TAB 1
Staff Report
Holy Cross Manor II
520 W 26th Street
General Development Plan
04-403-GDP-II

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: Holy Cross Manor II / Diocese of Venice
Location: 520 W 26th Street
Parcel Size: 4.01± Acres
PID #: 2421900154

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: PD (Planned Development)
Zoning: PD-H (Planned Development Housing)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:

FUTURE LAND USE
North: (Single-Family Residential) (Manatee County)
South: PD (Planned Development)
East: PDH (Planned Development-Housing)
West: PD (Single-Family Residential) (Manatee County)

ZONING
North: Manatee County (Leisure Lake)
South: RM-5 (Church Use)
East: PDH (Planned Development-Housing) (Holy Cross Manor I)
West: Manatee County (Leisure Lake)

SUMMARY:

The PDH zoning designation is a site plan specific category. Any changes in land use approval require the approval of a new conceptual/general plan. The zoning is not proposed to change with this application. The current use is for vacant. The DRC has met with the applicant and his agent to discuss the proposal to expand the Holy Cross Manor with the addition of 68 units in a three-story residential structure. Please note that the application is for a HUD-sponsored, low-income elderly housing facility.
The PDH zoning designation is a site plan specific category. Any changes in land use approval require the approval of a conceptual/general plan. The zoning is not proposed to change with this application. The current use is for a vacant. The City’s DRC has met with the applicant and his agent to discuss the proposal to expand the existing Holy Cross Manor.

The new Site Plan consists of 68 one-bedroom units, located within an “L” shaped, 3-story building. The plan includes 99 additional parking spaces and a retention area located in the southwest portion of the site. The Site Plan also illustrates both a small maintenance building and a dumpster located in the north portion of the site.

**STAFF RECOMMENDATION:**

The staff recommends APPROVAL of this request. There are no waivers or modifications requested. This application provides for a low-income housing for at least 68 elderly people who are in need of this type of housing.

Because this application is time sensitive in order to meet HUD application deadlines, the DRC is continuing to work with the applicant and his representatives to bring the plan into compliance with all City and Fire District requirements. We will continue to do so throughout the Site Plan and Construction Plan processes.

**STIPULATIONS:**

The Site Plan must comply with all applicable City Code and North River Fire District (NRFD) requirements.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board recommended UNANIMOUS APPROVAL WITH STIPULATION the general development plan 04-403 GDP-II. The stipulation is as stated: The project site must be a minimum of 4.01 acres as illustrated on survey. (To meet density requirements)
DETAILED ANALYSIS:

ATTAINABLE HOUSING

The application is for a HUD-sponsored, low-income elderly housing facility.

COMPREHENSIVE PLAN ANALYSIS

Potable water, sanitary sewer, and parks and recreation levels of service are satisfied with this request. Below is a synopsis of the impacts to roads, drainage, and reclaimed water infrastructure related elements of the Comprehensive Plan:

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.

A traffic impact statement has been submitted by the project engineer determining the impact is deminimus and does not result in any degradation in roadway level of service.

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 is currently served with City 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.

The site is currently served with City reclaimed water for irrigation.

6.0 STORMWATER 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.

Prior to the approval of a final development plan, the applicant shall provide a letter from SWFWMD regarding the approval of a reduction regarding retention requirements.

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.

The site is served with City water.

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.

The site is served with City water.

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

Landscaping will 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 is currently served with City reclaimed water for irrigation.

Policy 7.3.1: Require the use of reclaimed water to irrigate recreational, agricultural and future development.
The site is currently served with City reclaimed water for irrigation.

Policy 7.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

The site is currently served with City reclaimed water for irrigation.
ZONING

HOLY CROSS II

SCALE: 1"=500'
SOURCE: MANATEE COUNTY

THIS MAP IS PROVIDED FOR GRAPHICAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.
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### PROJECT LOCATION

![Project Location Map](image)

### VICINITY MAP

![Vicinity Map](image)

### LOCATION MAP

![Location Map](image)

### GENERAL DEVELOPMENT PLAN FOR HOLY CROSS MANOR II
CITY OF PALMETTO, FLORIDA
SECTION 11, TOWNSHIP 34 S., RANGE 17 E.

CONSTRUCTION DATE: FALL 2009

### PLANS PREPARED FOR:
WOODROFFE CORPORATION ARCHITECTS
5005 W. LAUREL STREET
Tampa, FL 33614
CONTACT: (813) 281-0411

PLANS PREPARED BY:
ELEMENT ENGINEERING GROUP
P.O. BOX 1525
Tampa, FL 33604
CERTIFICATE OF AUTHORIZATION NUMBER: 2001-000125-V
DATE: MARCH 20, 2009

### GENERAL DIRECTOR: OPERATIONS
City Planner
City Engineer

### DRC Coordinator:

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<tr>
<th>DRC Member</th>
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<td>Deputy Director of Operations</td>
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<td>Fire Marshall</td>
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### STIPULATIONS:

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### Director of Public Works:

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Erosion Control Notes

1. Soil erosion and sedimentation control measures will be implemented in accordance with the local erosion and sedimentation control regulations and the Florida Department of Environmental Protection guidelines.

2. The contractor shall follow the procedures outlined in the Florida Department of Environmental Protection guidelines for erosion and sedimentation control.

3. The contractor shall provide adequate equipment and personnel to control soil erosion and sedimentation.

4. The contractor shall notify the owner and the local regulatory agency of any changes in the erosion and sedimentation control measures.

5. The contractor shall maintain a daily log of erosion and sedimentation control measures.

6. The contractor shall provide a written report to the owner and the local regulatory agency at the completion of the project.

7. The contractor shall comply with all applicable regulations and standards for erosion and sedimentation control.

Drainage Notes

1. Drainage ditches and swales shall be located and constructed to ensure proper flow and to prevent flooding.

2. The contractor shall provide adequate drainage facilities to collect and convey surface runoff.

3. The contractor shall construct and maintain stormwater drainage systems in accordance with the Florida Department of Environmental Protection guidelines.

4. The contractor shall provide a written report to the owner and the local regulatory agency at the completion of the project.

5. The contractor shall comply with all applicable regulations and standards for drainage systems.

Utility Providers

1. Water
2. Sewer
3. Gas
4. Electrical
5. Telephone
6. Cable

General Notes

1. All water mains shall be marked in accordance with local codes and regulations.

2. All electrical conduits shall be installed in accordance with local codes and regulations.

3. All gas lines shall be installed in accordance with local codes and regulations.

4. All cable and telephone lines shall be installed in accordance with local codes and regulations.

5. All stormwater drainage systems shall be installed in accordance with local codes and regulations.

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