

TAB 16

Point Paper
Sanctuary Cove
Rezone & Amended General Development Plan

Ordinances 08-972, 08-973, 08-974

BACKGROUND:

The subject property is located north of the Manatee River, south of US 301, west of 25th Drive East and east of 15th Avenue Drive East. On September 10, 2005, a General Development Plan (GDP) for Sanctuary Cove was approved by the City Commission. In 2006, Sanctuary Development Partners, LLC requested the annexation of the 8.44 acre BOMA parcel and the 1.15 acre Rogers parcel, both adjacent to the Sanctuary Cove project. The annexation and comprehensive plan amendments for these parcels were approved by the City Commission. With the addition of these two parcels, a revised GDP is proposed that now includes the parcels in the overall plan. This General Development Plan provides for an increase in the total number of multifamily and single family units to 1,026. The total unit count remains below the originally approved unit count of 1,189. This is a request to rezone the BOMA and Rogers parcels from Manatee County zoning to Planned Development-Mixed Use and revise the Sanctuary Cove GDP.

NOTE: The final BOMA, Rogers and GDP ordinances were not approved by the City Attorney prior to being placed on the agenda. As a result, the City Attorney may recommend revisions to the ordinances or removal of these items from the agenda.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL WITH CONDITIONS** of the proposed rezone and Amended General Development Plan as designed with the stipulations listed in the three subject ordinances.

PLANNING AND ZONING BOARD RECOMMENDED APPROVAL WITH CONDITIONS (to be explained at the public hearing; see also below P&Z minutes).

1. Sanctuary Cove Amended Conceptual/General Development Plan GDP-05-03
2. BOMA Tract Rezone Z-08-02
3. Rogers Tract Rezone Z-08-03

Chair Jennings opened the Public Hearing for Items #3, Sanctuary Cove, #4, BOMA Tract, and #5, Rogers Tract.

Mr. Schmitt removed himself from the meeting. Mr. McCollum, ZNS, Presented a Power Point presentation on agenda items 3, 4 and 5 as related to the Staff Report.

Mr. Grimes and Mr. Vining gave an overview of the projects and received questions and comments.

Chair Jennings closed the Public Hearing.

Discussion ensued.

Regarding the boardwalk discussion, Mr. Lukowiak stated for the record “the proposed boardwalk” is pending Southwest Florida Water Management District (SWFWMD) approval.

Mr. Moore stated for the record, he saw this project come in and metamorphosis very early and it is marvelous what has been done, it just gets better and better. It is going to be an asset to Palmetto.

Chair Jennings called for a motion on each agenda item.

Item #3, Sanctuary Cove Amended Conceptual/General Development Plan (GDP-05-03) - MOTION: Mr. Burton moved and Mr. Ugarte seconded the motion to approve the Sanctuary Cove Amended Conceptual/General Development Plan (GDP-05-03). For the record Mr. Burton amended the motion to approve the Sanctuary Cove Amended Conceptual/General Development Plan (GDP-05-03) amending stipulation #3 of the Staff Report, adding the word “proposed” boardwalk and striking stipulation #6 which reads: All corner lots along Sanctuary Cove Way (Boulevard) shall maintain two front yard setbacks and two side yard setbacks. **MOTION CARRIED UNANIMOUSLY.**

Item #4, BOMA Tract Rezone (Z-08-02) - MOTION: Mr. Bennett moved and Mr. Smith seconded the motion to approve the BOMA Tract Rezone (Z-08-02). **MOTION CARRIED UNANIMOUSLY.**

Item #5, Rogers Tract Rezone (Z-08-03) - MOTION: Mr. Bennett moved and Mr. Moore seconded the motion to approve the Rogers Tract Rezone (Z-08-03). **MOTION CARRIED UNANIMOUSLY.**

The City Commission should **APPROVE, APPROVE WITH CONDITIONS, or DENY** the proposed zoning for the BOMA and Rogers Parcels, and the Amended General Development Plan for Sanctuary Cove..

**CITY OF PALMETTO
ORDINANCE NO. 08-972**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; AMENDING ORDINANCE NO. 387, THE ZONING ORDINANCE OF THE CITY OF PALMETTO, TO DESIGNATE THE ZONING OF THE PROPERTIES DESCRIBED IN EXHIBIT "A" AS PDMU (PLANNED DEVELOPMENT-MULTI-USE); AMENDING THE ZONING MAP OF THE CITY OF PALMETTO PERTAINING TO THE PROPERTIES DESCRIBED HEREIN; APPROVING AN AMENDED GENERAL DEVELOPMENT PLAN FOR THE PROPERTIES DESCRIBED HEREIN; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (GDP 05-08 Sanctuary Cove Residential Partners, L.L.C./Sanctuary Development Partners East, L.L.C./Sanctuary Development Partners, LLC/Manatee Island Partners, LLC, PID # 1015725159, # 1015725259, # 1015725209, # 2607800159, # 1016400359, and # 1016400409,, approx. 227.52 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, the City Commission of the City of Palmetto has certain regulatory authority granted to it by the Florida Constitution, the Florida Statutes and the City Charter to regulate the use of land within its corporate boundaries; and,

WHEREAS, the City of Palmetto has received a complete and timely application for approval of a proposed Amended General Development Plan for Sanctuary Cove to include, PID # 1015725159, # 1015725259, # 1015725209, # 2607800159, # 1016400359, and # 1016400409, approx. 227.52 acres (“Project”), more particularly described in **Exhibit A**; and,

WHEREAS, the Planning and Zoning Board of the City of Palmetto reviewed the proposed Amended General Development Plan, held a properly noticed public hearing on March 10, 2008, received public comment and testimony, and provided its recommendation to the City Commission of the City of Palmetto; and,

WHEREAS, the City Commission of the City of Palmetto held a properly noticed public hearing on June 2, 2008, and received public comment and testimony at said hearing; and,

WHEREAS, the City Commission of the City of Palmetto finds that approval of the proposed Amended General Development Plan benefits the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AS FOLLOWS:

Section 1. Finding 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 Amended General Development Plan, a copy of which is attached hereto and incorporated herein as **Exhibit B**.
- C. The proposed Amended General Development Plan, read together with the stipulations set forth below, is consistent with the City of Palmetto’s Comprehensive Plan.

D. The proposed Amended General Development Plan is compatible with adjacent land uses and complies with all pertinent provisions of the City of Palmetto's Zoning Code.

Section 2. Plan Approval. The proposed Amended General Development Plan is hereby approved with the following stipulations:

1. Construction drawings for the BOMA Parcel Addition and the Rogers Parcel Addition must be submitted and approved by the City.
2. 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.
3. A boardwalk shall be constructed along the perimeter of the property fronting on the Manatee River and will be tied to the proposed Manatee Riverwalk, provided the construction is approved by the Southwest Florida Water Management District and any other state and federal agency having jurisdiction over construction of the boardwalk.
4. An interface for Manatee County transit shall be established on the northernmost section of the property adjacent to US 301 and currently reserved for commercial/mixed use.
5. All required yards and setbacks shall be as depicted on Exhibit B attached hereto.
6. At time of construction plan approval, the Dock Plan must be approved consistent with the City of Palmetto Ordinance No. 07-946 (completed).

7. All infrastructure improvements must be complete and accepted by the City prior to issuance of any certificates of occupancy.

Section 3. Repeal of Ordinance. This Ordinance hereby repeals all ordinances and parts of ordinances in conflict herewith to the extent of such conflict.

Section 4. Severability. If any section, sub-section, paragraph, sentence, clause or phrase in this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions hereof.

Section 5. 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 2nd day of June, 2008.

First Reading: May 19, 2008
Publication: May 23, 2008
Second Reading and
Public Hearing: June 2, 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

VARIANCES REQUESTED:

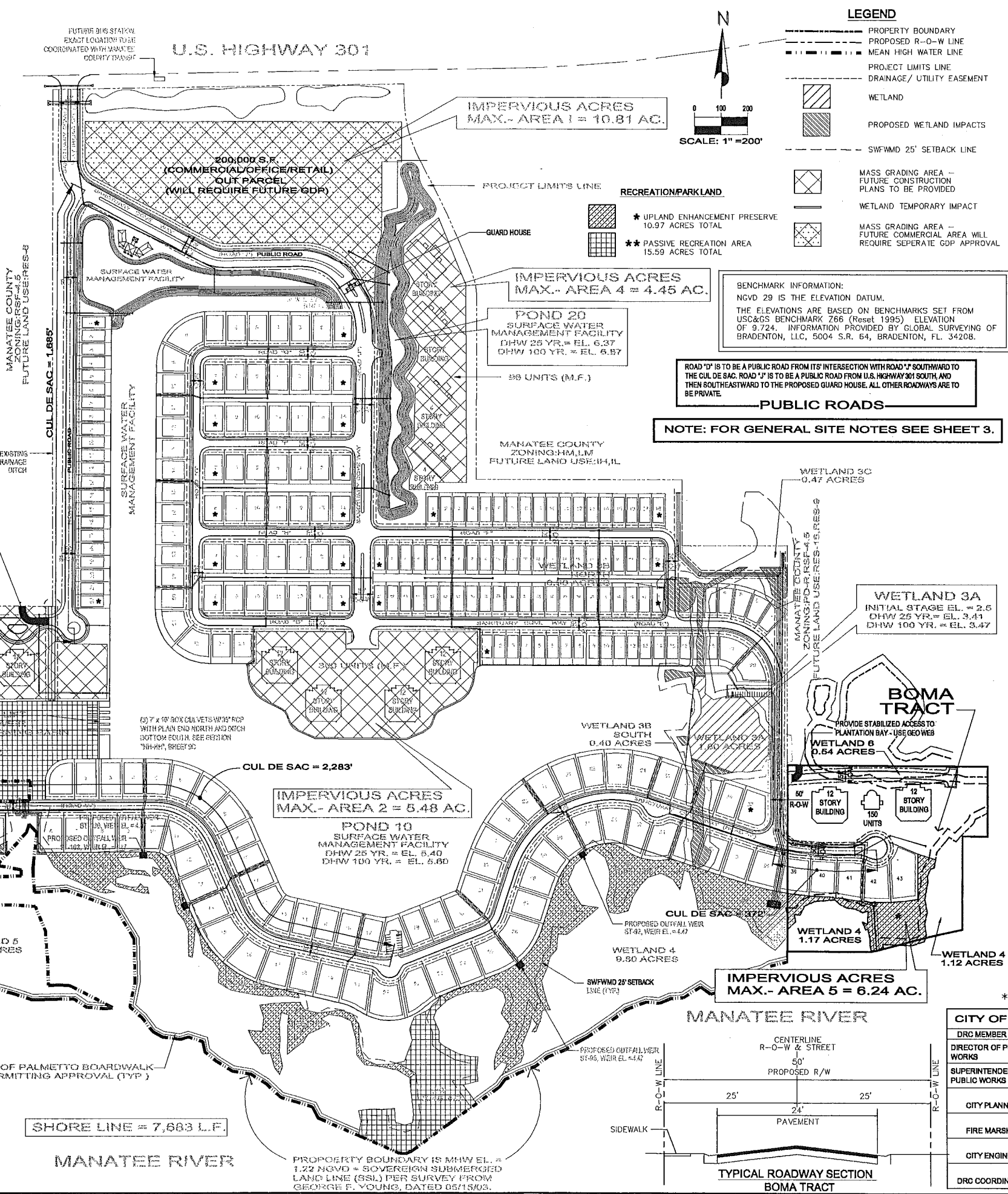
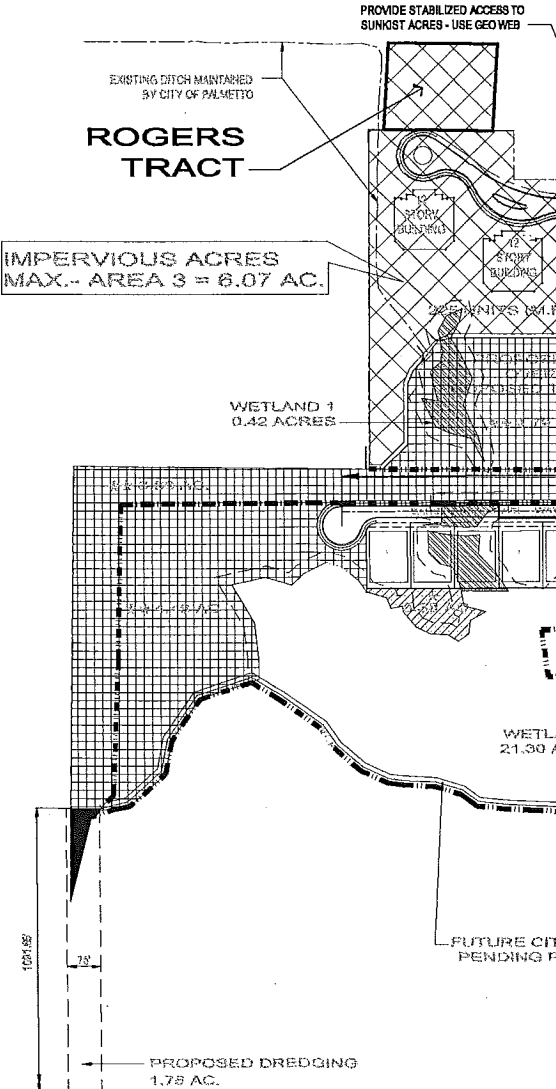
- REQUIRED SINGLE FAMILY SIDE SETBACKS - WE REQUEST THAT SIDE SETBACKS FOR ALL PROPOSED 50' WIDE LOTS BE REDUCED TO 5'.
- MAXIMUM CUL DE SAC LENGTH: WE REQUEST THAT THE MAXIMUM CUL DE SAC LENGTH BE INCREASED TO 2,315'.
- FRONT SETBACKS FOR CORNER LOTS - WE REQUEST THAT THE TWO REQUIRED FRONT SETBACKS FOR CORNER LOT NOS. 1, 7, 8 AND 14, LOCATED WITHIN THE THREE BLOCKS OF FOURTEEN LOTS BE REDUCED TO ONE FRONT SETBACK ALONG THE NORTH SIDE OF LOT NOS. 1 & 7, AND ALONG THE SOUTH SIDE OF LOT NOS. 8 & 14. THE EAST SIDE OF LOTS 1 & 14 WOULD HAVE THE SIDE SETBACK OF 7.5' APPLIED TO THEM AND THE WEST SIDE OF LOTS 7 & 8 WOULD HAVE THE SIDE SETBACK OF 7.5' APPLIED TO THEM AS WELL.

WE REQUEST THAT THE TWO REQUIRED FRONT SETBACKS FOR CORNER LOTS 1, 22, 23 AND 44 LOCATED ON THE EAST SIDE OF SANCTUARY COVE WAY BE REDUCED TO ONE FRONT SETBACK ALONG THE NORTH SIDE OF LOTS 1 AND 22 AND ALONG THE SOUTH SIDE OF 23 AND 44. THE WEST SIDE OF LOTS 1 AND 23 WOULD HAVE THE SIDE SETBACK OF 5' APPLIED TO THEM AND THE EAST SIDE OF LOTS 22 AND 44 WOULD HAVE THE 5' SIDE SETBACK APPLIED TO THEM AS WELL.

NOTE: AREAS 1,2,3,4 AND 5 ARE TO BE MASS GRADED ALONG WITH UTILITY EXTENSIONS. PROPOSED FUTURE MAX. IMPERVIOUS AREAS ARE REFLECTED.

DEVELOPMENT SCHEDULE		
PHASE	START CONSTRUCTION	CONSTRUCTION DURATION
SINGLE FAMILY	5/15/07	7 YEARS
4-STORY MULTI FAMILY	CONCURRENT WITH ABOVE	7 YEARS
12-STORY TOWERS WEST	CONCURRENT WITH ABOVE	7 YEARS
12-STORY TOWERS CENTRAL	CONCURRENT WITH ABOVE	7 YEARS
12-STORY TOWERS SOUTH	CONCURRENT WITH ABOVE	7 YEARS
COMMERCIAL	CONCURRENT WITH ABOVE	7 YEARS

APPROVED SWFWMD ERP# 43022864-003
1-30-07



LEGEND

- PROPERTY BOUNDARY
- PROPOSED R-O-W LINE
- MEAN HIGH WATER LINE
- PROJECT LIMITS LINE
- DRAINAGE/ UTILITY EASEMENT
- WETLAND
- PROPOSED WETLAND IMPACTS
- SWFWMD 25' SETBACK LINE
- MASS GRADING AREA - FUTURE CONSTRUCTION PLANS TO BE PROVIDED
- WETLAND TEMPORARY IMPACT
- MASS GRADING AREA - FUTURE COMMERCIAL AREA WILL REQUIRE SEPERATE GDP APPROVAL

RECREATION/PARKLAND

- UPLAND ENHANCEMENT PRESERVE 10.97 ACRES TOTAL
- PASSIVE RECREATION AREA 15.59 ACRES TOTAL

BENCHMARK INFORMATION:
NGVD 29 IS THE ELEVATION DATUM.
THE ELEVATIONS ARE BASED ON BENCHMARKS SET FROM USCG&S BENCHMARK 266 (Reset 1995) ELEVATION OF 9.724. INFORMATION PROVIDED BY GLOBAL SURVEYING OF BRADENTON, LLC, 5004 S.R. 64, BRADENTON, FL 34208.

ROAD 'J' IS TO BE A PUBLIC ROAD FROM ITS INTERSECTION WITH ROAD 'I' SOUTHWARD TO THE CUL DE SAC. ROAD 'J' IS TO BE A PUBLIC ROAD FROM U.S. HIGHWAY 301 SOUTH, AND THEN SOUTH-EASTWARD TO THE PROPOSED GUARD HOUSE. ALL OTHER ROADS ARE TO BE PRIVATE.

NOTE: FOR GENERAL SITE NOTES SEE SHEET 3.

SITE INFORMATION

- SITE DATA (SECTIONS 13,18,19 & 24, T 34 SOUTH, R 18 EAST)**
TOTAL AREA: 227.52 ACRES MOL
PROJECT AREA: 225.22 ACRES MOL
ZONING JURISDICTION: CITY OF PALMETTO
EXISTING LAND USE: VACANT
EXISTING ZONING: HM/CH
PROPOSED LAND USE: SINGLE FAMILY, MULTI FAMILY, COMMERCIAL
ADJACENT ZONING: NORTH-US 301 EAST-HW, LM SOUTH - MANATEE RIVER WEST-PDMU
ADJACENT LAND USE: NORTH-ROAD EAST-LIGHT INDUSTRIAL SOUTH-MANATEE RIVER WEST-RESIDENTIAL
FLOOD ZONE: B,C & A8(ELs) #120153 0193 B (DATED 3/15/84)
- BUILDING DATA**
MULTI FAMILY - 13 BUILDINGS - 771 UNITS TOTAL
BLDG HEIGHT (9 BLDGS.) - 160 FT., 12 STORIES MAX. MULTI-FAMILY
EACH BLDG. - 1ST FLR PARKING, 2ND FLR AMENITIES, 3RD-12TH UNITS
BUILDING HEIGHT (4 BLDGS.) - 50 FEET, 4 STORY MULTI-FAMILY
DENSITY MULTI FAMILY - 771 UNITS/227.52 AC. = 3.39 UNITS/AC.
DENSITY SINGLE FAMILY - 255 UNITS/227.52 AC. = 1.11 UNITS/AC.
- REQUIRED LANDSCAPE BUFFER** - 25' MINIMUM ALONG ALL AREAS OF DEVELOPMENT.
REQUIRED BUILDING TO BUILDING SETBACK - 25' MINIMUM
REQUIRED SINGLE FAMILY SETBACKS:
FRONT: 20' MIN.
SIDE: 7.5' MIN.
REAR: 15' MIN.
MAXIMUM BUILDING HEIGHT - 160' (12 STORIES) MAXIMUM
REQUIRED BUILDING TO RIGHT OF WAY SETBACK - 20' FOR THE 4-STORY 50' HIGH BUILDINGS
- AREA CALCULATIONS (TOTAL SITE):**
BUILDING AREA: 38.30 AC. 16.83%
IMPERVIOUS AREA: 45.62 AC. 20.05%
OPEN SPACE: 57.79 AC. 25.40%
PERVIOUS AREA: 51.10 AC. 22.46%
SURFACE WATER MANAGEMENT AREA: 34.71 AC. 15.26%
TOTALS: 227.52 AC. 100.00%
- PARKING CALCULATIONS (MULTI FAMILY):**
TOTAL REQUIRED: 1542 SPACES (2 PER UNIT)
TOTAL PROVIDED: 1542 SPACES (AT GRADE AND BELOW BUILDING PARKING AREAS)
- OWNER:** SANCTUARY DEVELOPMENT PARTNERS, LLC
ATTN: LINDA SVENSON
1707 US HIGHWAY 301 NORTH
PALMETTO, FLORIDA 34221
PH: (941) 722-2690 FAX: (941) 729-9421
- ENGINEER / APPLICANT:** FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
ATTN: DAVID W. BARTELT, P.E.
4519 GEORGE ROAD, SUITE 130
TAMPA, FLORIDA 33634
PH: (813) 880-9106 FAX: (813) 880-9055
- BOUNDARY, TOPOGRAPHIC & TREE SURVEY PROVIDED BY:** GLOBAL SURVEYING
ATTN: MR. TONY PURSLEY
5004 STATE ROAD 64
BRADENTON, FLORIDA 34204
PH: (941) 746-1512 FAX: (941) 747-2450

INFRASTRUCTURE IMPACTS

POTABLE WATER			
LOS(GAL)	PERSONS/UNIT	UNITS	DEMAND(GAL)
105	2.2	1,026	237,006
105	2.2	86.58 *	20,000
257,006			
WASTEWATER			
LOS(GAL)	PERSONS/UNIT	UNITS	DEMAND(GAL)
100	2.2	1,026	225,720
100	2.2	90.91 **	20,000
245,720			
RECREATION			
LOS(ACRES)	PERSONS/UNIT	UNITS	DEMAND(ACRES)
4/1000 PEOPLE	2.2	1,026	9.00
SOLID WASTE			
LOS(POUNDS)	PERSONS/UNIT	UNITS	DEMAND(POUNDS)
7.1 LBS/DAY	2.2	1,026	16,026

COMMERCIAL COMPONENT CONVERSION TO EQUIVALENT RESIDENTIAL CONNECTIONS (ERC'S)
200,000 S.F. @ 0.10 G.P.D./S.F. = 20,000 G.P.D.
* POTABLE WATER 20,000 G.P.D. => 20,000 / (2.2 * 105) = 86.58 ERC
** WASTEWATER 20,000 G.P.D. => 20,000 / (2.2 * 100) = 90.91 ERC

CITY OF PALMETTO SIGNATURE BLOCK

DRG MEMBER	OK	SIGNATURE	DATE
DIRECTOR OF PUBLIC WORKS			
SUPERINTENDENT OF PUBLIC WORKS			
CITY PLANNER			
FIRE MARSHALL			
CITY ENGINEER			
DRG COORDINATOR			

DAWD W. BARTELT, P.E.
PROFESSIONAL ENGINEER
NO. 35466

PR. NO.: E06-029.07 DATE: 7/23/07
10/24/07 REV'D PER CITY OF PALMETTO COMMENTS
10/24/07 REV'D PER CITY OF PALMETTO COMMENTS
REVISED BY: CHECKED BY:

FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
CERTIFICATE OF AUTHORIZATION: FB 5804
4519 GEORGE ROAD, SUITE 130
TAMPA, FLORIDA 33634
Tel: (813) 880-9106 Fax: (813) 880-9055

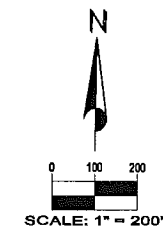
SANCTUARY COVE CITY OF PALMETTO, FLORIDA

ROGERS & BOMA TRACTS GENERAL DEVELOPMENT PLAN

2 OF 3

POTABLE WATER CONNECTION AND SANITARY SEWER FORCE MAIN MAINFOLD FOR SANCTUARY COVE TO BE COORDINATED WITH THE CITY OF PALMETTO

TIE PROPOSED SANCTUARY COVE UTILITIES TO EXISTING CITY OF PALMETTO SYSTEMS



GENERAL SITE NOTES

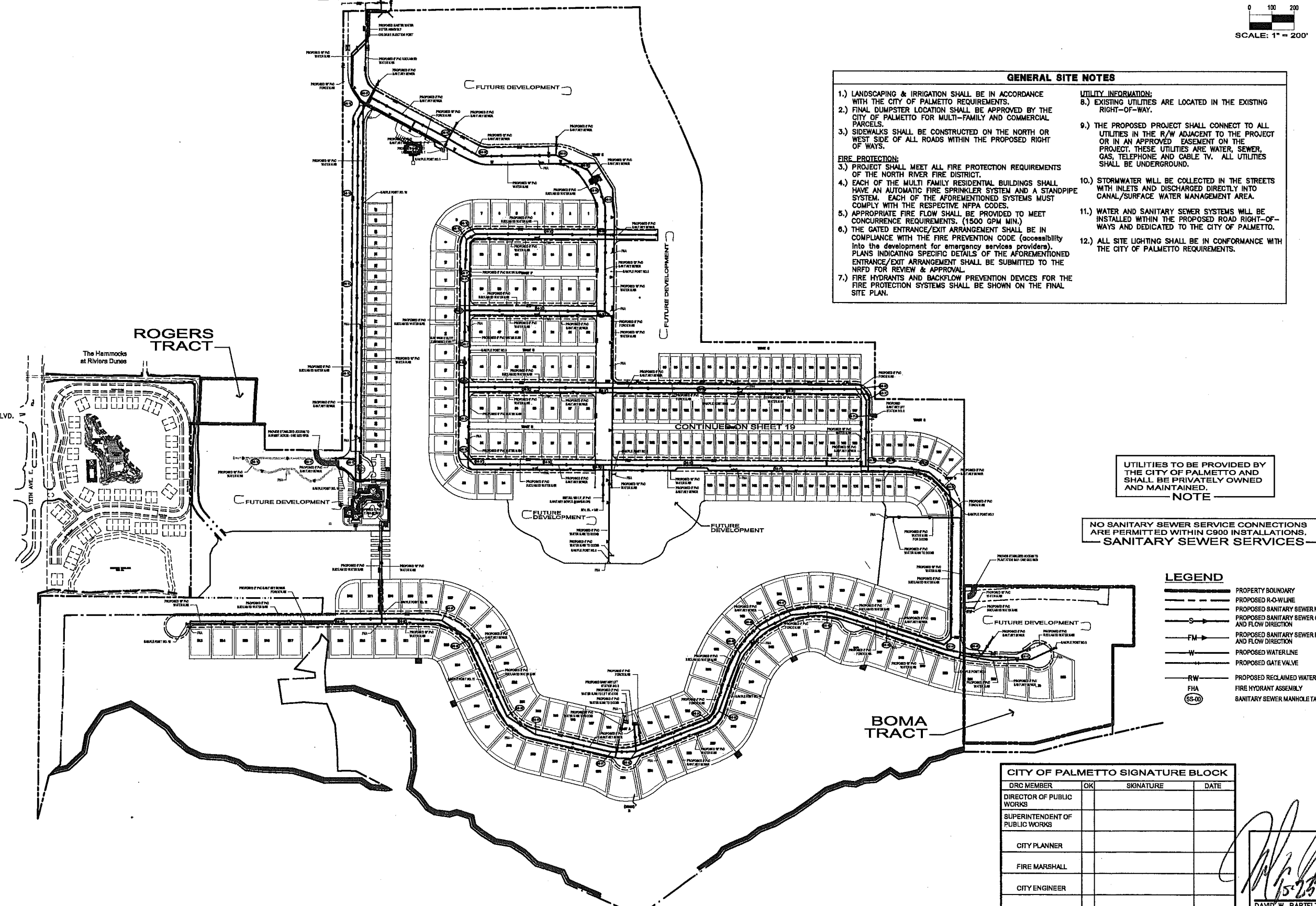
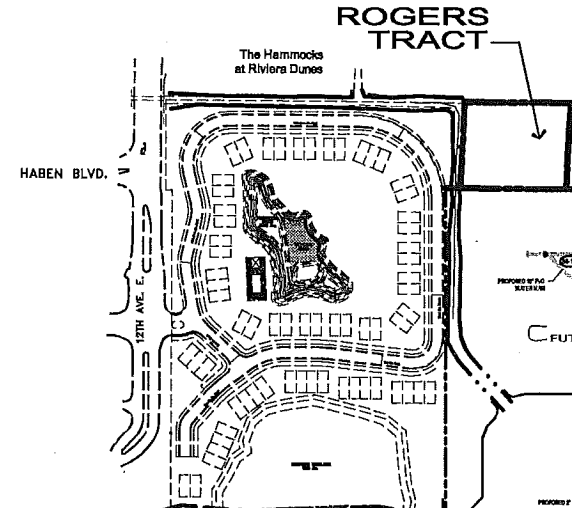
- LANDSCAPING & IRRIGATION SHALL BE IN ACCORDANCE WITH THE CITY OF PALMETTO REQUIREMENTS.
- FINAL DUMPSTER LOCATION SHALL BE APPROVED BY THE CITY OF PALMETTO FOR MULTI-FAMILY AND COMMERCIAL PARCELS.
- SIDEWALKS SHALL BE CONSTRUCTED ON THE NORTH OR WEST SIDE OF ALL ROADS WITHIN THE PROPOSED RIGHT OF WAYS.

FIRE PROTECTION:

- PROJECT SHALL MEET ALL FIRE PROTECTION REQUIREMENTS OF THE NORTH RIVER FIRE DISTRICT.
- EACH OF THE MULTI FAMILY RESIDENTIAL BUILDINGS SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM AND A STANDPIPE SYSTEM. EACH OF THE AFOREMENTIONED SYSTEMS MUST COMPLY WITH THE RESPECTIVE NFPA CODES.
- APPROPRIATE FIRE FLOW SHALL BE PROVIDED TO MEET CONCURRENCE REQUIREMENTS. (1500 GPM MIN.)
- THE GATED ENTRANCE/EXIT ARRANGEMENT SHALL BE IN COMPLIANCE WITH THE FIRE PREVENTION CODE (accessibility into the development for emergency services providers). PLANS INDICATING SPECIFIC DETAILS OF THE AFOREMENTIONED ENTRANCE/EXIT ARRANGEMENT SHALL BE SUBMITTED TO THE NRPD FOR REVIEW & APPROVAL.
- FIRE HYDRANTS AND BACKFLOW PREVENTION DEVICES FOR THE FIRE PROTECTION SYSTEMS SHALL BE SHOWN ON THE FINAL SITE PLAN.

UTILITY INFORMATION:

- EXISTING UTILITIES ARE LOCATED IN THE EXISTING RIGHT-OF-WAY.
- THE PROPOSED PROJECT SHALL CONNECT TO ALL UTILITIES IN THE R/W ADJACENT TO THE PROJECT OR IN AN APPROVED EASEMENT ON THE PROJECT. THESE UTILITIES ARE WATER, SEWER, GAS, TELEPHONE AND CABLE TV. ALL UTILITIES SHALL BE UNDERGROUND.
- STORMWATER WILL BE COLLECTED IN THE STREETS WITH INLETS AND DISCHARGED DIRECTLY INTO CANAL/SURFACE WATER MANAGEMENT AREA.
- WATER AND SANITARY SEWER SYSTEMS WILL BE INSTALLED WITHIN THE PROPOSED ROAD RIGHT-OF-WAYS AND DEDICATED TO THE CITY OF PALMETTO.
- ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF PALMETTO REQUIREMENTS.



UTILITIES TO BE PROVIDED BY THE CITY OF PALMETTO AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
NOTE

NO SANITARY SEWER SERVICE CONNECTIONS ARE PERMITTED WITHIN C900 INSTALLATIONS.
SANITARY SEWER SERVICES

LEGEND

	PROPERTY BOUNDARY
	PROPOSED R-O-W LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER GRAVITYLINE AND FLOW DIRECTION
	PROPOSED SANITARY SEWER FORCE MAIN AND FLOW DIRECTION
	PROPOSED WATERLINE
	PROPOSED GATE VALVE
	PROPOSED RECLAIMED WATERLINE
	FIRE HYDRANT ASSEMBLY
	SANITARY SEWER MANHOLE TAG NO.

CITY OF PALMETTO SIGNATURE BLOCK

DRC MEMBER	OK	SIGNATURE	DATE
DIRECTOR OF PUBLIC WORKS			
SUPERINTENDENT OF PUBLIC WORKS			
CITY PLANNER			
FIRE MARSHALL			
CITY ENGINEER			
DRC COORDINATOR			

David W. Bartelt
15.05.07
DAVID W. BARTELT, P.E.
PROFESSIONAL ENGINEER
NO. 35466

PR. NO.: E06-029.07	DATE: 7/23/07	REVISED BY: []	DATE: []
REUSE OF DOCUMENT	REVISIONS	DATE	REVISED BY: []
<p>FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.</p> <p>CERTIFICATE OF AUTHORIZATION: EB 9804</p> <p>4515 Central Expressway, Suite 130 Tampa, Florida 33634 Tel: (813) 880-9106 Fax: (813) 880-9055</p>	<p>SANCTUARY COVE</p> <p>CITY OF PALMETTO, FLORIDA</p>	<p>ROGERS & BOMA TRACTS</p> <p>GENERAL DEVELOPMENT PLAN</p> <p>OVERALL UTILITY PLAN</p>	<p>3 OF 3</p>