Tab 1
CITY OF PALMETTO,
FLORIDA, 7TH AVENUE

COTTAGES

PLAN AMENDMENT,
REZONE, GENERAL
DEVELOPMENT PLAN.

WORKSHOP

JANUARY 26, 2009

PA-Z-GDP-08-05
Cottage Community Concept

Research led the Development Team to a
and the current market
that fit the City's theme for the Downtown Area
Developer's desire was to create a new concept
plex type development
Existing zoning and land use allowed for a 4-Story
City of Palmetto
The project site is located in the heart of the

HISTORY & BACKGROUND
Promote the sense of community within the
- Provided common areas to accommodate and
  "Atmosphere"
- Created a "Community Within a Community"
- Project
- Provided a Quality Development as an In-Fill Type
- Concept Originated in the Northwest
- Cottage Communities

HISTORY & BACKGROUND
outside of the unit footprint being common space
- Units are developed in a land condo style with areas
  Design that foster a cohesive community
- Units designed with porches and architectural
  gazebos, with plush landscaping
  amenities such as gathering areas, picnic areas,
- Common areas provided community space for
  Cottage Communities (continued)
Cottages & Ashworth Cottages, Seattle, Washington

Example Cottage Communities: Greenwood

An affordable Housing Price Range

Professionals, First Time Home Buyers, Retirees in

Promotes "Downtown Living" and attracts

Promotes a Community atmosphere

Cottage Communities (continued)

HISTORY & BACKGROUND
- Low Impact to the Community
- Quality Development, Environmentally Friendly
- Enhances the spirit of Community
- Promotes bringing people to the downtown area and
- Downtown Development Guidelines
- Concept was embraced to support the vision for the concept and the feedback:

Initial Meetings with City Staff to Introduce the

HISTORY & BACKGROUND
Change to PD (Planned Development) and Zoning

seven units and requested the Future Land Use
Development Team prepared initial concept with
Staff recommended conceptual plan development

... concept and the feedback (continued):

Initial Meetings with City Staff to Introduce the

HISTORY & BACKGROUND
Supplement on October 13, 2008
Planning Commission Approved Concept with GEP for DRC and Planning Commission
Development Team revised concept and submitted
project by one unit to six units
Initial DRC meeting – Recommended reducing the concept and the feedback (continued):
Initial Meetings with City Staff to Introduce the

HISTORY & BACKGROUND
Project Rendering
Start Report
Developed in agreement with remaining stipulations

- the South and East Property Lines
- Increased landscaping to achieve 80% screening on
- Public concerns with landscaping and buffering
- Recommendations
- Approved the site and concerns with staff

Planning commission recommendations:

PUBLIC INPUT

PLANNING COMMISSION
Increased Landscaping to 80% Screening
South & East Property Line

LANDSCAPE SCREENING
SOUTH AND EAST PROPERTY LINE

THIRD AVENUE COTTAGES
We appreciate your time and consideration of this dynamic Economic Time project. It brings work activity to the City in an uncertain environment. The project promotes affordable housing within the City, while utilizing its downtown areas. It supports the Community Project Concept on the City and promotes the Development Guidelines. The Development Team looks forward to working with the City.
GENERAL DEVELOPMENT PLAN
FOR
7th AVENUE COTTAGES
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST CITY OF PALMETTO, FLORIDA
PROPOSED ZONING: PDMU, PROPOSED USE: COTTAGE COMMUNITY

SITE DATA:

PROJECT AREA = 13073 S.F. ± 0.30 AC.
NUMBER OF RESIDENTIAL UNITS = 6
DENSITY = 20.00 UNITS/ACRE
F.A.R. = 0.28
MAX. BUILDING HEIGHT = 35'
OPEN SPACE = 6720 S.F. (00.16 AC.), 51.4%
BUILDING AREA = 3672 S.F. (00.08 AC.), 28.1%
SIDEWALK AREA = 2881 S.F. (00.06 AC.), 20.5%

PARKING REQUIRED @ 2 SPACES/UNIT = 12 SPACES
PARKING PROPOSED = 12 SPACES (2.00 SPACES/UNIT) PLUS BIKE RACKS ON SITE

SETBACKS:
FRONT SEE SHEET 3
SIDE SEE SHEET 3
REAR SEE SHEET 3

LEGAL DESCRIPTION:
LOT 2, BLOCK 4
WILLIS ADDITION TO
PALMETTO, AS RECORDED IN
PLAT BOOK 1, PAGE 202A.OF
THE PUBLIC RECORDS OF
MANATEE COUNTY, FLORIDA

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PROPOSED HOUSING:
UNIT WILL BE IN TOWNHALL CONSTRUCTION WITH CRAWLS, SPACERS AND EACH UNIT WILL BE A DIFFERENT COLOR AND LANDSCAPED FAIRLY.