow for RV's.

The drive aisles are not designed to satisfy turning radii for the RV's as though the drive aisles were a thoroughfare roadway, since is expected that the RV's can be backed up in these low traffic areas to accomplish turning movements. The entire area is proposed to be crushed rock, so the drive aisles will not be delineated (they are just shown for illustrative purposes on the plan), and you can drive outside of them in the continuous crushed rock area to improve maneuverability.

5. Where is the easement for cross access located on the NW corner of proposed RV use?

I don't understand what type of cross access you are referring to. There will be no proposed cross access between this site and the site to the north (owned

by others) since the storage area needs to be enclosed and secured. There was no proposed cross access between these in the prior approval.

6. **The back five spaces on the NW corner designated for RV parking would be difficult to access.**

Please think of this site in terms of storage (where the vehicles are parked and left in place for a considerable length of time), not as though it were a retail site where traffic comes and goes frequently and must move quickly through a highly trafficked area.

7. **Reduction of pervious surface, decrease in retention pond requirement, and increase in impervious surface requires SWFWMD approval.**

SWFWMD and Manatee County acknowledge crushed rock as a pervious surface; hence, SWFWMD approval is not required. I have been through this fairly recently on industrial parks in Manatee County.

8. **Proposed use of crushed shell or rock does not meet City of Palmetto Code of ordinances. According to City Code, only concrete, asphalt, or paver bricks are allowed as impervious surface material.**

We are not proposing shell, since Bob Schmitt indicated in my conversations with him prior to my submittal of this plan that shell is "not dustless". Bob mentioned that the City has allowed the use of #57 crushed rock on other sites, which is considered dustless. I also mentioned to him that it is considered pervious by SWFWMD and Manatee County. Please provide a particular reference in the Code that demonstrates crushed rock is not allowed; I searched for such a reference and could not find one. The Code actually does not state shell cannot be used, but as a matter of compromise, we eliminated that from consideration since Bob preferred something dustless.

9. **Previous expansion proposal reflected an extension of the two northernmost buildings. The northernmost building of the two was proposed to be extended an additional 175 feet. The southernmost building of the two was proposed to be expanded an additional 145 feet.**

Acknowledged. The Owner no longer wants to proceed with that plan.

10. **Previous expansion proposal reflected an extension of the retention pond by an additional 0.3 acres (see attached image).**

As discussed above in response to comment 2, since we are not increasing the proposed impervious area with this use, the pond does not need to be

expanded. The previous use proposed an increase in the impervious area, thereby requiring an expansion of the retention pond.



Lincoln Associates Civil Engineering Group, Inc.

RECEIVED

MAR 14 2008

City of Palmetto
Planning Department

March 13, 2008

Robert Schmidt, City Planner
City of Palmetto Planning Department
600 17th Street West
Palmetto, FL 34221

**RE: DEVELOPMENT REVIEW COMMENTS
SPACEBOX @ PALMETTO
City Project No: 05434
LA Civil Project No.: 146-004.200**

Dear Mr. Schmidt:

For your convenience the comments are in **bold** print and our responses in *italics*.

ENGINEERING (RICHARD CLARKE):

1. **Copy of SWFWMD approval must be provided prior to sign off.**

Response: Acknowledged, being pursued.

2. **Applicant must provide approval letter from NRRD prior to sign off.**

Response: Acknowledged, being pursued.

3. **Applicant must provide copies of FDEP submittals for potable water and sanitary sewer. Copy of FDEP approval must be provided prior to commencement of construction.**

Response: Acknowledged.

4. **Applicant must provide copies of electronic files prior to sign off.**

Response: Acknowledged.

5. **Engineer of Record must submit City of Palmetto standard certification letter prior to receipt of CO/TCO.**

Response: Acknowledged.

6. Dumpster location subject to City of Palmetto approval.

Response: Acknowledged.

7. Traffic statement indicates 62 vph during the PM peak hour. Therefore a traffic study will be required in accordance with Section 14, Appendix B of the Zoning Code, and the comprehensive plan. At such time as Unit 3 is developed, the cumulative impacts shall be evaluated.

Response: A traffic study is being prepared.

8. It is recommended that a drainage stub be provided for future Unit 3.

Response: The drainage stub has been added to the plans, however, any development connecting to the stub will require an independent SWFWMD Permit.

9. It is noted that the survey was prepared by Zoller, Najjar, and Shroyer. It is recommended that the City review the surveys using their own personnel.

Response: Informatively acknowledged.

10. Copies of the application package were not provided to this reviewer, therefore no comments are provided.

Response: Acknowledged. It is, however, our understanding that the application is on file at your office.

11. A copy of the FDOT driveway permit must be provided to the City.

Response: Acknowledged, being pursued.

12. Provide a plan for security of the dump station site to preclude dumping of prohibited materials.

Response: The owner is providing the city the appropriate documents independent of this submittal to clarify this matter.

13. Provide bollards between the above-ground water appurtenances and the driveway.

Response: Bollards have been provided as requested.

14. The lift station design calculations indicate a concrete wet well and drawing LSP indicates fiberglass. Please clarify, and also provide details of the emergency pump down facility.

Response: The lift station will include a pre-engineered fiberglass wet-well, not concrete. The buoyancy calculations should be disregarded. The lift station sheet proposes the necessary concrete collar to counter-balance buoyant forces.

PLANNING (KEN HAWKINS):

1. **On cover sheet the surrounding zoning codes to the North, East, and West parcels are county unincorporated zones, please add county zoning codes for these parcels. Please add the same codes to surrounding parcels on the site plan.**

Response: All surrounding properties show zoning designations on the Site Plans.

2. **Handicapped Parking spaces need to have signs, please add the signs to the site plan.**

Response: Sign symbols have been added.

3. **On the landscape plan please add a note stating that no trees were removed from the site.**

Response: The subject note has been added.

4. **What effect, if any, does the proposed plan have on the previously recorded condominium plat?**

Response: The owner and his attorney will respond to this issue independent of this submittal.

5. **On cover sheet the notes indicate there are two (2) phases. Please depict the two phases on the plans with each phase being self-sufficient.**

Response: The cover sheet has been corrected to state that the project will be constructed in one (1) phase.

6. **On cover sheet calculations only show percentage of pervious area. Please show calculations for Open Space beyond the pervious surface.**

Response: The pervious area has been further subdivided into pond, buffer, and open space.

7. **Please add a 5 foot wide sidewalk along US 301.**

Response: The pervious plan was approved with no sidewalk along US 301. Since no sidewalks exist today in this rural FDOT R/W between industrial uses and the CSX R/R, we ask that this requirement be reconsidered.

STORMWATER / UTILITIES (MATTHEW BLOOME / DUANE KINN):

1. **Please provide the method in which you are going to monitor the dump station so that no one could empty any Hazardous material, i.e. (paints, chemicals, solvents, oil, grease,ect.)**

Response: The owner is providing the City with documentation independent of this submittal to address this issue.

Spacebox @ Palmetto
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To supplement our responses, we have attached the following items:

- **(9) Sets of Construction Plans**

If you have any questions or comments regarding the above referenced material, please give me a call.
As always we look forward to your approval.

Sincerely,
LA Civil

Scott Lincoln, PE
President

CC:

Palmetto Development Review Committee Meeting

SIGN-IN SHEET

3-26-08

STAFF

Name	Present	Name	Present
Chris Lukowiak		Bob Schmitt	P
Frank Woodard	★	Van Brown	
Dick Clarke	RPC	Darrell Riker	
Duane Kinn	DK	Sgt. Scott Tyler	
Roger Titus		Matt Bloome	MB
Geoff Seger		Ken Hawkins	

OTHERS PRESENT

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