

City of Palmetto  
Development Review Committee  
Meeting Minutes  
June 11, 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, NRRFD Inspector  
Linda Butler, Planning Tech.

Meeting started at 9:00 am

**ORDER OF BUSINESS:**

1. Discussion/Distribution of Plan:
  - a. Resubmittal of request for TC/O Schott mini-Storage (05-437)
    - Team inspection scheduled Thursday, June 19, 2008 @ 9am.
    - At this time NRRFD have no issues, but will double check file to be sure
    - Per NRRFD the structure is built to fire standards
  
  - b. T-Mobile (CU 0804)
    - There will be no stormwater/sewer issues with this CU
    - Will it have a generator, if so where will it be stored, where will the fuel be stored?
    - Approval was received from Homeowner Association
    - Applicant will come before the DRC on June 25, 2008
  
  - c. Sanctuary Cove Final Plat (05-443F)
    - Go before City Commission on June 16, 2008
    - To be placed in file, County agreed to maintain drainage ditch and agreed with the width
    - NRRFD, Mr. Riker is not comfortable with fire flow, the process and procedure has been explained to Linda Svenson and Woodruff & Sons

2. Comments Due

a. C&D Migrant Housing (Construction Plans 1<sup>st</sup> Submittal) (08-579)

- Invite Andy Allison to the June 25, 2008 DRC meeting to discuss plans
- Will need a 24 ft drive isle
- Providing the building remain a State licensed migrant housing building, it will not need a sprinkler system per NFRD
- Driveway is in bad shape
- Per Duane, he will need a 20 ft rear yard setback for sewer, at this time the site does not meet the 20 ft rear yard setback.
- There will be 4 tree replacement

3. Pre-application Meetings:

a. Andy Norgart and Robb Lee, Richmond American @ 10:00 am River Walk East –(#04-386)

- Per Andy, the bacterial test (bac-t) was performed and has been given clearance by the health department
- DRC suggested the applicant should consider barricading the entrance of the front and both sides
- Applicant will flush the system, re-perform the BAC-T test, resubmit and flush every 30 days thereafter
- Both ponds has to be maintained
- Don't pull filter fabric at this time
- Sewer system smoke test to be performed, please notify NFRD morning of test
- Matt needs easement to be able to maintain ditch, easement is not depicted on plat
- Lot 11, a 25 by 40 easement (manhole) is not recorded, no O.R., book or page number

b. Dave Bartlett with Florida Engineering @ 10:30, Sanctuary Cove

- Plans submitted (1<sup>st</sup> submittal)
- Dumpster will have concrete paving
- Sales Center, no safe way to connect to sidewalk
- Reviewed all items on the plan requirement

4. Plan Sign Off Review

a. MCAT Transit Station (06-499)

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

5. Team Inspection

None

6. New Business

Jim Amerson is planning on constructing a building on the site that the yellow house sits on and will be occupied by Bible Baptist Church as one of the tenants. The yellow house will remain onsite.

7. Old Business

a. Pullen Estates GDP (04-431)

- Brian Cale is scheduled for the June 25, 2008 DRC meeting.

b. Palmetto Town Center FSP (07-574)

- Need development agreement

c. Spacebox @ Palmetto (05-434)

- Need formal submittal
- NRRFD have not approved, issue with hydrant distance, one hydrant was not showing on plans
- Per NRRFD, assign 1 address and give building numbers to each building
- Monitoring of the dump station; per client, station will have a locking cap and video surveillance. Rental agreement contains language that prohibits occupant from storing any substance or material classified as

hazardous, toxic, controlled or illegal. Occupant agrees that the dump station is for the sole use of occupants of the self storage facility.

- Inquired about securing driving range credit
- Need input on impact fee
- Provide Traffic Study
- Development Agreement will be ready soon.

4. Adjourned: 11:30 a.m.