

TAB 12



City of Palmetto Agenda Item

Meeting Date

2/28/11

Presenter: Lorraine Lyn

Department: Public Works

Title:

GDP 2011-01

Manatee School of the Arts
General Development Plan for 21.587 acres

The purpose of this GDP is to approve a single general development plan under the PD-MU zoning for all MSA properties totaling 21.587 acres.

Staff recommended Approval of the GDP with stipulations noted in the attached report.

The Planning and Zoning Board recommends Approval of the GDP with the following stipulations:

- 1) Landscape buffer on the south side of the property (adjacent to the Hammocks) shall meet the PD buffer requirements of the zoning code
- 2) The open space as shown on the site plan shall be determined to be adequate
- 3) The buildings shall meet set-back as shown on the site plan except that all new buildings shall meet the requirements of the zoning code for PD zoning with the exception of the northernmost 3 story building which shall be located at least 36 ft from the perimeter of the property.
- 4) Parking shall be provided as set forth in the state SREP standards for schools
- 5) The go-cart track may be utilized during daylight hours, no more than one cart on the track at a time, staff and applicant shall work to establish reasonable noise guidelines.

Staff and the applicant are in the process of working out a mutually agreed upon site plan and solutions to the following issues in addition to the P & Z recommendations above:

- 1) Traffic study and evaluation of proposed conditions at all school access driveways and stacking plan for 1660 students
- 2) Summary of additional water, sewer and solid waste

Budgeted Amount: \$0.00 **Budget Page No(s):** **Available Amount:** \$0.00 **Expenditure Amount:** \$0.00

Additional Budgetary Information:

Funding Source(s): **Sufficient Funds Available:** ☐ Yes ☐ No **Budget Amendment Required:** ☐ Yes ☐ No **Source:**

City Attorney Reviewed: ☐ Yes ☐ No ☐ N/A **Advisory Board Recommendation:** ☒ For ☐ Against ☐ N/A **Consistent With:** ☒ Yes ☐ No ☐ N/A **Palmetto 2030 Comprehensive Plan**

Potential Motion/Direction Requested: The City Commission shall APPROVE, APPROVE WITH CONDITION(S) or DENY the proposed GDP.

Staff Contact: Lorraine Lyn Planning Department 723-4580 Ext. 135

Attachments: Staff Report covering the annexation, small scale plan amendment, rezoning and GDP for Manatee School of the Arts.

CITY OF PALMETTO
ORDINANCE NO. 2011-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; AMENDING ORDINANCE NO.09-986 TO APPROVE AN AMENDED GENERAL DEVELOPMENT PLAN FOR A MIDDLE AND HIGH SCHOOL WITH A MAXIMUM OF 1650 STUDENT STATIONS AND AN EDUCATION RELATED GO-KART FACILITY FOR THE PROPERTIES GENERALLY LOCATED AT 600, 700 AND 822 HABEN BOULEVARD AND 735 15TH AVENUE DRIVE EAST, PALMETTO, AND LOCATED IN THE PDMU (PLANNED DEVELOPMENT MIXED-USE) ZONING DISTRICT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (Applicant: Renaissance Arts and Education, Inc./dba Manatee School for the Arts (MSA), approximately 21.58 acres GDP2011-01))

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, in 2009, the City Commission of the City of Palmetto approved a PDMU Zoning and General Development plan pursuant to Ordinance 09-986, (the “Project”); and

WHEREAS, the City of Palmetto has received a request for approval of an Amended General Development Plan for the Project to include the lands described in **Exhibit A** (approximately 21.58 acres), to (i) add approximately ____ acres of adjacent lands, (ii) to provide for expansion of the existing facilities to a total of 213,360 square feet, including the following:

- (1) Addition of a 42,000 square-foot, three-story classroom building.
- (2) Addition of a 47,400 square-foot, three-story classroom building, to replace a modular 9,640 square-foot classroom facility.
- (3) Addition of a karting track facility for educational purposes.
- (4) Addition of a 5,000 square-foot classroom to be associated with the karting track facility; and

WHEREAS, the City has adopted Ordinance 2011-06 to rezone the Property to Planned Development Mixed-Use (PDMU); 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 February 17, 2011, 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 March 7, 2011, 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. 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 with certain conditions 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, as conditioned by the City Commission.

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

- 1. The landscaped buffer on the south side of the property shall meet the requirements of the PDMU zoning district.
- 2. Open space shall be provided as depicted on the General Development Plan.

3. All buildings shall meet the setbacks as shown on the General Development Plan, and the northernmost 3-story building shall be setback a minimum of 36 feet from the north and eastern property lines.

4. Parking shall meet SREF (state public school) requirements in effect at time of the adoption of this Ordinance.

5. The karting track may only be utilized for educational purposes during daylight hours. Use shall be restricted to not more than one kart on the track at all times.

Section 3. Repeal of Ordinance. This Ordinance hereby repeals and replaces Ordinance 09-986 in its entirety.

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 ____ day of _____ 2011.

First Reading: _____

Publication: _____, 2011

Second Reading and

Public Hearing: _____

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

By: _____

SHIRLEY GROOVER BRYANT, MAYOR

ATTEST: James R. Freeman
City Clerk

By: _____

City Clerk/Deputy Clerk



PROJECT DESCRIPTION

MANATEE SCHOOL FOR THE ARTS
700 HABEN BOULEVARD, PALMETTO, FL 34221
REVISED DEVELOPMENT PLAN NEW CLASSROOM BUILDING

INDEX OF DRAWINGS

GDP 1 - GENERAL INFORMATION
GDP 2 - EXISTING SITE PLAN
GDP 3 - 2014 MASTER PLAN
GDP 4 - BUILDING ELEVATION
GDP 5 - SITE LIGHTING
GDP C1 - ENGINEERING INTENT
GDP L1 - LANDSCAPE PLAN
GDP S1 - BOUNDARY SURVEY



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

GENERAL DEVELOPMENT PLAN REVISION 2011

GENERAL INFORMATION

SHEET NO.

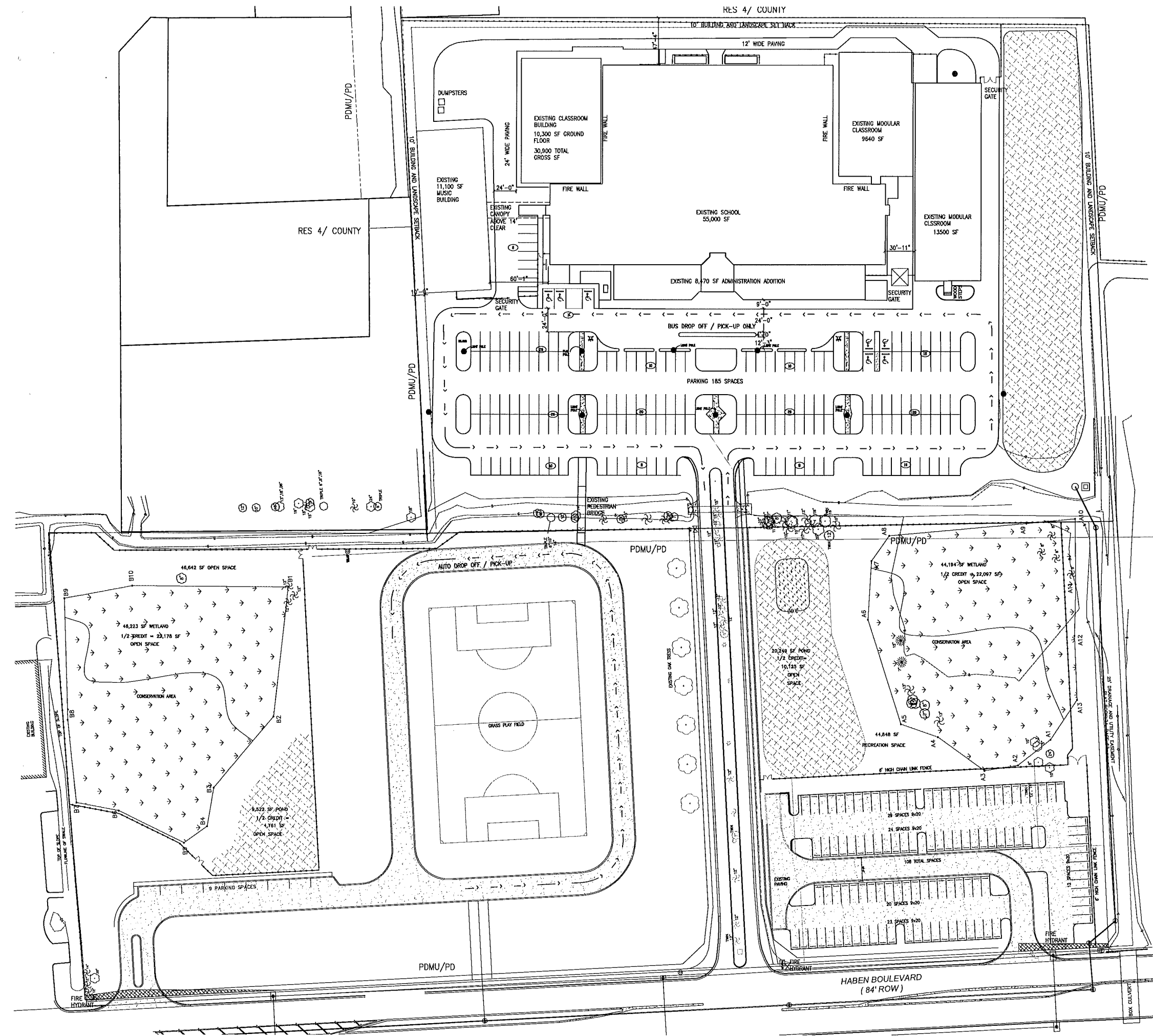
PROJECT NO.	DATE
1101	12/27/2010

MANATEE SCHOOL
FOR THE ARTS
PALMETTO, FL

Moore² Design

ARCHITECTURE - INTERIOR DESIGN
Architect: Jon L. Moore, AIA AR0012475
Phone 941.729.1229 Fax 941.729.5979
706 Riverside Drive Palmetto, FL 34221
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NO.	DATE	REVISION DESCRIPTION
1	01.31.11	GDP SUBMITTAL
2	02.24.11	GDP REVISED PER STAFF COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-



SITE DATA

MANATEE SCHOOL FOR THE ARTS SITE ANALYSIS 01.30.2011					
DESCRIPTION: EXISTING ZONING: FLOOD ZONE:		EXISTING SCHOOL PD-MU AB			
SITE ACREAGE:		ORIGINAL PARCEL	AC	SF	
		HABON PARCELS	8.314	362,158	
		15TH AVENUE DR B	10.69	465,656	
		15TH AVENUE DR C	1.043	45,433	
		TOTAL SITE	1.54	67,082	
			21.587	940,330	
EXISTING SCHOOL FLOOR AREA		MAIN BUILDING	AC	% SITE	FOOTPRINT SF
		ADMINISTRATION	55,000		55,000
		3-STORY CLASSROOM	8,470		8,470
		MUSIC BUILDING	10,300		30,900
		MODULAR 1	11,100		11,100
		MODULAR 2	9,640		9,640
		TOTAL EXISTING	13,500		123,500
			108,010		128,610
2011 CLASSROOMS		3-STORY CLASSROOM	14,000		42,000
		STEM CLASSROOM	5,000		5,000
		TOTAL	19,000		47,000
			127,010		175,610
2014 CLASSROOMS		3-STORY CLASSROOM	15,800		47,400
		REMOVE MODULAR 1	(9,640)		(9,640)
		TOTAL	6,160		37,760
			133,170		213,370
EXISTING SITE ANALYSIS		TOTAL BUILDING	2.48	11%	108,010
		PARKING AND DRIVES	3.06	14%	133,231
		OPEN SPACE & LS	16.05	74%	699,089
		TOTAL EXISTING	21.59	100%	940,330
2011 SITE ANALYSIS		TOTAL BUILDING	2.87	13%	124,860
		PARKING AND DRIVES	4.26	20%	185,731
		OPEN SPACE & LS	14.46	67%	629,739
		TOTAL SITE 2011	21.59	100%	940,330
2014 SITE ANALYSIS		TOTAL BUILDING	3.35	16%	146,020
		PARKING AND DRIVES	4.10	19%	178,731
		OPEN SPACE & LS	14.13	65%	615,579
		TOTAL SITE 2014	21.59	100%	940,330

SCHOOL POPULATION

	EXISTING	2011	2014
FACULTY & STAFF	115	120	145
STUDENTS 11TH & 12TH	230	280	300
STUDENTS UNDER 11TH GRADE	1120	1170	1350
TOTAL SCHOOL POPULATION	1465	1570	1795

PARKING REQUIREMENTS

PARKING REQUIREMENTS (BASED ON SREF)			
FACULTY & STAFF 1 EA	EXISTING	2011	2014
STUDENTS 11TH & 12TH - 1 PER 10	115	120	145
VISITORS	23	28	30
SREF REQUIRED PARKING	20	25	30
TOTAL PARKING PROVIDED	158	173	205
ADA REQUIRED	293	370	392
ADA REQUIRED	7	8	8
ADA REQUIRED	7	13	13

440 SEAT THEATRE IS A NON-CONCURRENT AFTER HOURS VENUE.
PARKING REQUIRED BY CITY CODE IS 1 1/3 SEATS; 150 PARKING SPACES

ENVIRONMENTAL / COMMUNITY IMPACT STATEMENTS

- POTABLE WATER - TIE INTO EXISTING SERVICE
- SANITARY SEWER - TIE INTO EXISTING SERVICE
- DRAINAGE - ANY MODIFICATION TO THE EXISTING DRAINAGE SYSTEM WILL REQUIRE SFWMD APPROVAL, (MODIFICATION CURRENTLY IN PROCESS)
- TRANSPORTATION - TRAFFIC STUDY ATTACHED
- AIR QUALITY - THERE IS NO ANTICIPATED IMPACT TO THE AIR QUALITY.
- WATER QUALITY - THERE IS NO ANTICIPATED IMPACT TO THE WATER QUALITY.
- WETLANDS - WETLANDS HAVE BEEN DESIGNATED BY SFWMD PREVIOUSLY.
- WOODLAND - THERE ARE NO DESIGNATED WOODLANDS ON THE SITE.
- WILD LIFE - THERE ARE NO DESIGNATED WILD LIFE REFUGES ON THE SITE.
- COMMUNITY APPEARANCE - THE NEW CONSTRUCTION WILL BE CONSISTENT IN COMPOSITION AND SCALE WITH CONTEMPORARY SCHOOL BUILDINGS.

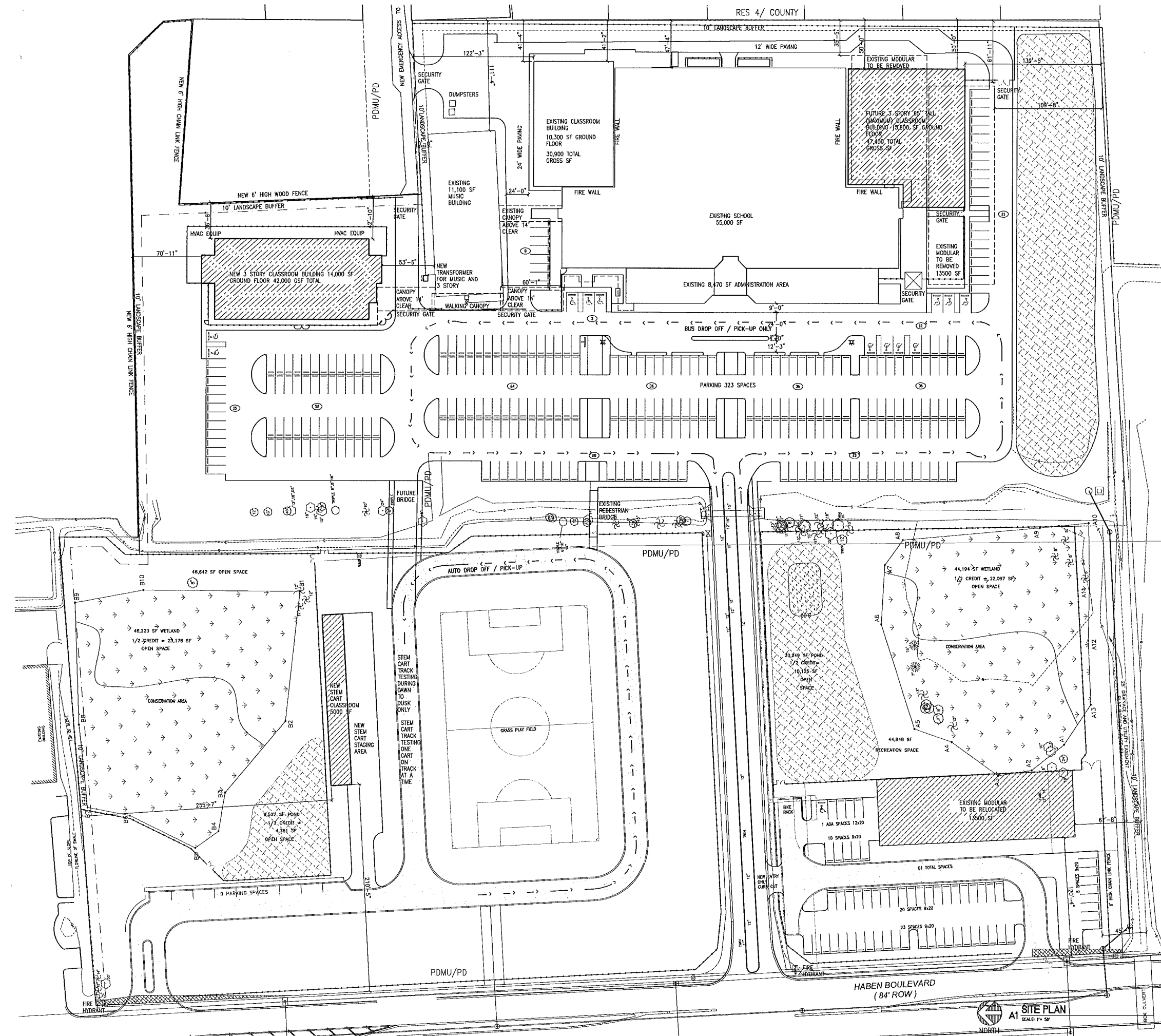
NOTES

- THIS IS AN EXISTING FACILITY AND THE ZONING CODE FOR CONCURRENCY MANAGEMENT CALCULATIONS ARE NOT APPLICABLE.
- SFWMD APPROVAL WILL BE OBTAINED BEFORE THE PROJECT RECEIVES A FINAL CERTIFICATE OF OCCUPANCY.
- NRFD APPROVAL WILL BE OBTAINED BEFORE VERTICAL BUILDOUT WILL BE PERMITTED BY THE CITY OF PALMETTO BUILDING DEPARTMENT.
- ALL NEW LIGHTING WILL MEET CITY OF PALMETTO POLICE DEPARTMENT OPTED STANDARDS.
- THIS IS AN EXISTING SITE AND MAINTENANCE OF PRIVATELY CONTROLLED RECREATION AND OPEN SPACE IS CURRENTLY IN PLACE.
- THIS IS AN EXISTING FACILITY AND MEETS ALL THE REQUIREMENTS OF SECTIONS 14.2, 14.3, 14.5 AND 14.6 OF THE CONCURRENCY MANAGEMENT SYSTEM.
- REGARDING CONCURRENCY MANAGEMENT SYSTEM SECTION 14.4 SERVICE FACILITY CALCULATIONS WILL BE ADDRESSED WITH THE BUILDING PLANS SUBMITTAL.

LEGEND

- EXISTING WETLANDS
- EXISTING DRAINAGE RETENTION / DETENTION
- NEW BUILDING

EXISTING SITE PLAN	MANATEE SCHOOL FOR THE ARTS		PROJECT NO. DATE 1101 12/21/2010
	PALMETTO, FL		
SHEET NO. GDP-2		Moore ² Design ARCHITECTURE - INTERIOR DESIGN Architect: Jon L. Moore, AIA AR26001330 Phone 941.729.1229 Fax 941.729.5979 706 Riverside Drive Palmetto, FL 34221 Copyright Moore 2 Design, LLC. All Rights Reserved	



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- REGARDING CONCURRENCY MANAGEMENT SYSTEM SECTION 14.4 SERVICE FACILITY CALCULATIONS WILL BE ADDRESSED WITH THE BUILDING PLANS SUBMITTAL.

LEGEND

	EXISTING WETLANDS
	EXISTING DRAINAGE RETENTION / DETENTION
	NEW BUILDING

SITE PLAN NOTES

- ALL NEW TYPICAL PARKING SPACES TO BE 9'X20'
- ADA SPACES TO BE 12'X20'
- TWO WAY DRIVE ISLES TO BE 24' WIDE U.O.N.
- LANDSCAPING TO MEET THE REQUIREMENTS OF THE PALMETTO LANDSCAPE ORDINANCE

GENERAL DEVELOPMENT PLAN REVISION 2011

MASTER PLAN

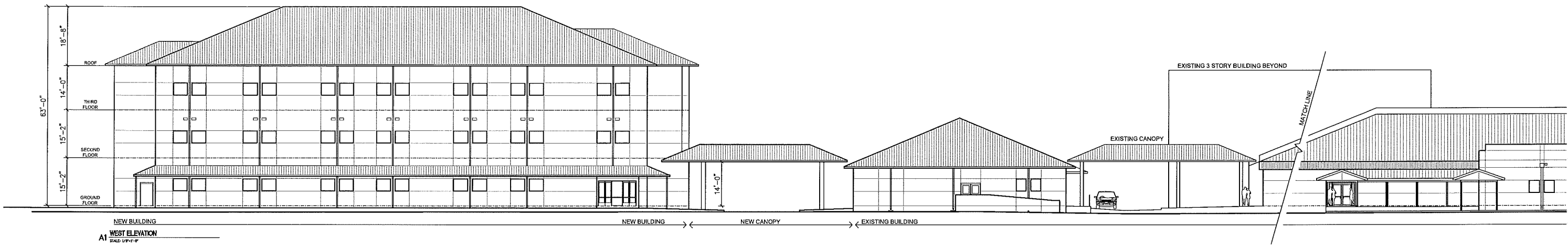
MANATEE SCHOOL FOR THE ARTS

SHEET NO. 1101
PROJECT NO. DATE 12/27/2010
GDP - 3

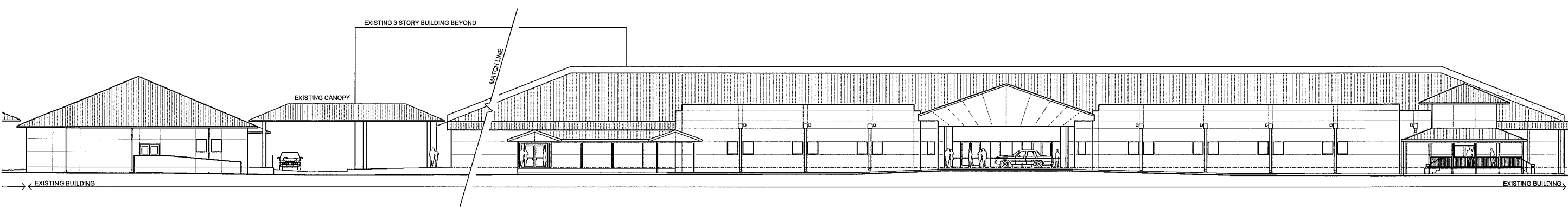
Moore² Design

ARCHITECTURE - INTERIOR DESIGN
Architect: Jon L. Moore, AIA AR26001330
Phone: 941.729.1229 Fax: 941.729.5979
706 Riverside Drive Palmetto, FL 34221
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NO.	DATE	REVISION DESCRIPTION	
		DATE	DESCRIPTION
1	01.31.11	GDP SUBMITTAL	
2	02.24.11	GDP REVISED PER STAFF COMMENTS	



A2 WEST ELEVATION NEW BUILDING
SCALE: 1/16"= 1'-0"



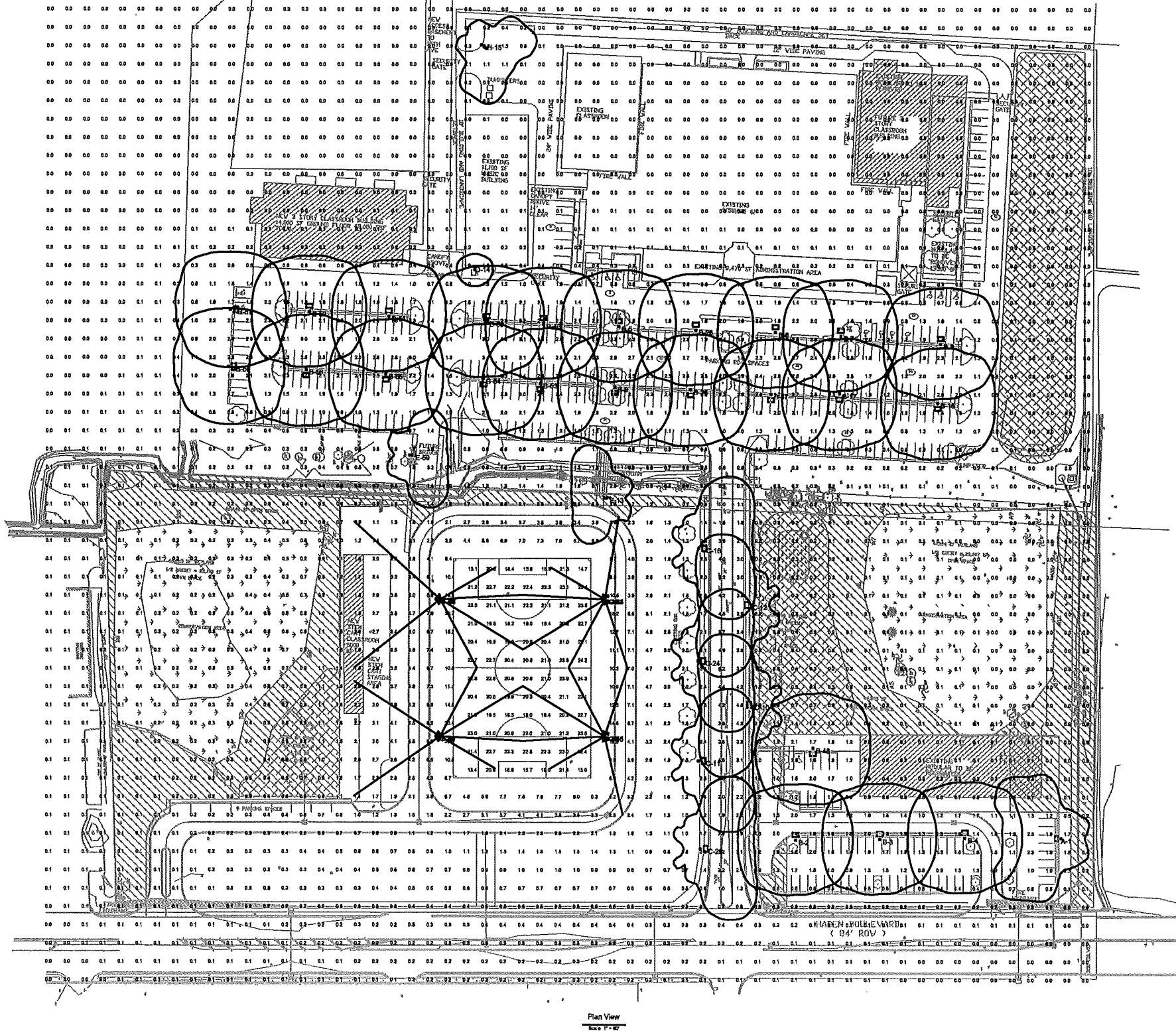
A1 WEST ELEVATION EXISTING
SCALE: 1/16"= 1'-0"

GENERAL DEVELOPMENT PLAN REVISION 2011

BUILDING ELEVATIONS	SHEET NO. GDP-4	PROJECT NO. 1101	DATE 12/27/2010	MANATEE SCHOOL FOR THE ARTS	
				PALMETTO, FL	
				Moore ² Design	
				ARCHITECTURE - INTERIOR DESIGN	
				Architect: Jon L. Moore, AIA AR0012475 Phone 941.723.1125 Fax 941.723.3573 706 Riverside Drive Palmetto, FL 34221 Copyright Moore & Design, LLC. All Rights Reserved	
				NO.	DATE
				1	03.11.11
				REVISION DESCRIPTION	
				GDP ISSUE DATE	

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
AREA 1	✕	1.1 ft	2.6 ft	0.1 ft	26.0
AREA 2	✕	1.7 ft	3.4 ft	0.2 ft	17.0
AREA 3	✕	2.7 ft	6.2 ft	0.4 ft	15.5
AREA 4	✕	2.4 ft	4.1 ft	0.8 ft	4.8
AREA 5	✕	1.4 ft	2.2 ft	0.4 ft	5.5
AREA 6	✕	0.8 ft	2.0 ft	0.0 ft	N/A
BRIDGE	✕	2.3 ft	5.4 ft	0.9 ft	6.0
SITE CALCULATIONS	+	0.8 ft	20.7 ft	0.0 ft	N/A
BOOKER #5	+	20.7 ft	24.3 ft	13.1 ft	1.8

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	1	ALX2 21000L BR4	AREA 8/2E 2 LED 350 LUMEN & 4000A DRIVERS, TEMP 54.5C	ONE 330-WATT LED, A-MED DOWN POS.	ALX2_21000L_BR4.ies	15270	0.72	330
□	B	24	ALX2 21000L BR5	AREA 8/2E 2 LED 350 LUMEN & 4000A DRIVERS, TEMP 52.2C	ONE 330-WATT LED, A-MED DOWN POS.	ALX2_21000L_BR5.ies	18100	0.72	330
□	C	6	ALX2 21000L BR3	AREA 8/2E 2 LED 350 LUMEN & 4000A DRIVERS, TEMP 54.5C	ONE 330-WATT LED, A-MED DOWN POS.	ALX2_21000L_BR3.ies	15904	0.72	330
□	E	2	ALX1 7000L BR3	AREA 8/2E 1 LED 350 LUMEN & 4000A DRIVERS, TEMP 54.5C REAR	ONE 110-WATT LED, A-MED DOWN POS.	ALX1_7000L_BR3.ies	5635	0.72	110
□	F	16	TSP 1500M OP24W	SPORTS LIGHTER W/SPUN DIFFUSE REFL, CLEAR GLASS	ONE 1500-WATT CLEAR BT 54 METAL HALIDE, HORIZONTAL POSITION.	TSP_1500M_OP24W.ies	150000	0.80	1525
□	D	1	OLW14	OUTDOOR LED WALLPACK LED TEMP 60.8C	ONE 26.3-WATT LED, A-MED DOWN POS.	OLW14.ies	AbcLife	0.72	28.3
□	G	8	TFA 1000M TAZ	SPECIFICATION FLOODLIGHT, 142 DISTRIBUTIONS, 1000W MH, W/ CLEAR LAMP.	ONE 1000-WATT CLEAR BT 54 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	TFA_1000M_TAZ.ies	110000	0.72	1000
□	H	1	ALX1 7000L BR4	AREA 8/2E 1 LED 350 LUMEN & 4000A DRIVERS, TEMP 54.5C REAR	ONE 110-WATT LED, A-MED DOWN POS.	ALX1_7000L_BR4.ies	AbcLife	0.72	110



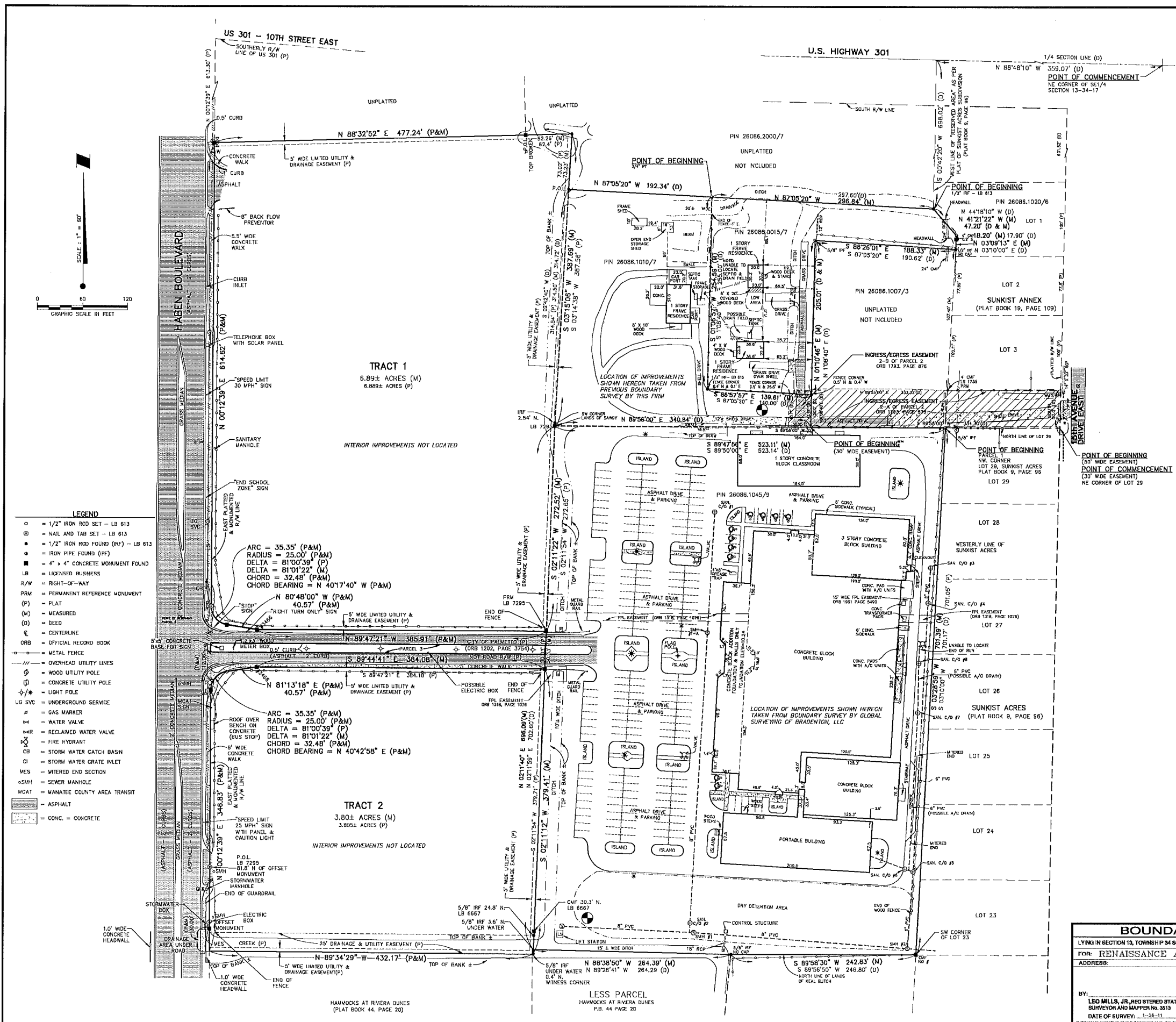
LUMINAIRE LOCATIONS											
No	Label	X	Location Y	Z	MH	Orientation	Tilt	X	Aim Y	Z	
1	A	582.1	-185.7	25.0	25.0	-90.0	0.0	580.9	-185.7	0.0	
2	B	300.1	-186.1	25.0	25.0	0.0	0.0	300.1	-186.1	0.0	
3	B	362.5	-187.2	25.0	25.0	0.0	0.0	362.5	-186.0	0.0	
4	B	426.7	-185.9	25.0	25.0	0.0	0.0	426.7	-184.4	0.0	
5	B	104.7	373.1	25.0	25.0	0.0	0.0	104.7	374.3	0.0	
6	B	278.9	368.6	25.0	25.0	0.0	0.0	278.9	367.8	0.0	
7	B	348.5	362.8	25.0	25.0	0.0	0.0	348.5	364.0	0.0	
8	B	458.8	354.1	25.0	25.0	0.0	0.0	458.8	355.3	0.0	
9	B	100.4	307.0	25.0	25.0	180.0	0.0	100.4	305.8	0.0	
10	C	255.2	-40.5	25.0	25.0	-90.0	0.0	254.0	-40.5	0.0	
11	C	193.4	-101.8	25.0	25.0	90.0	0.0	194.6	-101.8	0.0	
12	C	252.4	68.9	25.0	25.0	-90.0	0.0	251.2	68.9	0.0	
13	E	85.1	186.3	15.0	15.0	-90.0	0.0	83.9	186.3	0.0	
14	D	-53.1	437.8	15.0	15.0	180.0	0.0	-53.1	437.8	0.0	
15	H	-46.8	880.5	15.0	15.0	124.6	0.0	-46.8	879.8	0.0	
16	G	193.8	131.1	25.0	25.0	90.0	0.0	194.7	131.1	0.0	
17	B	347.1	300.0	25.0	25.0	180.0	0.0	347.1	298.8	0.0	
18	B	458.8	286.9	25.0	25.0	180.0	0.0	458.8	288.7	0.0	
19	F	-90.0	75.0	50.0	50.0	59.7	83.3	-30.0	110.0	0.0	
20	F	-90.0	75.0	50.0	50.0	161.8	58.8	-50.0	0.0	0.0	
21	F	-90.0	75.0	50.0	50.0	121.4	84.0	0.0	20.0	0.0	
22	F	-90.0	75.0	50.0	50.0	56.8	80.2	0.0	80.0	0.0	
23	C	196.8	-197.8	25.0	25.0	90.0	0.0	197.0	-197.8	0.0	
24	C	192.7	7.7	25.0	25.0	90.0	0.0	193.9	7.7	0.0	
25	B	154.2	304.4	25.0	25.0	180.0	0.0	154.2	303.2	0.0	
26	B	186.7	368.3	25.0	25.0	0.0	0.0	186.7	370.8	0.0	
27	F	-90.0	-75.0	50.0	50.0	120.3	83.3	-30.0	-110.0	0.0	
28	F	-90.0	-75.0	50.0	50.0	25.1	58.5	-50.0	0.0	0.0	
29	F	-90.0	-75.0	50.0	50.0	58.8	54.0	0.0	-20.0	0.0	
30	F	-90.0	-75.0	50.0	50.0	83.2	80.2	0.0	-80.0	0.0	
31	F	90.0	75.0	50.0	50.0	-59.7	83.3	30.0	110.0	0.0	
32	F	90.0	75.0	50.0	50.0	208.1	68.8	50.0	0.0	0.0	
33	F	90.0	75.0	50.0	50.0	236.6	84.0	0.0	20.0	0.0	
34	F	90.0	75.0	50.0	50.0	-56.8	80.2	0.0	80.0	0.0	
35	F	90.0	-75.0	50.0	50.0	236.7	53.3	30.0	-110.0	0.0	
36	F	90.0	-75.0	50.0	50.0	-26.1	58.8	50.0	0.0	0.0	
37	F	90.0	-75.0	50.0	50.0	-56.8	84.0	0.0	-20.0	0.0	
38	F	90.0	-75.0	50.0	50.0	296.8	80.2	0.0	-80.0	0.0	
39	G	-90.0	75.0	50.0	50.0	-45.2	88.3	-185.0	180.0	0.0	
40	G	-90.0	75.0	50.0	50.0	231.7	87.2	-185.0	0.0	0.0	
41	G	-90.0	-75.0	50.0	50.0	235.8	88.2	-185.0	-140.0	0.0	
42	G	-90.0	-75.0	50.0	50.0	-57.7	85.7	-185.0	-18.0	0.0	
43	G	90.0	75.0	50.0	50.0	9.5	90.8	105.0	185.0	0.0	
44	G	90.0	75.0	50.0	50.0	161.8	57.2	115.0	0.0	0.0	
45	G	90.0	-75.0	50.0	50.0	18.4	87.2	115.0	0.0	0.0	
46	G	90.0	-75.0	50.0	50.0	166.8	99.7	110.0	-180.0	0.0	
47	B	272.2	295.4	25.0	25.0	180.0	0.0	272.2	296.2	0.0	
48	B	318.9	27.9	25.0	25.0	180.0	0.0	318.9	-80.1	0.0	
49	B	217	378.1	25.0	25.0	0.0	0.0	217	377.3	0.0	
50	B	-40.3	378.1	25.0	25.0	0.0	0.0	-40.3	379.3	0.0	
51	B	-147.3	384.1	25.0	25.0	0.0	0.0	-147.3	385.3	0.0	
52	B	-236.3	389.1	25.0	25.0	0.0	0.0	-236.3	390.3	0.0	
53	B	18.4	311.0	25.0	25.0	180.0	0.0	18.4	309.8	0.0	
54	B	-43.8	315.0	25.0	25.0	180.0	0.0	-43.8	314.8	0.0	
55	B	-150.8	321.0	25.0	25.0	180.0	0.0	-150.8	319.8	0.0	
56	B	-238.8	326.0	25.0	25.0	180.0	0.0	-238.8	324.8	0.0	
57	B	-321.8	331.3	25.0	25.0	90.0	0.0	-320.7	331.3	0.0	
58	B	-322.8	329.3	25.0	25.0	90.0	0.0	-322.7	329.3	0.0	
59	E	-124.1	232.7	15.0	15.0	90.0	0.0	-122.6	232.7	0.0	

MANATEE SCHOOL FOR THE ARTS
SITE LIGHTING
POINT ILLUMINATION STUDY

Designer
R.A. MCILRATH
Date
Jan 31, 2011
Scale
AS NOTED
Drawing No.
GDP-5 SITE LIGHTING
GDP-5

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 50'

SHEET NO.	PROJECT NO.	DATE
L1	1101	12/27/2010



DESCRIPTIONS:

(OFFICIAL RECORD BOOK 2274, PAGE 4869)
TRACTS 1 AND 2, DAKIN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 63 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO: (OFFICIAL RECORD BOOK 1378, PAGE 860)
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N88°48'10" W, ALONG 1/4 SECTION LINE, 359.07 FEET; THENCE S00°42'20" W, ALONG THE WEST LINE OF THE RESERVED AREA AS SHOWN ON PLAT OF SUNKIST ACRES SUBDIVISION, A DISTANCE OF 698.02 FEET; THENCE N87°05'20" W, 297.6 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N87°05'20" W, 192.34 FEET; THENCE S02°42'40" W, 314.72 FEET; THENCE N89°56'00" E, 340.84 FEET; THENCE N01°08'40" E, 42.15 FEET; THENCE N87°05'20" W, 140.0 FEET; THENCE N01°08'40" E, 255.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: BEGIN AT THE NORTHEAST CORNER OF LOT 29, SUNKIST ACRES SUBDIVISION; THENCE S89°56'00" W, ALONG THE NORTH LINE OF SAID LOT 29 AND EXTENSION THEREOF, A DISTANCE OF 334.30 FEET; THENCE N01°08'40" E, 50.0 FEET; THENCE S89°56'00" E, 333.32 FEET TO THE WEST RIGHT-OF-WAY LINE OF 15th AVENUE DRIVE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE, 50.0 FEET TO THE POINT OF BEGINNING.

ALSO: (OFFICIAL RECORD BOOK 1793, PAGE 875)
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N88°48'10" W, ALONG THE 1/4 SECTION LINE, A DISTANCE OF 359.07 FEET; THENCE S00°42'20" W, ALONG THE WEST LINE OF THE RESERVED AREA AS SHOWN ON PLAT OF SUNKIST ACRES SUBDIVISION (PLAT BOOK 9, PAGE 96 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA), A DISTANCE OF 698.02 FEET FOR A POINT OF BEGINNING; THENCE N87°05'20" W, 297.60 FEET; THENCE S1°08'40" W, 255.00 FEET; THENCE S87°05'20" E, 140.00 FEET; THENCE N1°08'40" E, 205.01 FEET; THENCE S87°05'20" E, 190.62 FEET; THENCE N31°00'00" E, 17.90 FEET; THENCE N44°18'10" W, 47.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING INGRESS AND EGRESS EASEMENTS LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN INGRESS AND EGRESS EASEMENT LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 29, SUNKIST ACRES SUBDIVISION; THENCE S89°56'00" W, ALONG THE NORTH LINE OF SAID LOT 29 AND EXTENSION THEREOF, A DISTANCE OF 334.30 FEET; THENCE N01°08'40" E, 50.0 FEET; THENCE S89°56'00" E, 333.32 FEET TO THE WEST RIGHT-OF-WAY LINE OF 15th AVENUE DRIVE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE, 50.0 FEET TO THE POINT OF BEGINNING.

AN INGRESS AND EGRESS EASEMENT LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 29, SUNKIST ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 96 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°56'00" W, ALONG THE NORTH LINE OF SAID LOT 29 AND THE EXTENSION, A DISTANCE OF 334.30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°56'00" W, 30.00 FEET; THENCE N1°08'40" E, 43.71 FEET; THENCE S87°05'20" E, 30.01 FEET; THENCE S1°08'40" W, 42.15 FEET TO THE SAID POINT OF BEGINNING.

ALSO: (TAKEN FROM BOUNDARY SURVEY BY GLOBAL SURVEYING OF BRADENTON, LLC)
PARCEL 1:
A TRACT OF LAND LYING WEST OF SUNKIST ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT AN IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 29, SUNKIST ACRES, RECORDED IN PLAT BOOK 9, PAGE 96, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.031°00'00" WEST ALONG WESTERLY LINE OF SAID SUNKIST ACRES, 701.17 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 23 OF SAID SUNKIST ACRES; THENCE SOUTH 89°56'50" WEST ALONG NORTH LINE OF LANDS OF KEAL BUTCH, 246.80 FEET; THENCE SOUTH 05°33'44" WEST ALONG WEST LINE OF SAID LANDS OF KEAL BUTCH, 100.32 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF LAND OF KEAL BUTCH, SOUTH 04°00'04" WEST, 97.80 FEET; THENCE NORTH 89°21'57" WEST, 94.17 FEET TO AN IRON PIPE; THENCE SOUTH 01°08'08" EAST, 36.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89°35'00" WEST, 154.18 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00°07'25" WEST, 231.00 FEET TO AN OLD 3" IRON PIPE; THENCE NORTH 02°11'59" EAST, 702.60 FEET TO AN IRON PIPE MARKING THE SOUTHWEST CORNER OF LANDS OF SAWY; THENCE SOUTH 89°50'00" EAST ALONG AN EXTENSION OF NORTH LINE OF AFORESAID LOT 29, OF SUNKIST ACRES, 523.14 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 3:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE SOUTH 00°12'39" WEST, A DISTANCE OF 6.53 FEET; THENCE SOUTH 85°09'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. 301, A DISTANCE OF 12.04 FEET TO AN IRON ROD FOUND MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. 301 AND THE EAST RIGHT-OF-WAY LINE OF HABON BOULEVARD (84 FOOT WIDE); THENCE SOUTH 00°12'39" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HABON BOULEVARD, A DISTANCE OF 1277.92 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89°47'21" EAST, A DISTANCE OF 446.10 FEET; THENCE SOUTH 02°11'59" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°47'21" WEST, A DISTANCE OF 446.10 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HABON BOULEVARD; THENCE NORTH 00°12'39" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:
COMMENCE AT THE SOUTHERLY OF THE EASTERNMOST CORNERS OF TRACT "E" OF THE NORTHSIDE AT RIVERA DUNES PHASE 1-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 22, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN N.00°04'33"E, ALONG THE EASTERNMOST BOUNDARY OF SAID TRACT "E", FOR A DISTANCE OF 562.78 FEET TO THE NORTHEAST CORNER OF TRACT "E"; THENCE N.89°55'28"W, ALONG THE NORTH BOUNDARY OF SAID TRACT "E" FOR A DISTANCE OF 15.00 FEET TO THE EAST RIGHT OF WAY OF HABON BOULEVARD; THENCE N.00°04'33"E, ALONG THE SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 208.45 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY, S.89°44'49"E, FOR A DISTANCE OF 432.50 FEET TO THE INTERSECTION WITH THAT CERTAIN BOUNDARY AGREEMENT LINE RECORDED IN O.R. BOOK 1750, PAGE 6361 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY AGREEMENT LINE THE FOLLOWING THREE (3) COURSES; S.02°11'59" W, A DISTANCE OF 2.91 FEET; S.00°07'25" E, FOR A DISTANCE OF 231.00 FEET; THENCE S.89°35'00" E, FOR A DISTANCE OF 154.18 FEET; THENCE LEAVING SAID BOUNDARY AGREEMENT LINE, N.00°14'17" W, FOR A DISTANCE OF 35.73 FEET TO AN IRON ROD AND PLASTIC CAP STAMPED LB5594; THENCE S.89°14'22" E, FOR A DISTANCE OF 93.99 FEET TO A IRON ROD AND PLASTIC CAP STAMPED LB6432; THENCE N.03°57'30" E, FOR A DISTANCE OF 97.80 FEET; THENCE N.05°31'10" E, FOR A DISTANCE OF 100.32 FEET; THENCE N.89°26'41" W, FOR A DISTANCE OF 264.29 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL 1 AND PARCEL 3 WHICH LIES SOUTH AND WEST OF THE COMMON BOUNDARY LINE ESTABLISHED BY THAT CERTAIN BOUNDARY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1750, PAGE 6361, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID BOUNDARY BEING DESCRIBED AS FOLLOWS:
COMMENCE AT AN IRON ROD MARKING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF U.S. 301 AND THE EAST RIGHT OF WAY LINE OF HABON BOULEVARD (84 FOOT WIDE); THENCE S.00°12'39" W, ALONG THE EAST RIGHT OF WAY LINE OF SAID HABON BOULEVARD, A DISTANCE OF 1277.92 FEET; THENCE S.89°47'21" E, A DISTANCE OF 446.10 FEET; THENCE S.02°11'59" W, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.02°11'59" W, A DISTANCE OF 8.51 FEET; THENCE S.00°07'25" E, A DISTANCE OF 231.00 FEET; THENCE S.89°35'00" E, A DISTANCE OF 154.18 FEET TO THE POINT OF TERMINATION. ALL BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

BOUNDARY SURVEY

LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

FOR: RENAISSANCE ARTS & EDUCATION, INC.

ADDRESS:

BY: LEO MILLS, JR., REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 3513

DATE OF SURVEY: 11-26-11

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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JOB NO. C 7533

DRAWN BY: GHO CHECKED BY: JR

FILE: 07523 DWG

COGO FILE: 07523 COO GHO

SCALE: 1" = 60' (SEE GRAPHIC SCALE)

Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

820 RIVIERA WEST, PALMETTO, FL 34291 820 NORTH POLK AVENUE, APOCALIPSE, FL 34266

PHONE: (813) 722-2440 FAX: (813) 722-9440 PHONE: (813) 939-4141 FAX: (813) 939-2446

CERTIFIED TO:

RENAISSANCE ARTS & EDUCATION, INC.

REV'S CHG'S	DATE	INT.

Dr. 27 # 195