

TAB 7

Staff Report
Palmetto Town Center
Rezone/Conceptual/General Development Plan
Z-07-07/GDP-07-07

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: William L. Manfull
Heather Lee Cosgrove
Location: 916 4th Street West
Parcel Size: 1.93 acres
PID #s: 2747600050

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: COMC (Commercial Core)
Zoning: CC (Commercial Core)

REQUESTED LAND USE/ZONING CATEGORY:

Future Land Use: PD (Planned Development)
Zoning: PDMU (Planned Development Multi-Use)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:

Future Land Use

North: COMC (Commercial Core)
South: COMC (Commercial Core)
East: COMC (Commercial Core)
West: COMC (Commercial Core)

Zoning

North: CC (Commercial Core)
South: CC (Commercial Core)
East: CC (Commercial Core)
West: CC (Commercial Core)

SUMMARY:

Pursuant to Appendix B: the Zoning Code, Sec. 11.3(d), the property owner has requested an amendment to the zoning code and map.

Each rezoning must meet the requirements pursuant to Appendix B: the Zoning Code, Sec. 11.4(b):

- (1) The need and justification for the change:
The applicant intends to construct a mixed use project that incorporates 80 multi-family units, 21,840 square feet of commercial/office and a parking garage. The project embraces the concepts identified in the Downtown Design Guidelines.

- (2) The effect of the change, if any, on the particular property and on surrounding properties:
The project could have a positive effect on the downtown core. It is the first project proposed since the Downtown Design Guidelines (DDG) have been adopted. The site plan promotes the concept of mixed uses, pedestrian friendly access, and providing attainable housing downtown. The influx of new residents should initiate interest in commercial businesses that see the opportunity to serve the new residents. The applicant is promoting a series of multi-modal transportation concepts that will reduce traffic congestion in the downtown. With the concept of a hotel in the downtown core gaining momentum, the proposed residential units could provide an excellent opportunity for a work/live environment that could benefit existing commercial businesses as well.

- (3) The amount of underdeveloped land in the general area and in the City having the same classification as that requested:
There is little undeveloped land in this area of the city. There is hope that redevelopment of the downtown core is promoted with the approval of this project. Several properties in close proximity are for sale. The success of this project could have a beneficial effect on the rest of the area.

- (4) The relationship of the proposed amendment to the purposes of the City Comprehensive Plan with appropriate consideration as to whether the proposed change will further the purposes of this code and the comprehensive plan.
The Land Development Code and Downtown Design Guidelines both allow higher densities, land use intensities and mixed use projects in the downtown core. The subject property is located in the Midtown area as defined in the DDG and, therefore, qualifies for 35 units per acre and a floor area ratio of 5.0. The proposed attainable housing allows the applicant to request a density bonus of up to 25%. The project is proposed to be developed at a density of 41.5 units per acre. The applicant has justified the density bonus and staff supports the request for the increase. All of the units are proposed to be sold below the \$201,600 threshold for attainable housing. The applicant also proposes an incentive based program for certain qualified residents to additionally reduce the housing costs. The applicant will

address those incentives in his presentation.

The project is proposed to be built well below the maximum Floor Area Ratio (FAR) at 1.18.

The project is proposed to be phased as follows:

Phase I: One (1) three story building with first floor 2,520 s.f. retail/office uses and two floors of 4 residential units per floor – 8 units total.

Phase II: Same as Phase I

Phase III: One (1) five story building with first floor 4,200 s.f. retail/office uses and four floors of residential units per floor – 16 units total.

Phase IV: Same as Phase III, including construction of a parking garage. At this point, the project parking need creates the necessity for the garage. The applicant has agreed to donate the land for the garage to the City of Palmetto for municipal parking. The garage may provide up to 400 parking spaces. Less than half of the spaces are needed for the residential portion of the project. The remainder of the spaces could be used for the projects retail/office users along with surrounding businesses. The applicant is working with staff to agree to the terms of and costs associated with this aspect of the project. Any future agreement will need to be presented at a later date.

Phase V: Same as Phase III.

Phase VI: Same as Phases III and V.

The applicant has requested that the project be phased as proposed and constructed in response to market conditions.

Below is an assessment of other applicable policies of the Comprehensive Plan in analysis of both the Comprehensive plan Amendment and Rezone:

1.0 FUTURE LAND USE

Topography, Soil Conditions and the Availability of Facilities and Services

Policy 1.1.3: Availability of public facilities and services shall be concurrent with the impacts of new development and shall meet established level of service standards. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)3.]

Adequate public facilities exist in the vicinity of the project. Some upgrades will be necessary to the age of the surrounding infrastructure. Details will need to be worked into a development agreement to be presented at a later date.

Policy 1.1.4: New development shall be permitted only where adequate drainage and storm water management, open space and traffic flow and parking are provided. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)4.]

The site has historically been improved with impervious surfaces. The applicant needs SWFWMD approval prior to the approval of construction plans for each phase. It is anticipated that stormwater retention can be provided in connection with the parking garage ramps after the commencement of Phase IV.

Community Redevelopment Area [9J-5.006(3)(b)2.]

Policy 1.2.4: The City shall discourage duplication of the functions of the Commercial Core by avoiding rezoning which permits commercial development or high-density residential development outside the Community Redevelopment Area. **This project is located within the CRA area and promotes its goals.**

2.0 TRANSPORTATION ELEMENT

Level of Service

Policy 2.1.1: The level of service standard for collector and arterial roadways in the City shall be LOS "D", peak hour.

No traffic study has been submitted at this time. The applicant has deferred his request for a Certificate of Level of Service for traffic. When the trip generation rate hits 50 trips for the project, a traffic study will be required. As mentioned, the applicant is proposing a multi-modal element to his plan and will address this in his presentation.

Staff concurs that the nature of the request will result in a project that provides pedestrian opportunities that reduce traffic. The roads in the downtown core are constrained and beneficial for traffic calming. The plans identify the redesign of 10th Avenue West to provide angled parking on both sides of the street along with crosswalks and benches to promote pedestrian activity. These improvements too will require participation by the City and the formulation of a development agreement to define construction responsibility and associated costs.

4.0 SANITARY SEWER

Reclaimed Water Use

Policy 4.3.1: Require the use of reclaimed water to irrigate recreational, agricultural and future development.

The site will be served with reclaimed water. Landscaping associated with the

proposed project will utilize reclaimed water for irrigation.

Policy 4.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

Details will be provided with the project construction plans.

6.0 STORM WATER MANAGEMENT

Surface Water

Objective 6.3: To ensure that the quality of surface water within the City is maintained and, where unacceptable, improved.

- Appropriate on-site retention or detention in accordance with adopted local and state regulations including filtration, infiltration, establishment of littoral zones in wetland areas and the use of grassy areas for filtration;
- Protection of wetlands and environmentally sensitive areas; and
- Management and protection of the quantity, timing and quality of water releases and discharges.

Stormwater management plan will be required with the construction plans for the project.

7.0 POTABLE WATER

Maximize Existing Facilities

Objective 7.2: The City shall require that existing and new development maximizes the use of existing potable water facilities.

There is a 10" waterline on 10th Avenue West that needs to be replaced. The details will be presented in a development agreement at a later date.

Policy 7.2.1: The City shall require the use of low-volume plumbing fixtures for all new construction in accordance with the requirements of the most recently adopted Standard Plumbing Code.

Low-volume fixtures will be used in the project.

Policy 7.2.2: The City shall continue to encourage the use of xeriscape in all landscaping projects.

Future landscaping should incorporate xeriscaping.

Policy 7.2.3: Where lines are available, the City shall require new development and redevelopment to connect to the reclaimed water system.

The site will be served with reclaimed water. Landscaping associated with the proposed project will utilize reclaimed water for irrigation.

CONSISTENCY WITH THE DOWNTOWN DESIGN GUIDELINE

Staff has reviewed the initial building elevations and provided comments to the consistencies and inconsistencies of the building design with respect to the Downtown Design Guideline. The revisions to the elevations are not yet available. The applicant has requested time to address this issue in his presentation.

STAFF RECOMMENDATION:

The applicant is applying for a Rezone and General Development Plan. Both applications are necessary in order to take advantage of the incentives provided for increased densities, land use intensities and a mix of uses. The project provides the opportunity to start a trend of new development downtown designed to attract people, improve commerce, and create an urban environment with vitality. The applicant proposes several concepts that are extraordinary in forethought. The City of Palmetto could be the beneficiary of these innovative ideas. With the previous uses and history of the subject property being less than desirable for downtown, the potential benefits appear to be worth the risk. As such, staff recommends approval of these requests.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board recommended **APPROVAL WITH CONDITIONS** as described in the attached ordinance. In addition, the P&Z Board has requested that the applicant provide new architectural elevations to be reviewed at their next meeting on March 10, 2008.

CITY COMMISSION

The City Commission shall **APPROVE, APPROVE WITH CONDITIONS** or **DENY** the proposed Zoning Atlas Amendment and Conceptual General Development Plan.

**CITY OF PALMETTO
ORDINANCE NO. 08-962**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AMENDMENT TO ORDINANCE NO. 387, THE ZONING ORDINANCE OF THE CITY OF PALMETTO, TO CHANGE THE ZONING OF THE PROPERTY DESCRIBED HEREIN FROM CC – COMMERCIAL CORE TO PDMU – PLANNED DEVELOPMENT MULTI USE; APPROVING A CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR A MULTI USE PROJECT DEPICTING 80 MULTI FAMILY UNITS, 21,840 SQUARE FEET OF COMMERCIAL/OFFICE, AND A PARKING GARAGE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (Z-07-07/GDP-07-07), William L. Manfull & Heather Lee Cosgrove, PID #2747600050, approximately 1.93 acres).

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and,

WHEREAS, Chapter 166, Florida Statutes, the “Municipal Home Rule Powers Act,” implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and,

WHEREAS, said Comprehensive Plan Amendment requires a change of zoning to conform to the zoning categories established in the City of Palmetto Code of Ordinances; and,

WHEREAS, the owner of the property described in **Exhibit A** has submitted a request for approval of a Conceptual/General development plan depicting 80 multi family units, 21,840 square feet of commercial/office and a parking garage in connection with said change in zoning; and

WHEREAS, the City's Planning and Zoning Board held a hearing on January 14, 2008 after providing proper public notice; and,

WHEREAS, the City Commission has considered the recommendation of the Planning and Zoning Board; and,

WHEREAS, the City Commission held a public hearing on March 17, 2008 regarding said proposed change of zoning and proposed Conceptual/General Development Plan, after providing proper public notice; and,

WHEREAS, the City Commission has determined that it is necessary, desirable and in the best interest of the citizens of the City, in order to protect the public health, safety, and welfare, to adopt this Ordinance.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the City Commission of the City of Palmetto, Florida, as follows:

Section 1. Findings of Fact.

- A. The above-referenced "WHEREAS" clauses are adopted herein as findings of fact.
- B. The Planning and Zoning Board, acting as the Local Planning Agency, has recommended approval of the proposed Zoning Atlas Amendment and Conceptual/General Development Plan. A copy of said Plan is attached hereto and incorporated herein as **Exhibit B**.
- C. The proposed Zoning Atlas Amendment, and Conceptual/General Development Plan are consistent with the City of Palmetto's Comprehensive Plan.
- D. The proposed Zoning Atlas Amendment and Conceptual/General Development Plan are compatible with adjacent land uses and comply with all pertinent provisions of the City of Palmetto's Zoning Code.

Section 2. Zoning Amendment. The zoning for the real property described in **Exhibit A** is hereby changed from CC – Commercial core to PDMU – Planned Development Multi-Use.

Section 3. GDP Approval. The submitted Conceptual/General Development Plan, a copy of which is attached hereto and incorporated herein as **Exhibit B**, is hereby approved with the following stipulations:

- A. Construction drawings must be submitted and approved by the City.
- B. No Certificate of Occupancy shall be issued for any units within the Project unless and until all applicable requirements of Chapter 17, Article III, Division 1, Sections 17-47 through 17-97 of the City of Palmetto Code of Ordinances, pertaining to the provision of attainable housing, have been satisfied.
- C. Approved variances for the lands within this Conceptual/General Development Plan shall be as set forth on **Exhibit B**.
- D. Setbacks shall be as described on the approved Conceptual/General Development Plan as further set forth on **Exhibit B**.
- E. Development must be consistent with the Downtown Design Guidelines.

Section 4. Repeal Of Ordinance. This Ordinance hereby repeals all ordinances and parts of ordinances in conflict herewith to the extent of such conflict.

Section 5. Severability. It is the intent of this Ordinance to comply with all applicable law and constitutional requirements. If any provision, paragraph or section of this Ordinance or the standards and codes adopted hereby, shall be determined by a court of competent jurisdiction to be inapplicable, illegal, unenforceable or unconstitutional, then to that

extent such provisions or portions shall be deemed null and void, but the remaining provisions of this Ordinance shall be in full force and effect as applicable.

Section 6. **Effective Date.** This Ordinance shall take effect as provided for by law and by City Charter, Section 14, upon execution by the Mayor or, if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

PASSED AND DULY ADOPTED, by the City Commission, in open session, with a quorum present and voting, this 17th day of March, 2008

First Reading: March 3, 2008
Publication: March 2, 2008
Second Reading and
Public Hearing: March 17, 2008

CITY OF PALMETTO, FLORIDA, BY
AND THROUGH THE CITY
COMMISSION OF THE CITY OF
PALMETTO

By: _____
LAWRENCE E. BUSTLE, JR., MAYOR

ATTEST: James R. Freeman,
 City Clerk

By: _____
City Clerk/Deputy Clerk

EXHIBIT A

Legal Description

DESCRIPTION: (ORB 2191, PAGE 5274)

PARCELS I AND II: FROM THE NORTHWEST CORNER OF LOT 2, BLOCK "F" OF LAMB'S FRACTIONAL SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 164 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; GO N89°59'47"E, A DISTANCE OF 100.00 FEET TO A NAIL & DISK (#3637), SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS OF SAM CORNWELL, DESCRIBED IN OFFICIAL RECORDS BOOK 1007, PAGE 3300, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE N89°59'47"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 5th STREET A DISTANCE OF 152.91 FEET TO A NAIL & DISK (#3637) SET AT THE NORTHWEST CORNER OF THAT PARCEL OF LAND OWNED BY GROWERS HARDWARE CO. AS DESCRIBED IN OFFICIAL RECORDS BOOK 335, PAGE 50 (*), OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST AND SOUTH LINE OF SAID PARCEL, TWO COURSES VIZ: S00°03'31"W, A DISTANCE OF 199.57 FEET TO A POINT 0.15 FEET SOUTH OF AN IRON PIPE FOUND; THENCE N89°56'02"E, A DISTANCE OF 59.71 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE LANDS OF JOSEPH W. SNYDER & WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 817, PAGE 452, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE LANDS OF SNYDER AND THE WEST LINE OF DONALD G. WEDGE & WIFE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 354, PAGE 2, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, S00°03'01"W, A DISTANCE OF 94.82 FEET TO AN IRON PIPE FOUND; THENCE ALONG THE SOUTH AND WEST LINE OF "WEDGE" AFORESAID TWO COURSES VIZ: S89°02'30"E, A DISTANCE OF 28.08 FEET TO AN IRON PIPE FOUND; THENCE S00°10'16"W, A DISTANCE OF 104.62 FEET TO A NAIL & DISK (#3637) ON THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET; THENCE S89°59'02"W, ALONG THE NORTH RIGHT-OF-WAY OF 4TH STREET A DISTANCE OF 222.13 FEET TO A NAIL & DISK (#3637) SET AT THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1006, PAGE 1966, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST AND NORTH LINES OF SAID PARCEL, FOUR COURSES VIZ: N00°06'04"W, A DISTANCE OF 89.00 FEET TO AN IRON ROD SET (#LB 3790); THENCE S89°58'58"W, A DISTANCE OF 2.33 FEET TO AN IRON ROD SET (CAP #LB 3790); THENCE N00°06'04"W, A DISTANCE OF 43.00 FEET TO AN IRON ROD SET (CAP #LB 3790); THENCE S89°59'02"W, A DISTANCE OF 15.00 FEET TO AN IRON ROD SET (CAP #LB 3790) ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN MORTGAGE BOOK 191, PAGE 539, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL, TWO COURSES VIZ: N00°06'04"W, A DISTANCE OF 27.79 FEET TO AN IRON ROD SET (CAP #LB 3790); THENCE S89°59'20"W, A DISTANCE OF 84.92 FEET TO AN IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY LINE OF 10TH AVENUE WEST; THENCE N00°06'04"W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 119.77 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE LANDS OF SAM CORNWELL, AFORESAID; THENCE ALONG THE SOUTH AND WEST LINES OF CORNWELL TWO COURSES VIZ: N89°45'09"E, A DISTANCE OF 85.00 FEET TO AN IRON PIPE FOUND; THENCE N00°06'04"W, A DISTANCE OF 119.57 FEET TO THE POINT OF BEGINNING.

PARCEL III:

THE WESTERLY 2.8 FEET OF THE NORTHERLY 199.57 FEET, LESS THE NORTHERLY 7.0 FEET OF THE PROPERTY, AND LESS THE SOUTHERLY 42.17 FEET OF THE

Ordinance No. 08-962

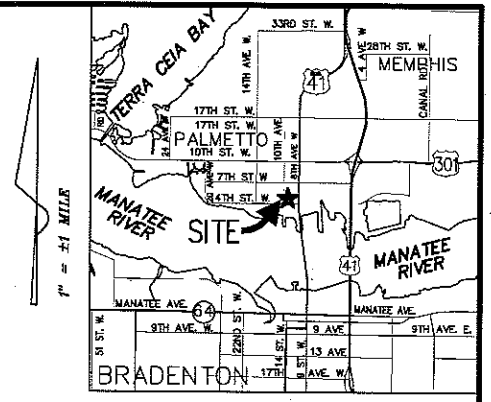
PROPERTY DESCRIBED IN OFFICIAL RECORDS 335, PAGE 450, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

(*) ERRONEOUS CALL FOR PAGE "50" IN DEED. SHOULD BE PAGE "450".

File Number: 2599
 Sheet Number: 1
 Job Number: 2599
 Sheet Title: GZP COVER SHEET
 Date: 2/27/2008 11:58:48 AM 8900

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GENERAL DEVELOPMENT PLAN	3
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VICINITY MAP

NOTES:

1. THE SITE IS CURRENTLY ZONED CC AND IS USED AS COMMERCIAL/RETAIL
2. THE SUBJECT LAND LIES IN ZONES "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 120156 0003 C, DATED 11/16/83.
3. THERE ARE NO KNOWN HISTORIC AREAS ON THIS SITE.
4. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
5. THERE ARE NO KNOWN WELLS LOCATED ON THIS SITE.
6. THERE ARE NO KNOWN PUBLIC USE AREAS ON THIS SITE.
7. INFRASTRUCTURE CONSTRUCTION WILL COMMENCE MARCH 2008 AND WILL BE COMPLETED MARCH 2008.
8. SOLID WASTE DISPOSAL WILL BE PROVIDED BY THE CITY OF PALMETTO VIA DUMPSTER SERVICE PICK-UP.
9. OPEN SPACE TO BE PRIVATELY MAINTAINED.

REZONE TO PD-MU WITH GENERAL DEVELOPMENT PLAN FOR PALMETTO TOWN CENTER

LEGAL DESCRIPTION:

DESCRIPTION: (ORB 2191, PAGE 5274)

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(*) ERRONEOUS CALL FOR PAGE "50" IN DEED. SHOULD BE PAGE "450".

LOCATED IN
 SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST
 CITY OF PALMETTO, FLORIDA
 EXISTING ZONING: CC, PROPOSED ZONING: PD-MU
 FUTURE LAND USE: COMC
 PROPOSED USE: PLANNED DEVELOPMENT

SITE DATA:

PROJECT AREA	1.93 AC.
NUMBER OF RESIDENTIAL UNITS	= 80
NUMBER OF COMMERCIAL/RETAIL UNITS	= 24
NUMBER OF TOTAL UNITS	= 104
DENSITY	= 41.45 RES. UNITS/ACRE
BUILDING AREA	= 87,360 S.F. (2.01 AC.)
F.A.R.	= 1.04
MAX. BUILDING HEIGHT	= 5 STORY
OPEN SPACE	= 0.30 AC., 15.3%
PARKING REQUIRED	= 232 SPACES
RESIDENTIAL (80 UNITS @ 2 SPACES/UNIT)	= 160 SPACES
COMMERCIAL/RETAIL (24 UNITS @ 3 SPACES/UNIT)	= 72 SPACES

DRC MEMBER	OK	SIGNATURE	DATE
DEPUTY DIRECTOR OF OPERATIONS			
CITY PLANNER			
FIRE MARSHALL			
CITY ENGINEER			
DRC COORDINATOR			
STIPULATIONS		YES	
		NO	
DIRECTOR OF PUBLIC WORKS		SIGNATURE	DATE

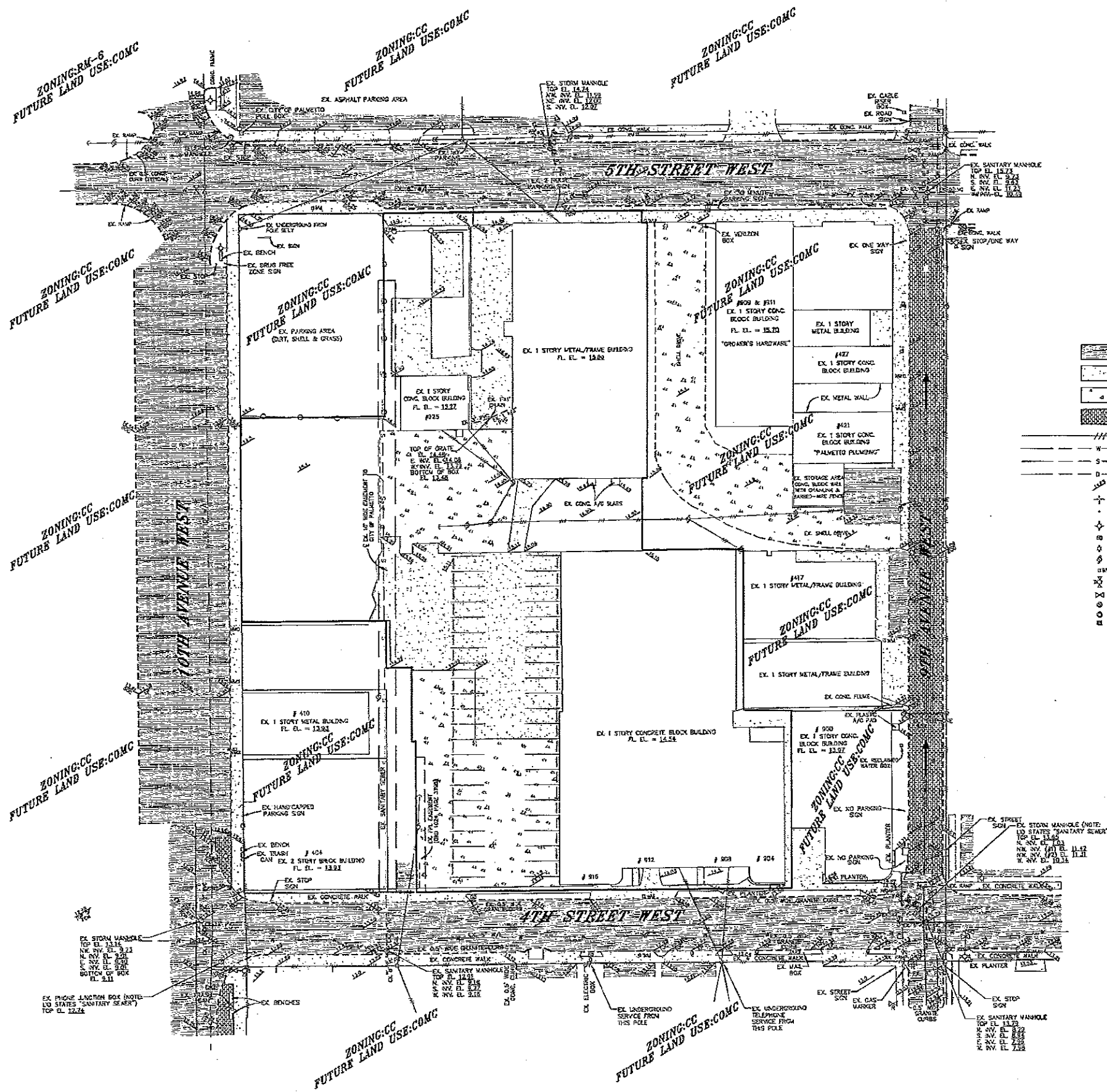
PREPARED BY:



926 14TH ST. W.
 BRADENTON, FL 34205
 TEL: (941) 708-5400

PREPARED FOR:
 WILLIAM & HEATHER MANFULL

Sheet No. 2
JOB NUMBER 2590
SHEET TITLE EXISTING CONDITIONS
DATE 8/27/07
SCALE 1" = 30'



- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - EXISTING CONCRETE
 - EXISTING SHELL
 - EXISTING PAVER BLOCKS
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER
 - EXISTING DRAINAGE LINE
 - EXISTING TREE (TYPE & SIZE AS NOTED)
 - EXISTING SIGN POST
 - EXISTING LIGHT POLE
 - EXISTING VERIZON VAULT
 - EXISTING CONCRETE UTILITY POLE
 - EXISTING WOOD UTILITY POLE
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - EXISTING VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING DRAINAGE JUNCTION BOX
 - EXISTING DRAINAGE GRATE INLET



U. ANDREW ALLISON
P.E. # 53866

AJ ALLISON
ENGINEERING

DESIGNED BY: U. ANDREW ALLISON
DATE: 8/27/07
JOB NO.: 2590
SCALE: 1" = 30'

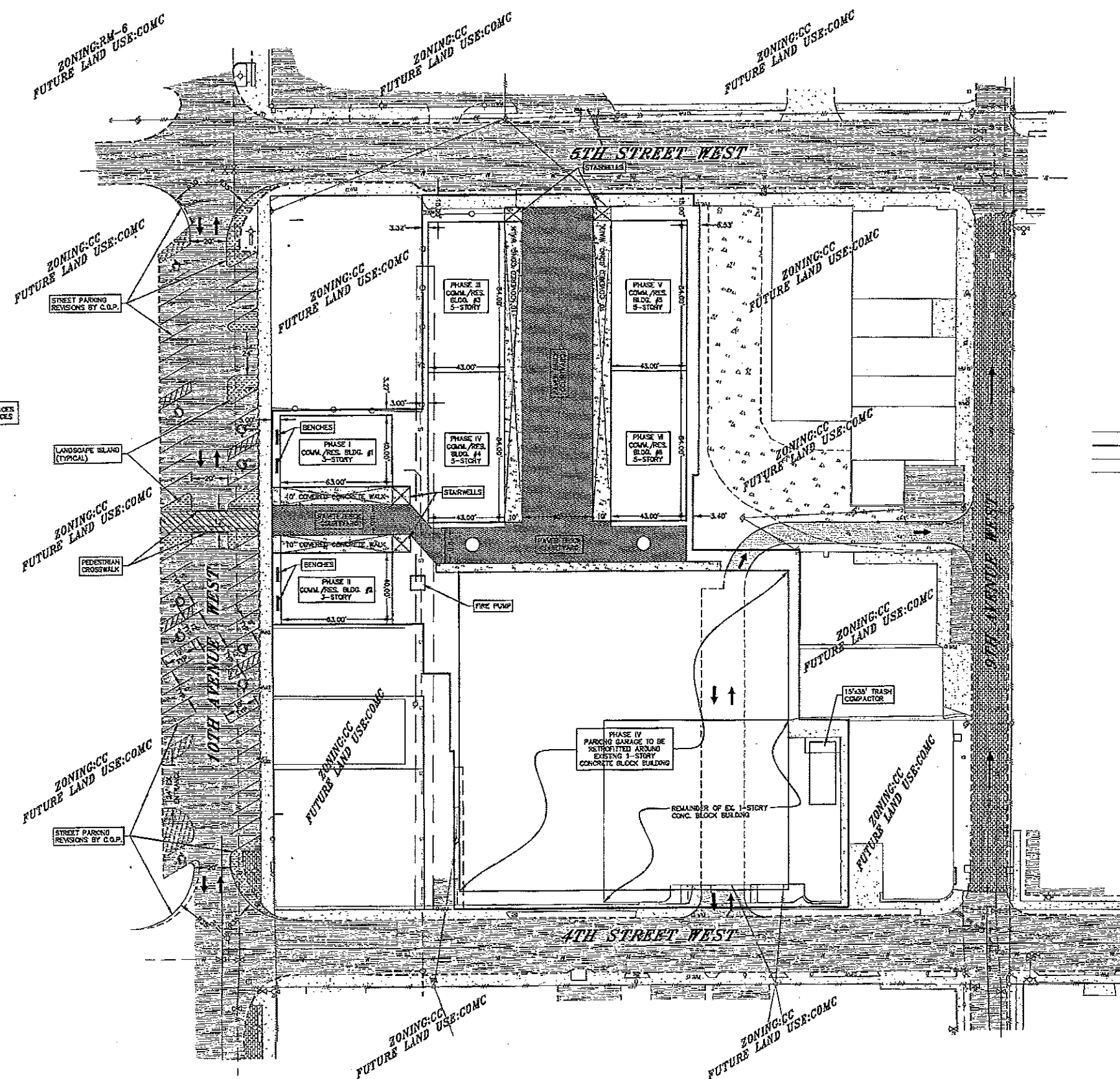
NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	

EXISTING CONDITIONS
FOR
PALMETTO TOWN CENTER
LOCATED IN SECTION 14, TOWNSHIP 34 S., RANGE 17 E.,
CITY OF PALMETTO, FLORIDA.

AJ

SHEET 2

SHEET TITLE: GENERAL DEVELOPMENT PLAN FOR PALMETTO TOWN CENTER
 SHEET NO.: 3
 JOB NUMBER: 2500
 DATE: 2/27/07
 SCALE: 1" = 30'
 DRAWN BY: M. ANDREW ALLISON
 CHECKED BY: M. ANDREW ALLISON
 DESIGNED BY: M. ANDREW ALLISON
 FILE NO.: 2500



EXISTING 10TH AVENUE WEST PARKING: 38 SPACES
 PROPOSED 10TH AVENUE WEST PARKING: 44 SPACES

- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - EXISTING CONCRETE
 - EXISTING SHELL
 - EXISTING PAVEMENT BRICKS
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER
 - EXISTING DRAINAGE LINE
 - EXISTING TREE (TYPE & SIZE AS NOTED)
 - EXISTING SIGN POST
 - EXISTING LIGHT POLE
 - EXISTING VERTICAL VAULT
 - EXISTING CONCRETE UTILITY POLE
 - EXISTING WOOD UTILITY POLE
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - EXISTING VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING DRAINAGE JUNCTION BOX
 - EXISTING DRAINAGE GRATE INLET
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED PAVEMENT BRICKS

BUILDING UNIT/S.F. TABULATION

BUILDING #	RESIDENTIAL UNITS	COMMERCIAL S.F.
1	0	2,520
2	18	3,612
3	18	3,612
4	18	3,612
5	18	3,612

M. ANDREW ALLISON
 PE # 53886

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 DATE: 2/27/07
 FILE NO.: 2500
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 SCALE: 1" = 30'
 DRAWN BY: M. ANDREW ALLISON
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 DESIGNED BY: M. ANDREW ALLISON

GENERAL DEVELOPMENT PLAN
 FOR
PALMETTO TOWN CENTER
 LOCATED IN
 SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST
 CITY OF PALMETTO, FLORIDA

ALLISON ENGINEERING

SHEET 3



M. ANDREW ALLISON
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AJ ALLISON
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USE THIS SHEET WITH DRAWING: PALMETTO TOWN CENTER PHASE I
DESIGNED: JMA DATE: 07/27/07
DRAWN: JMA JOB NO.: 289 SCALE: 1" = 20'

NO.	REVISIONS
1	
2	
3	
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7	

- EXISTING SANITARY VAULT
- EXISTING CONCRETE UTILITY POLE
- EXISTING WOOD UTILITY POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING DRAINAGE JUNCTION BOX
- EXISTING DRAINAGE WEIR INLET
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- EXISTING LIGHT POLE
- EXISTING VERIZON VAULT
- EXISTING CONCRETE UTILITY POLE
- EXISTING WOOD UTILITY POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING DRAINAGE JUNCTION BOX
- EXISTING DRAINAGE WEIR INLET
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT

AERIAL FOR
PALMETTO TOWN CENTER
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST
CITY OF PALMETTO, FLORIDA

AJ
SHEET 1

JOB NUMBER: 2392
 SHEET: F-3
 PROJECT: PHASING PLAN
 CONTRACTOR: [unreadable]
 19.2012.10.24.11 AM 8:56 AM
 ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF [unreadable] AND IS TO BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF [unreadable].

LEGEND	
[Symbol: Dotted pattern]	EXISTING ASPHALT PAVEMENT
[Symbol: Solid black]	EXISTING CONCRETE
[Symbol: Dashed pattern]	EXISTING SHELL
[Symbol: Horizontal lines]	EXISTING PAVER BRICKS
[Symbol: Parallel dashed lines]	EXISTING OVERHEAD UTILITY LINE
[Symbol: Single dashed line]	EXISTING WATERLINE
[Symbol: Dashed line with cross-ticks]	EXISTING SANITARY SEWER
[Symbol: Dashed line with dots]	EXISTING DRAINAGE LINE
[Symbol: Crosshair]	EXISTING TREE (TYPE & SIZE AS NOTED)
[Symbol: Square]	EXISTING SIGN POST
[Symbol: Diamond]	EXISTING LIGHT POLE
[Symbol: Circle]	EXISTING VERIZON VAULT
[Symbol: Circle with dot]	EXISTING CONCRETE UTILITY POLE
[Symbol: Circle with cross]	EXISTING WOOD UTILITY POLE
[Symbol: Circle with crosshair]	EXISTING WATER METER
[Symbol: Circle with X]	EXISTING FIRE HYDRANT
[Symbol: Circle with +]	EXISTING VALVE
[Symbol: Circle with dot and cross]	EXISTING SANITARY SEWER MANHOLE
[Symbol: Circle with X and dot]	EXISTING DRAINAGE JUNCTION BOX
[Symbol: Square with X]	EXISTING DRAINAGE GRATE INLET
[Symbol: Dotted pattern]	PROPOSED ASPHALT PAVEMENT
[Symbol: Solid black]	PROPOSED CONCRETE
[Symbol: Horizontal lines]	PROPOSED PAVER BRICKS



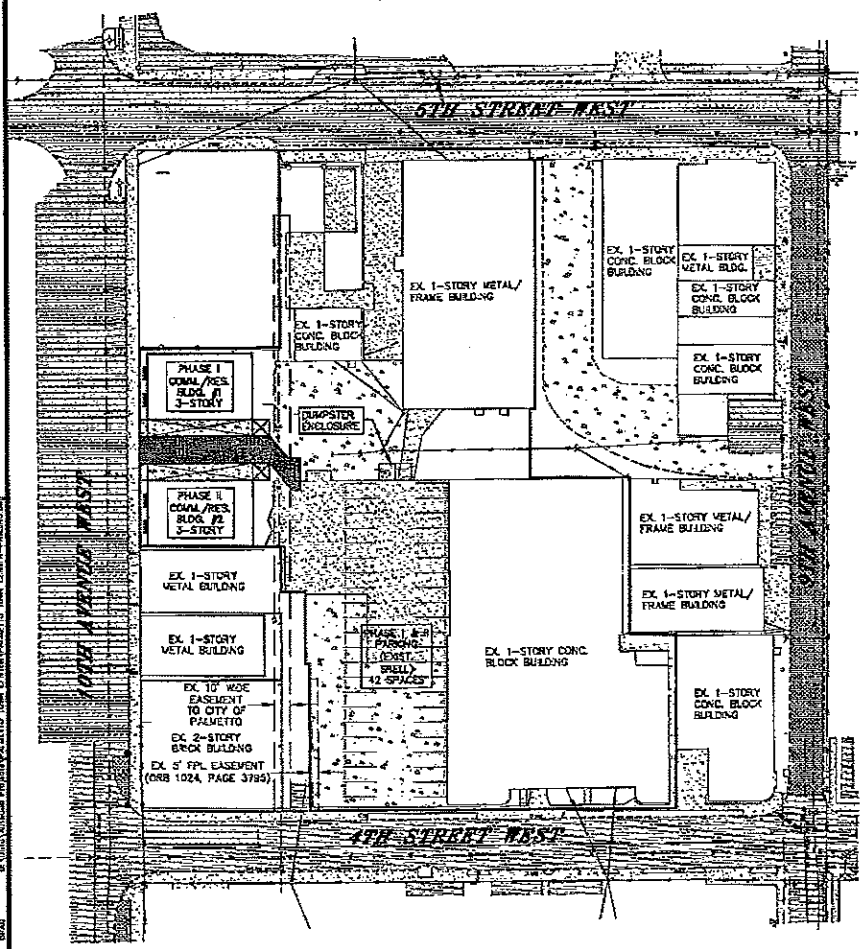
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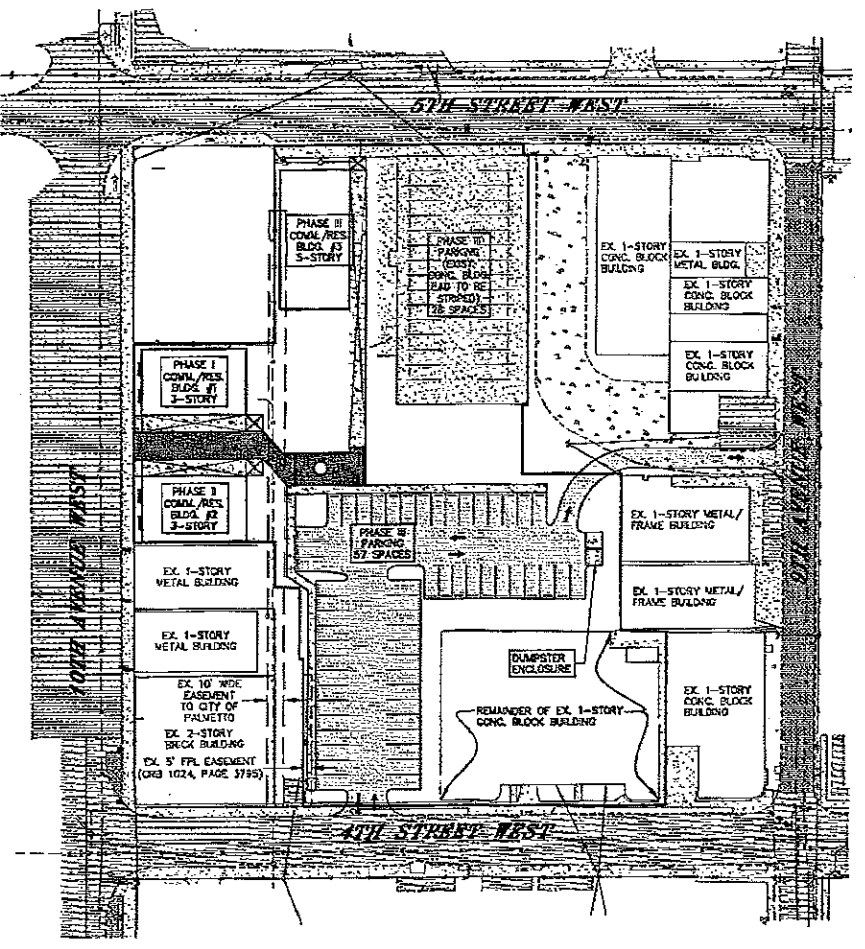
PHASE I & II
PHASE I & II PARKING

REQUIRED PARKING	
18 RESIDENTIAL UNITS @ 1 SPACE/UNIT	=18
5,040 COMMERCIAL S.F. @ 1 SPACE/200 S.F.	=25
TOTAL	=43
PROVIDED PARKING	=42



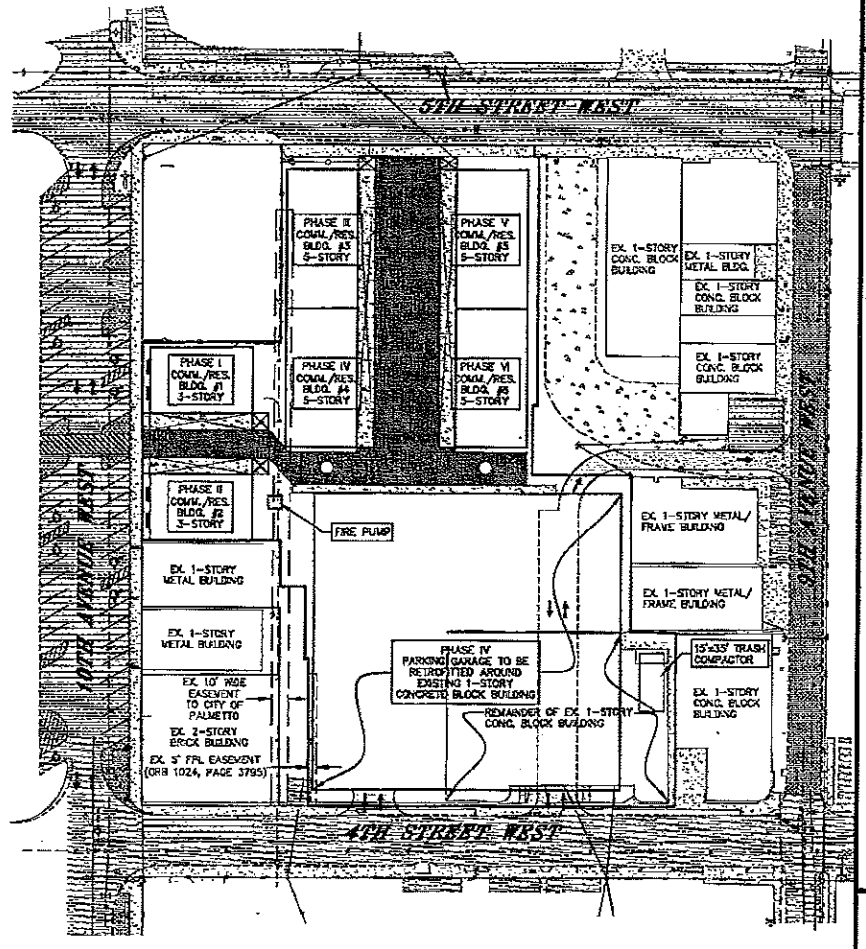
PHASE III
PHASE III PARKING

REQUIRED PARKING	
PHASES I & II	=42
PHASE III	
18 RESIDENTIAL UNITS @ 1 SPACE/UNIT	=18
4,500 COMMERCIAL S.F. @ 1 SPACE/200 S.F.	=23
TOTAL	=79
PROVIDED PARKING	=85



PHASE IV-VI
PHASE IV-VI PARKING

PARKING FOR PHASES IV-VI IS ANTICIPATED TO BE PROVIDED VIA A PARKING GARAGE LOCATED GENERALLY AS SHOWN.



NOTE: UNDERGROUND WATER FOR PHASES IV, V, & VI TO BE VIA UNDERGROUND SYSTEM. LOCATION TO BE DETERMINED.

NO.	DATE	DESCRIPTION
1		
2		
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7		

PHASING PLAN
 FOR
PALMETTO TOWN CENTER
 LOCATED IN
 SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST
 CITY OF PALMETTO, FLORIDA

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 ENGINEERING

SHEET: F-3