

TAB 4

Staff Report
Palmetto High School Expansion and Renovation
1200 17th Street West
Development Plan
03-378Exp08

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: Manatee County School Board
Location: 1200 17th Street West
Parcel Size: 57.53 acres +/-
PID #: 2423700000

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: PF (Public Facility)
Zoning: P (Public)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:

Future Land Use

North: PU (Public Use)
South: PF (Public Facility) & RES-6 (Residential – 6 units per acre)
East: GCOM (General Commercial)
West: RES-4 (Residential – 4 units per acre)

Zoning

North: P (Public)
South: P (Public), RS-3 (Residential Single Family – 7,250 sf minimum lot size),
CN (Commercial Neighborhood)
East: CG (Business and Light Commercial)
West: ER (Estate Residential – one acre minimum lot size)

SUMMARY:

The subject parcel is owned by the School Board of Manatee County. The parcel is located in the P (Public) zoning district. Projects within the P zoning designation normally require approval of a site plan by the City Commission. Earlier this year, Palmetto entered into a binding Inter-Local Agreement (ILA) with the School Board identifying, among other things, specific procedures for development approval processing. The process for an expansion to an existing school is discretionary as to whether the City Commission wishes to hold an advertised public hearing. The City Commission indicated that they would like to hold a public hearing in this particular matter.

In accordance with the ILA for Public School Facility Planning Section 9.2(E) Existing Schools, an expansion of an existing educational facility shall be subject to a determination of consistency by the affected local government's governing board if the expansion increases the school's permanent Florida Inventory of School Houses (FISH) capacity by 10%, changes the primary use of the facility, or provides for the construction of a stadium. Only the construction of the classroom building qualifies for a determination of consistency per the ILA. The remaining items can be constructed/implemented without approval from the City of Palmetto.

The renovation and expansion consists of the following:

- Construction of a new auditorium and classroom building
- Expansion of the existing student dining area
- Expansion and renovation of the existing field house
- Add bathroom facilities to the existing music suite
- Secure the campus with fencing and gates
- Add new tennis and basketball courts
- Add a new football/soccer practice field
- Add a new bus loop with covered walkways
- Add striping and lighting in the parking lot to accommodate band practice
- Provide handicap accessibility to the existing visitors stands in the football stadium

Palmetto High School's existing capacity is 1,664 and construction of the classroom building will add 500 student stations. This will increase capacity 475 for a total capacity of 2,139. This is a 29% increase in capacity to accommodate existing students and future growth.

Palmetto High School's capacity was 1,749 prior to the Class Size Reduction Act. The capacity increase from pre-class size is 390 for a total new capacity of 2,139. The new classroom addition will replace the capacity lost due to the Class Size Reduction Act and provides additional school concurrency capacity in Palmetto. This results in the ability for residential growth in the City of Palmetto.

The School District's 2008-09 five day count of enrolled students was 1,749 with a proposed capacity of 2,139 Palmetto High School will have available capacity of 390.

The ILA does not require the School Board to receive a recommendation from the local government Planning and Zoning Board prior to any such hearing before the City Commission. As such, this is presented for informational purposes only.

Staff can, however, suggest stipulations to mitigate project impacts. As such, the following requests are made:

1. Request that the School Board work with the city and the Manatee Fruit Company to ensure that 10th Avenue West can be extended in the future.
2. Request that the school be cognizant of the surrounding neighborhood during band practice by limiting hours and ensuring that lighting be properly shielded.

In addition, The City may want to install “no parking” signs on 13th Avenue West to preclude students from parking on city right-of-way.

PLANNING AND ZONING BOARD ACTION:

None Required. However, P&Z voted to approve the plan as recommended by staff. See attached P&Z minutes.

CITY COMMISSION ACTION:

None Required.

Attachments: Site Plans
Ariel
P&Z Minutes
DRC Minutes

CITY OF PALMETTO
PLANNING AND ZONING BOARD
516 8TH Avenue West
Palmetto, Florida 34221

MEETING MINUTES
SEPTEMBER 15, 2008 – 6:15 P.M.

BOARD MEMBERS PRESENT

Barbara Jennings, Chair
Michael Burton, Vice Chair
Jon Moore
Charlie Ugarte

Robert Smith
Ed Bennett
Devin Harms

ALTERNATE BOARD MEMBERS ABSENT

Emilio Morales

SCHOOL BOARD APPOINTEE

Mike Pendley

STAFF AND OTHERS PRESENT

Bob Schmitt	Michelle Hall
Ken Hawkins	Mike Pendley
Linda Butler	Rob Tanner
Tanya Lukowiak	

The regular meeting of the Palmetto Planning and Zoning Board was called to order by Chair Jennings, in the Palmetto City Hall Commission Chambers, 516 8th Ave. W., Palmetto, Florida at 6:15 p.m. pursuant to notice being sent to the public and the Board members in accordance with Palmetto's City Code.

Bob Schmitt, Michelle Hall, Tanya Lukowiak, Mike Pendley, and Rod Tanner are sworn in.

ORDER OF BUSINESS

1. Approval of Minutes for the August 11, 2008 meeting.

MOTION: Mr. Bennett moved and Mr. Harms seconded the motion to approve the August 11, 2008 meeting minutes.

Mr. Schmitt informed the Members of two (2) Form 8B Memorandum of Voting Conflict from the August 11, 2008 P&Z meeting included with the minutes and stated for the record, we are in compliance with state statute.

Mr. Burton stated let the record reflect, on page 3 of 5, 1st paragraph, 1st sentence, should have read, if the dock was constructed and authorized "on a proprietary bases" by DEP for residential use. **MOTION CARRIED UNANIMOUSLY.**

2. Palmetto High School Expansion 03-378exp.08

Chair Jennings opened the public hearing.

Mr. Schmitt provided a summary of the staff report. Mr. Schmitt informed the Members that the process for an expansion to an existing school is discretionary as to whether the City Commission wishes to hold an advertised public hearing. Only the construction of the classroom building qualifies for a determination of consistency per the Interlocal Agreement (ILA). The remaining items can be constructed/implemented without approval from the City of Palmetto.

Mr. Rod Tanner and Mr. Mike Pendley reviewed the projects plans. The renovation and expansion consists of the following:

- Construction of a new auditorium and classroom building
- Expansion of the existing student dining area
- Expansion and renovation of the existing field house
- Add bathroom facilities to the existing music suite
- Secure the campus with fencing and gates
- Add new tennis and basketball courts
- Add a new football/soccer practice field
- Add a new bus loop with covered walkways
- Add striping and lighting in the parking lot to accommodate band practice
- Provide handicap accessibility to the existing visitors stands in the football stadium

Chair Jennings asked for more clarification of the relocation of the tennis courts and the timeline for the project? Mr. Pendley stated there is a future alignment of 10th Avenue West that comes up the property line. A property swap is in the discussion stages to swap a piece of property for the right-of-way. Dependent upon the property received in the swap, the tennis court will move. The project can be phased, wherein the tennis courts can be built last, it is not the intention to build the tennis courts and later move them. The timeline for the project is to begin in November 2008 with construction and run until April 2010.

Mr. Harms stated it seems redundant to add athletic fields with two athletic fields just across the ditch, and questioned the use and access of Blackstone Park field. Mr. Pendley stated it was a good suggestion to use the current fields but explained the extreme wear and tear on the county fields.

Mr. Burton questioned if consideration was given to putting the tennis court close to the gym. Mr. Tanner stated it had been considered and it may be the best location.

Mr. Burton questioned the fencing material and the landscaping? Mr. Tanner stated it will be aluminum picket fencing and on the back side will be a vinyl coated chain link. The landscaping is included in the budget; the trees taken out will be replaced two to one, irrigation will be installed where there is no irrigation. Mr. Tanner stated the landscaping plan is available if the members would like to review it.

Chair Jennings closed the public hearing.

MOTION: Mr. Ugarte moved to approve the Palmetto High School Expansion with staff recommended conditions, 1) Request that the School Board work with the city and the Manatee Fruit Company to ensure that 10th Avenue West can be extended in the future. 2) Request that the school be cognizant of the surrounding neighborhood during band practice by limiting hours and ensuring that lighting be properly shielded. Mr. Smith seconded. **MOTION CARRIED UNANIMOUSLY.**

3. Old Business

- a. Update on funding/grant money available to improve the safety aspect of the rest rooms at the Green Bridge.

Mrs. Lukowiak stated restrooms are considered as support facilities and grant applications have to have at least 51% primary facilities, therefore the restroom does not qualify for grant money. A grant application was made but there were not enough expenses on the same site to obtain a grant.

Mrs. Lukowiak stated additional lighting was added to the area and additional locking mechanism, which include manual locks top and bottom and magnetic locks.

b. Riverside Drive Study Update

Mrs. Lukowiak distributed a handout of the Riverside Park West Proposed Improvements. The proposed improvements are as follows:

Proposed Improvements

- Day use dock
- Convert pavilion to concession with boat ramp attendant
- Picnic shelters
- Boardwalk
- Covered pavilions/stage
- Public restrooms (on pier)
- Onsite parking improvements
- Riverwalk
- Limited access to US 41 (Bus)
- Concrete paver reinforced service drive/sidewalk
- Amphitheater
- Art display/monument
- Planted buffer
- Renovate Bait Shack
- Park Entry Sign
- City gateway
- US-41 turn lane extension

Parkwide Improvements

- Improved pedestrian walkway system
- Seawall renovation and rail safety
- Site furniture upgrades
- Lighting improvement

- Landscaping
- Green bridge lighting

Mr. Harms made a suggestion that one of the docks be designated as a floating dock.

Mr. Burton made a recommendation to do a projection based on new studies to see how many slips are needed and how many can be accommodated reflected in a reasonable budget and design the project around the anticipated use. Mr. Burton also commented on the concept of the amphitheater with the stage over the water Jones Edmunds is presenting, stating, because it is a sovereign submerged land area it must have a demonstrated water dependent use. There may be some permitting issues to be considered.

Mr. Moore questioned if some of the shelters will be converted to be used for other venues such as the farmers market? Mrs. Lukowiak stated ultimately it would like to be used for any events in the park.

Mr. Ugarte questioned if the seawall renovation is under the same funding? Mrs. Lukowiak stated funding has not been identified for any of the projects at this time. The initial concept is to make sure that anything that is done is consistent with the long term plan.

4. New Business:

None

5. Adjournment: 7:20 pm

MOTION: the Board unanimously moved to adjourn the meeting. Next Planning and Zoning Board meeting will be held on October 13, 2008.

Barbara Jennings, Chairman

City of Palmetto
Development Review Committee
Meeting Minutes
August 27, 2008

PRESENT

Bob Schmitt, City Planner
Duane Kinn, Deputy Director of Operation
Frank Woodard, Deputy Director Engineering
Dick Clarke, ZNS Engineering
Matt Bloome, Stormwater Manager
Rusty Tona, Fire Inspector
Lt. Scott Tyler, Palmetto PD
Ken Hawkins, Planner 1

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:

a. None

2. Comments Due

a. Sanctuary Cove-Community Center (3rd Submittal 08-580)

➤ Comments are in and ready for sign-off

b. Palmetto High School Expansion (1st Submittal (03-378 exp.)

➤ Stip no off-site parking allowed on 17th St W & 13th Ave W

3. Plan Revision/Pre-Application Meeting:

a. David Hammer (Amerson Commercial) @ 10:00 am.

➤ Any changes to the plan need to be submitted and approved by DRC before they are made

- Open more area for parking by implementing a chamber drainage system. Drainage system can be easily modified and expanded if needed
- Concerns regarding Bayshore Road entrance
- Buildings will need to be sprinkled per NFRD
- Existing wells cannot be used, reuse is available
- North building questionable; wheel stops missing, are there overhead doors on building?

b. Charlie Ugarte (Regatta Point Marina)@ 10:30 am

- Grease traps for dumpsters may not be needed; existing grease traps may serve the purpose. Riverside Café as well as the restaurant on pier has grease traps
- Change of exterior features and bath houses
- Check cost and depth of existing sewer
- Site is currently on irrigation not reclaim
- Create new access to pool area
- Expand deck and build bridge to marina; will need ACE, DEP and SWFWMD approval, COP will have to apply for permits possibly due to ownership
- Concerns regarding security issues and access to the pool; it will be private access, limited access, gated with key for marina residents
- Will need building permits, does not need to go through a public hearing process
- Structural tower in front of island structure @ marina
- NFRD requires sprinkler to be extended to structure
- Adding tapered end to pier at restaurant can be permitted by the City
- Addresses on permits have to match specific projects

4. Plan Sign Off Review

a. Habitat for Humanity (1st Submittal (08-583)

- Lt. Tyler wants to review lighting and CPTED standards before final signature

b. Spacebox @ Palmetto (05-434)

- Awaiting fire plan

5. Team Inspection

- a. None

6. New Business

- a. Comments and follow-up responsibility of DRC Members.

- Comments are needed from all DRC members in a timely manner
- A comment tracker will be created and placed in file

7. Old Business follow-up Discussions

- a. Palmetto Riverside Bed & Breakfast (GDP 08-01)

- Update on status, project will go before City Commission on September 8, 2008

- b. C&D Migrant Housing (CU-08-03)

- Will submit application for a variance

- c. T-Mobile (CU-08-04)

- Approved by City Commission

- d. Shute Rezone & GDP (Z-08-05 and GDP-08-05) (7th Avenue Cottages)

- Revised layout to reflect 6 units and revised the parking so all of the spaces are on the lot

e. Riviera Walk East (04-386)

➤ Mr. Kinn will report back to DRC after information is obtained

f. MCAT Transit Station (06-499)

➤ Mr. Kinn will follow-up and report back to DRC with findings

8. Adjourned: 11:30 a.m.

NEW BUILDING FLOOR AREA	MAX. BUILDING HEIGHT	FINISH FLOOR ELEVATION
BLDG 33 TOILET ADDITION 548 GSF	13'-0"	MATCH EXISTING
BLDG 5 CAFETERIA ADDITION 2,200 GSF	EXISTING	MATCH EXISTING
BLDG 17 TOILET ADDITION 717 GSF	14'-8"	MATCH EXISTING
BLDG 21 FIELDHOUSE ADDITION 1,128 GSF	12'-0"	MATCH EXISTING
BLDG 34 NEW AUDITORIUM 14,120 GSF	39'-0"	100'-0" - 103'-0" = 11.0 - 14.0
BLDG 35 CONSTRUCTION TECHNOLOGY 8,599 GSF	22'-8"	100'-0" = 11.0
BLDG 36 SCIENCE LABS 12,619 GSF	15'-4"	100'-0" = 11.0
BLDG 37 CLASSROOM BLDG 13,991 GSF	15'-4"	100'-0" = 11.0
TOTAL 53,920 GSF		

PHS PARKING

REQUIREMENTS (PER SREF)
 FACULTY AND STAFF: 1 SPACE PER EACH MEMBER
 STUDENTS: 1 SPACE PER EVERY 10 STUDENTS ABOVE GRADE 10
 VISITORS: AS APPROPRIATE

SPACES NEEDED BASED ON ABOVE REQUIREMENTS:
 140 FACULTY AND STAFF MEMBERS: 647/10 = 85
 847 STUDENTS IN 11TH AND 12TH GRADE: 250/10 = 25
 250 ADDITIONAL STUDENTS EXPECTED IN 11TH AND 12TH GRADE: 250/10 = 25
 VISITORS: 25
 TOTAL REQUIRED: 275

SPACES PROVIDED:
 EXISTING: 541
 REMOVING: 38
 TOTAL PROVIDED: 448

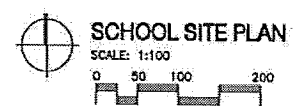
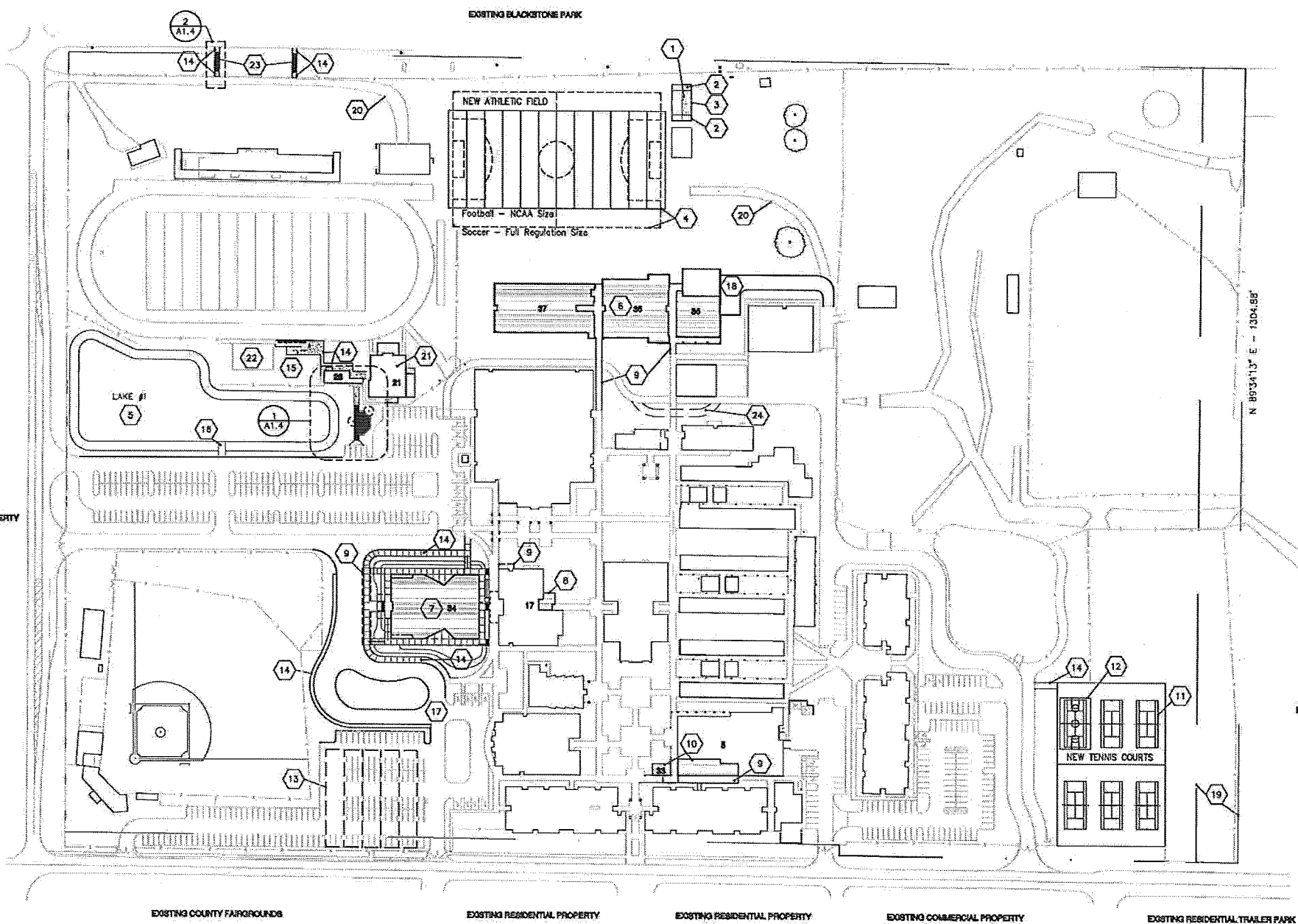
EXCESS PARKING SPACES ABOVE SREF REQUIREMENTS: 170

ARCHITECTURAL SITE PLAN GENERAL NOTES

- ARCHITECTURAL SITE PLAN GENERAL NOTES APPLY TO SHEET NUMBER A1.2A ONLY
- ELEVATION 100'-0" INDICATED ON ARCHITECTURAL AND STRUCTURAL DWGS = 11.00 ON CIVIL DRAWINGS
 - REFER TO LANDSCAPE DWGS FOR LANDSCAPING PROTECTION AT PERIMETER OF NEW BUILDING DURING CONSTRUCTION
 - RELOCATE EXISTING UTILITIES AS NEEDED FOR NEW CONSTRUCTION, SEE CIVIL DRAWINGS.

ARCHITECTURAL SITE PLAN SPECIFIC NOTES

- ARCHITECTURAL SITE PLAN SPECIFIC NOTES APPLY TO SHEET NUMBER A1.2A ONLY
- RELOCATED GRAVEL FROM EXISTING BATTERS CAGE
 - PROVIDE NEW CONC SLAB AT RELOCATED BATTERS CAGE
 - RELOCATED BATTERS CAGE SUPPORTS AND NETTING
 - NEW ATHLETIC PRACTICE FIELD TO ACCOMMODATE FOOTBALL AND SOCCER
 - RE-CONFIGURED RETENTION POND
 - NEW CLASSROOM BUILDING
 - NEW AUDITORIUM BUILDING
 - NEW TOILET ROOMS ADDITION
 - NEW ALUM WALKWAY CANOPY SYSTEM
 - CAFETERIA BUILDING ADDITION
 - NEW TENNIS COURTS, MAY BE RELOCATED BY ADMINISTRATIVE APPROVAL
 - NEW BASKETBALL COURT, MAY BE RELOCATED BY ADMINISTRATIVE APPROVAL
 - PROVIDE NEW STRIPPING FOR BAND PRACTICE AND UPGRADE PARKING LOT LIGHTING TO ACCOMMODATE NIGHTTIME BAND PRACTICE
 - NEW CONC WALK
 - ALUM ADA RAMP AND PLATFORM FOR ACCESS TO EXISTING GRANDSTANDS
 - CONCRETE BOAT RAMP
 - NEW PAVED ASPHALT BUS LOOP
 - NEW PAVED DELIVERY DRIVE
 - 70' FUTURE RIGHT-OF-WAY
 - EXISTING SHELL DRIVE
 - PROVIDE ALTERNATE BUDGET PRICE TO PROVIDE IMPROVEMENTS TO BUILDINGS 21 AND 28 AS DESCRIBED IN PALMETTO HIGH SCHOOL ATHLETIC ADMINISTRATION LETTER DATED JANUARY 25TH, 2008
 - VISITOR BLEACHERS
 - 6'-0" WIDE WOOD BOARD WALK WITH RECYCLED PLASTIC DECKING
 - STABILIZED GRADE, SEE CIVIL DRAWINGS



DATE: 06.11.08
 REVIEWED:
 DRAWN BY:
 CHECKED BY:

**PALMETTO HIGH SCHOOL
 ADDITIONS AND RENOVATIONS**
 Palmetto, Florida

**Raion & Partners, Inc.
 Architects**
 616 Bay Street, Tampa, Florida 33602
 Telephone: (813) 253-3485 (44.00000)

SHEET NUMBER
A1.2A

Main Property Search

Owner Address Account Advanced Map S

Profile

Values

Sales

Residential

Commercial

Out Buildings

Permits

Land

Agriculture

Sketch

Exemptions

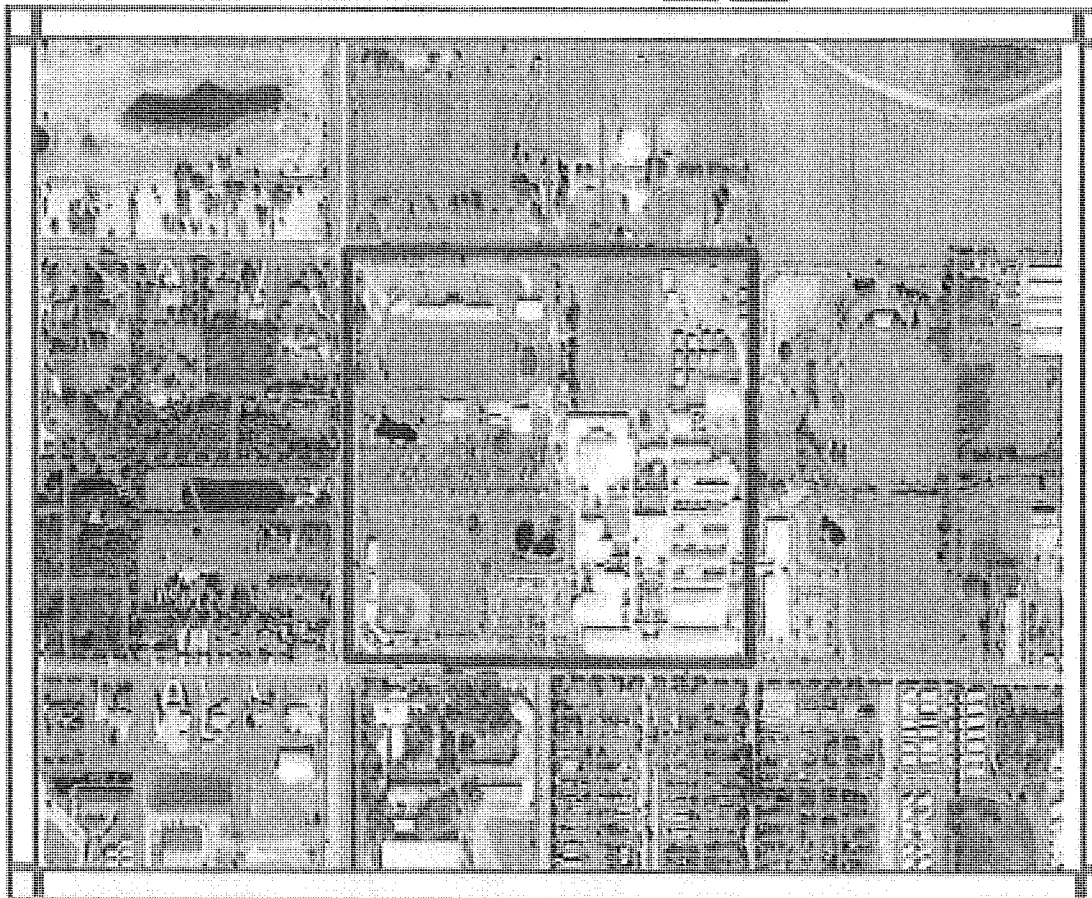
Full Legal

Map

PARID: 2423700000

SCHOOL BOARD OF MANATEE COUNTY

1200 17TH S



Manatee County
Last GIS Data Update: 1-Sep-2008