

City of Palmetto
Staff Development Review
Meeting Minutes
September 27, 2011

PRESENT

1. Allen Tusing, Public Works Director
2. Geoff Seger, Deputy Director of Parks
3. Scott Martin, Superintendent of Utilities
4. John Foley LFK
5. Lorraine Lyn, City Planner
6. Neal Mazzei, Building Official
7. Ron Cales, Fire Marshall, NRPD
8. Matt Bloome, Stormwater
9. Linda Butler, Planning Tech

Tom McCollum, ZNS

Jeb Mulock, ZNS

Mike Ferdinand, ZNS

Thomas Walter, Parker Walter Group

Armando Hernandez, AW Solutions, Inc. (NextG Networks)

Tim McCullough, AW Solutions, Inc (NextG Network)

ORDER OF BUSINESS:

1. **DISCUSSION:**

- a. Pegal Point Mobile Home Park (MHP), 327 3rd Ave Dr. W.
Mr. Mulock, ZNS outlined the proposed project which consists of the following:
 - Add 4 mobile homes
 - Reconstruct 630 s.f. of 2 existing docks (985 s.f.)
 - Proposed docks (280 s.f.)
 - 1 proposed floating dock (30 s.f.)/kayak launch
 - Dredging area 8000 s.f. ±
 - Proposed 6' vinyl fence between MH 3 and picnic tables
 - Proposed picnic table/grills
 - Total dock area after construction – 940 s.f.

Mr. Mulock stated he had talked to DEP. Utilities are already in place.

The lots will meet lot size requirement and set-backs.

Staff also discussed the following;

- The water depth, which ranges from 0.5 ft to about 3 ft at high tide
- Fire protection/hydrants- there are 2 hydrants, 1 on the new line and 1 on the old. Can also have a dry hydrant
- Rental versus ownership of the new mobile homes – the homes will be rental. These homes and improvement will be an extension of Pegal Point MHP
- Boat Docks – will be used on an as needed basis and cannot be public. Will be an enhancement for the community
- Density – equals 10 units per acre
- PID (Parcel Identification Number)– prefer to have 1 PID number for Pegal Point MHP
- Property Owner – currently under same ownership as MHP
- Final Site plan needs to be submitted and include everything submitted to DEP
- Install No Parking signs along 3rd Avenue Drive which is 24' north of 3rd Street Drive W then narrows south of 3rd Street Drive W.
- Size of mobile homes – have not been determined at this time
- Trees – Austria Pines will be removed. Mr. Tusing stated that if trees are shown on the site plan, no permits are needed to remove them.

- b.** Proposal for 612 10th St E (former Sonic site), Thomas Walter, Parker Walker Group, Inc.

Mr. Walter stated he is representing a franchise that is proposing a Dunkin Donuts store on the former Sonics site and would like to move forward as soon as possible. The following issues were discussed:

- The location is an existing site with all the civil engineering work already in place
- Utilities are in place
- The revised Site Plan will include a drive-thru, dining area and a patio out front
- Will use the same access

- The existing pylon sign will remain but will be refaced. There will be new signage on the building and directional signage in the rear
- The building had not been designed at the time of this meeting
- The kitchen will be redesigned
- The angle parking will change but the number of parking spaces will remain (34 spaces)
- Per NRPD, the new use will not trigger any changes for fire requirements
- There has been discussion regarding joint use by Baskin Robbins Ice Cream
- Mr. Tusing stated - because this is an existing site, nothing major is being changed the applicant/representative only needs to submit a final site plan concurrent with the Building plans
- Mr. Walter said they would like to have the store opened by the beginning of 2012

c. Proposed cell phone antennas in public R-O-W, Timothy McCullough, Armando Hernandez

Mr. Hernandez stated NextG is a next-generation communications company that provides telecommunication services to wireless operators via fiber optic lines connecting antennas located on utility and/or street light poles to a central switching-like location, and from there, either back to another antenna or out to the public switched telephone network or internet. Visually unobtrusive, the equipment is small, concealed, and easy to install and maintain.

NextG is proposing a 48" antenna which sits on a pole located on 13th Street, west of 8th Avenue in Palmetto. Also proposed is the addition of fiber optic cable running south from another proposed pole on Bayshore Road (county), west on 17th Street, south on 8th Ave to the proposed pole on 13th Street and east on 12th Street, south on 3rd Ave to the existing tower at the corner of 8th Street W and 3rd Ave W.

Mr. Tusing inquired how Manatee County handles the antennas in the R-O-W. Mr. Hernandez stated they have not had a problem with Manatee County.

Mr. Rudacille requested information on the right to be in the R-O-W.

Mr. Tusing asked what is the target date for getting started. Mr. Hernandez stated they want to get started sometime in October and operational by April, 2012. Mr. Hernandez also stated they will have someone to locate and collect FDOT R-O-W maps and utility maps.

Ms. Lyn asked whether the neighbors in the area in which the service is being installed will be notified. Mr. Hernandez stated that they have notified property owners within a 150 ft radius at another location.

Mr. Tusing stated the conduit and fiber optic can be done under the R-O-W Use Permit. The antennas will have to be reviewed by the legal counsel.

Mr. Hernandez asked if 1 permit can be pulled for all locations. Mr. Tusing stated yes, but FDOT permits will still be required.

2. **COMMENTS DUE**

None

3. **TEAM INSPECTION**

None

4. **NEW BUSINESS**

None

5. **OLD BUSINESS**

Ms. Lyn requested stipulations or guidelines for Farm Workers housing and reviewed some of the recommendations by other staff and residents. They are as follows:

All farm labor camps within the City shall comply with the following requirements:

1. Prior to granting an Occupational License, the Building Department shall:
 - Inspect all farm labor camps for compliance with the current Department of Health (DOH) guidelines, at a minimum. In addition, smoke detectors shall be required in and adjacent to sleeping areas and GFCI (ground fault circuit interrupter) outlets shall be required in all kitchens, bathrooms and outside outlets in accordance with the National Electrical Code (NEC).
 - Obtain the name, office, address and phone number(s) of the property manager responsible for maintaining the premises (structures and grounds).
2. When a farm labor camp abuts an existing residential use:
 - Screening shall consist of a 6 foot high opaque fence or wall along the boundary/ies of the farm labor camp and the residential use/s;
 - There shall be no parking of commercial vehicles and/or busses on the farm labor camp site.
3. All vehicles on site must be operable and display a current registration tag.
4. Clothes lines for air drying laundry must be screened from public view.

6. **ADJOURN:** 11:30

