TAB 13



City of Palmetto Agenda Item

Meeting	Date
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3/7/11

Presenter:	Lorraine Lyi	1		Department:	Planni	ing	
Title:							
Title: Consider Ordinance 2011-07 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. This matter has been expedited to assist the applicant in being able to open new facilities prior to the start of the 2011-2012 school year.							
Staff recomm	ends Approv	al of the GDP	with stipulatio	ons noted in the	attached	report.	
Although not all issues were resolved, the Planning and Zoning Board recommended 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							
At the time of the applicant	time, staff and applicant shall work to establish reasonable noise guidelines. At the time of the Planning and Zoning Board public hearing, some issues remained unresolved. Staff and the applicant are in the process of working out solutions to the issues. In addition to the P & Z recommendations above, staff recommends amending stipulation 5) to add the following						
"No person shall operate or cause to be operated any karting vehicle which when measured at any property line of the property where the sound is being generated exceed sixty (60) dBA at the property line. The method of measurement of sound shall be made at or beyond the real property line of the property on which such sound is generated or on the receiving land, as appropriate, approximately five (5) feet above ground."							
Also, since tra addition of the			sues have not	been resolved to	date, st	aff recommen	nds the
"6) During construction plan review, the applicant shall provide a traffic study, acceptable to the city engineer, to demonstrate that there is adequate stacking of vehicles dropping off and picking up students such that vehicles do not back up onto Haben Boulevard. The traffic study should also address any additional improvements to existing access points including but not limited to, entrance lanes into the project and/or left and right turn lanes onto Haben Boulevard. On-site and/or off-site improvements shall be shown on the construction drawings as required by the city engineer based on the approved traffic study."							
These stipulations are reflected in the recommended ordinance.							
Budgeted Amount:	\$0.00	Budget Page No(s):		vailable \$	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	Advisory Recomme		∏ For Cor ☐ Against Wit	nsistent :h:		Palmetto 2030 Comprehensive

	□ N/A	□ N/A	□ N/A	Plan
Potential Motion/ Direction Requested:	The City Commission shall APPROVE 2011-07 as recommended by staff.	WITH CONDITIONS the proposed	roposed GDP, and adopt Ordinance N	
Staff Contact:	Lorraine Lyn	Planning Department	723-4580	0 Ext. 135
Attachments:	Staff Report covering the annex for Manatee School of the Arts.	ation, small scale plan amen	dment, rez	oning and GDP

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 15^{TH} 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 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 13.273 acres of adjacent lands, (ii) to provide for expansion of the existing facilities to a total of 213,370 square feet, including the following:

Phase 1 in 2011 is an:

- (1) Addition of a 42,000 square-foot, three-story classroom building.
- (2) Addition of a karting track facility for educational purposes; and
- (3) Addition of a 5,000 square-foot classroom to be associated with the karting track facility; Phase 2 in 2014 is an:
 - (1) Addition of a 47,400 square-foot, three-story classroom building, to replace a modular 9,640 square-foot classroom 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, a copy of which is attached hereto and incorporated herein as Exhibit B, 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 perimeter of the property.
- 4. Parking shall meet SREF (state requirements for educational facilities) in effect at time of the adoption of this Ordinance.
- 5. The karting track may only be utilized for educational purposes during daylight hours, with no more than one kart on the tract at a time. No person shall operate or cause to be operated any karting vehicle which when measured at any property line of the property where the sound is being generated exceeds sixty (60) dBA at the property line. The method of measurement of sound shall be made at or beyond the real property line of the property on which such sound is generated or on the receiving land, as appropriate, approximately five (5) feet above ground.
- 6. During construction plan review, the applicant shall provide a traffic study to demonstrate that there is adequate stacking of vehicles dropping off and picking up students such that vehicles do not back up onto Haben Boulevard. The traffic study should also address any additional improvements to existing access points including but not limited to, entrance lanes into the project and/or left and right turn lanes onto Haben Boulevard. On-site and/or off-site improvements shall be shown on the construction drawings as required by the city engineer, based on the approved traffic study.

Ordinance 2011-07 Page 5 of 5

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 7th day of March, 2011.

First Reading:

February 28, 2011

Publication:

February 21, 2011 and February 28, 2011

Second Reading and

Public Hearing:

March 7, 2011

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:		T-0
	City C	Clerk/Deputy Clerk

PAGE 1 of 2

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 SOO°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 SO2°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 N89°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 N3'10'00"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 NO1°08'40"E, 50.0 FEET; THENCE NO1°08'40"E, 50.0 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 THEREOF, 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)

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.03°10'00"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 BLITCH, 246.80 FEET; THENCE SOUTH 05°33'44"WEST ALONG WEST LINE OF SAID LANDS OF KEAL BLITCH, 100.32 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF LAND OF KEAL BLITCH, SOUTH 04°00'04"WEST, 97.80 FEET; THENCE NORTH 89°21'57"WEST, 94.17 FEET TO AN IRON PIPE; THENCE SOUTH 01°18'08"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 SAWDY; 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.

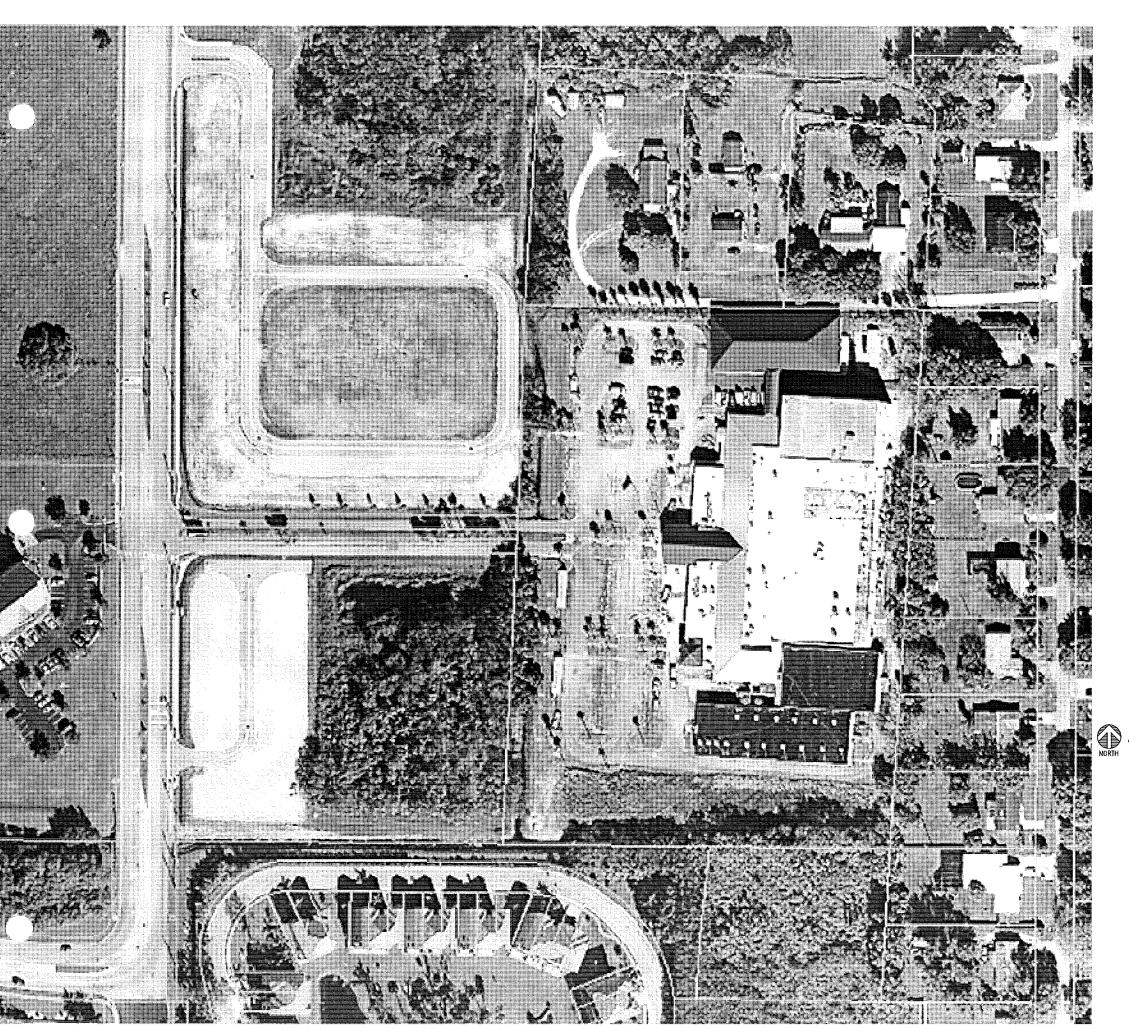
PARCEL 3:

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 HABEN BOULEVARD (84 FOOT WIDE); THENCE SOUTH 00°12'39 WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HABEN 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 HABEN 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 NORTHSHORE AT RIVIERA 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 SAID 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 HABEN 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"1'59"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.0074'17"W., FOR A DISTANCE OF 35.73 FEET TO AN IRON ROD AND PLASTIC CAP STAMPED LB5594; THENCE S.8914'22"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 LINE 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 HABEN BOULEVARD (84 FOOT WIDE); THENCE S.00°12'39"W., ALONG THE EAST RIGHT OF WAY LINE OF SAID HABEN BOULEVARD, A DISTANCE OF 1277.92 FEET; THENCES.89'47'21"E., A DISTANCE OF 446.10 FEET; THENCE S.02°11'59"W., A DISTANCE OF 407.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.02°11'59"W., A DISTANCE OF 6.51 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.



PROJECT DESCIPTION

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
GOP L1 - LANDSCAPE PLAN
GDP S1 - BOUNDARY SURVEY





Director of Public Works

A1 AERIAL PHOTO

DRC Member OK Signature Deputy Director of Operations	Date
· · · · · · · · · · · · · · · · · · ·	
City Planner	
Fire Marshall	
City Engineer	
Salaminations Yes	
Stipulations No	

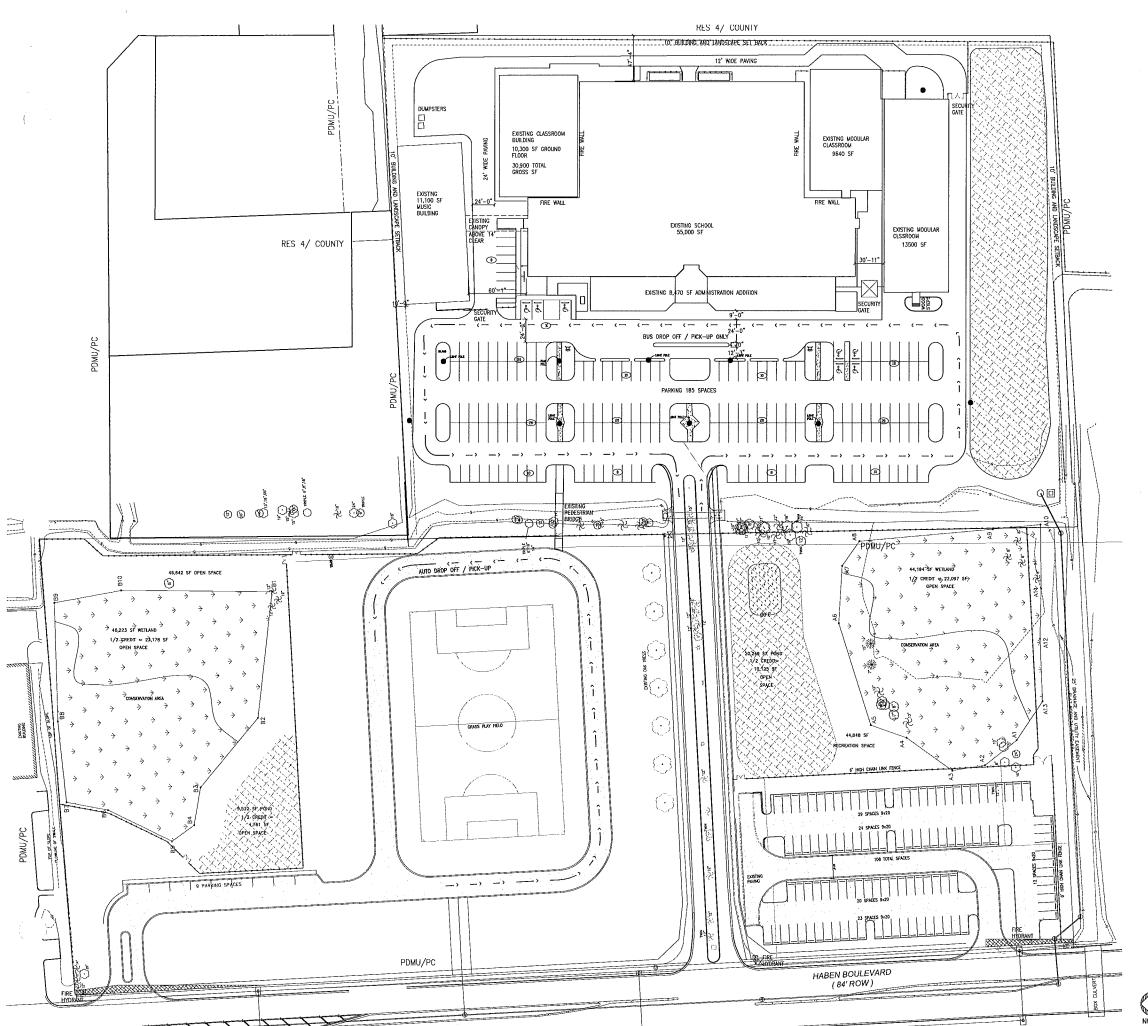
ON 2011

PALMETTO, FL

MANATEE SCHOOL FOR THE ARTS

GENERAL INFORMATION

Signature



SITE DATA

MANATEE SCHOOL FOR THE ARTS 01.30.2011					
DESCRIPTION: EXISTING ZONING: FLOOD ZONE:	EXISTING SCHOOL PD-MU AB				
SHE ACREAGE:	ORIGINAL PARCEL HABEN PARCELS 15TH AVENUE DR B 15TH AVENUE DR C TOTAL SITE	AC 8,314 10,69 1,043 1,54 21,587		SF 362,158 465.656 45,433 67,082 940,330	
EXISTING SCHOOL FLOOR AREA TOTAL EXISTING	MAIN BUILDING ADMINISTRATION 3—STORY CLASSROOM MUSIC BUILDING MODULAR 1 MODULAR 2	AC 2.48	% SITE	FOORTPRINT SF 55,000 8,470 10,300 11,100 9,640 13,500 108,010	TOTAL GSF 55,000 8,470 30,900 11,100 9,640 13,500 128,610
2011 CLASSROOMS TOTAL 2011	3-STORY CLASSROOM STEM CLASSROOM TOTAL	2.92	14%	14,000 5,000 19,000 127,010	42,000 5,000 47,000 175,610
2014 CLASSROOMS TOTAL 2014	3-STORY CLASSROOM REMOVE MODULAR 1 TOTAL	3.06	14%	15,800 (9,640) 6,160 133,170	47,400 (9,640) 37,760 213,370
EXISTING SITE ANALYSIS TOTAL EXISTING	TOTAL BUILDING PARKING AND ORIVES OPEN SPACE & LS	2.48 3.06 16.05 21.59	11% 14% 74% 100%	108,010 133,231 699,069 940,330	
2011 SITE ANALYSIS TOTAL SITE 2011	TOTAL BUILDING PARKING AND ORNES OPEN SPACE & LS	2.87 4.26 14.46 21.59	13% 20% 67% 100%	124,860 185,731 629,739 940,330	
2014 SITE ANALYSIS TOTAL SITE 2014	TOTAL BUILDING PARKING AND DRIVES OPEN SPACE & LS	3.35 4.10 14.13 21.59	16% 19% 65% 100%	146,020 178,731 615,579 940,330	

LEGEND

, ', ', ', ', ' EXISTING WETLANOS

SITE PLAN NOTES

- ALL NEW TYPICAL PARKING SPACES TO BE 9'X20'
 ADA SPACES TO BE 12'X20'
 TWO WAY ORIVE ISLES TO BE 24' WIDE U.O.N.
 LANDSCAPING TO MEET THE REQUIREMENTS OF THE
 PALMETTO LANDSCAPE ORDINANCE. IRRIGATION
 DRAWINGS TO BE SUBMITTED WITH THE FINAL SITE
 PLAN.



2011
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PLAN
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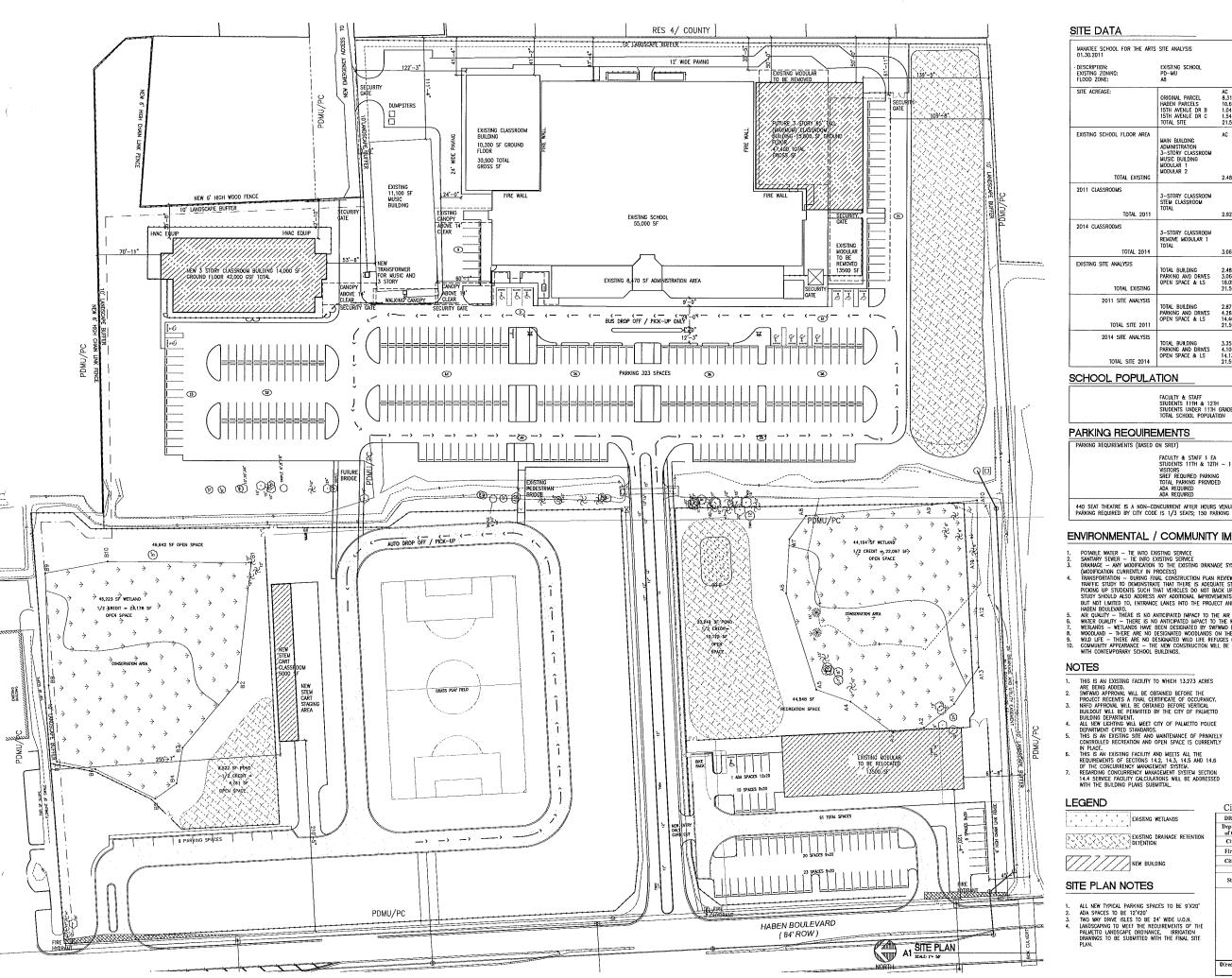
ALGOYE DESIGN
ARCHITECTURE - INTERIOR DESIGN
ACCHIRCE JONI, MOONE, AIA ATSOOUSSO
"Long 941,729,1229 Fees 941,729,5379

MANATEE SCHOOL FOR THE ARTS

EXISTING SITE PLAN

PALMETTO, FL

*SHEET NO. GDP-*2



SITE DATA

DESCRIPTION: EXISTING ZONING: FLOOD ZONE:	EXISTING SCHOOL PDMU AB				
SITE ACREAGE:	ORIGINAL PARCEL HABEN PARCELS 15TH AVENUE DR B 15TH AVENUE DR C TOTAL SITE	AC 8,314 10,69 1,043 1,54 21,587		SF 362,158 455,656 45,433 67,082 940,330	
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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

ſ	PARKING REQUIREMENTS (BASED ON SREF)	EXISTING	2011	2014	
- 1	FIGURE 4 STAFF 4 SA				
- 1	FACULTY & STAFF 1 EA	115	120	145	
- 1	STUDENTS 11TH & 12TH - 1 PER 10	23	28	30	
- 1	VISITORS	20	25	30	
- 1	SREF REQUIRED PARKING	158	173 109%	205	118%
- 1	TOTAL PARKING PROVIDED	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 1/3 SEATS; 150 PARKING SPACES

ENVIRONMENTAL / COMMUNITY IMPACT STATEMENTS

- POTABLE WATER TIE INTO EXISTING SERVICE SANTARY SEWER HE INTO EXISTING SERVICE DRUNAGE ANY MODIFICATION TO THE EXISTING DRUNAGE SYSTEM WILL REQUIRE SWFWIND APPROVAL, (MODIFICATION TO DURING FINAL CONSTRUCTION PLAN REVIEW, THE APPLICANT SHALL PROVIDE A TRAFFIC STUDY SHOULD ALSO ADDRESS THAT HAT THERE IS ADEQUATE STACKING OF VEHICLES DROPPING OF AND PICKING UP STUDDIS SUCH THAT VEHICLES DO NOT BACK UP ONTO HABEN BOULEVARD. HE TRAFFIC STUDY SHOULD ALSO ADDRESS MAY ADDITIONAL IMPROVEMENTS TO EXISTING ACCESS POINTS INCLUDING BUT NOT LUNTED TO, ENTRANCE CLARES INTO THE PROVECT AND/OR LEFT AND RIGHT TURN LANES ONTO HABEN BOULEVARD.

 AIR QUALITY THERE IS NO ANTICIPATED IMPACT TO THE MATER QUALITY.

 WILL HAVE SEVEN AND SHAVE BEEN DESIGNATED BY SWFWIND PREVOUSLY.

 WOODLAND THERE ARE NO DESIGNATED WIS SWFWIND PREVOUSLY.

 WILL UFF THERE ARE NO DESIGNATED WIS SWFWIND PREVOUSLY.

 WILL UFF THERE ARE NO DESIGNATED WILL HE REFUGES ON THE SITE.

 COMMUNITY APPERANCE THE NEW CONSTRUCTION WILL BE CONSISTENT IN COMPOSITION AND SCALE WITH CONTEMPORARY SCHOOL BUILDINGS.

NOTES

STEM LAB NOTES

- STEM CART TRACK TESTING DURING DAWN TO
- DUSK ONLY.

 2. STEM CART TRACK TESTING ONE CART ON TRACK AT A TIME.

 3. NO PERSON SHALL OPERATE OR CAUSE TO BE OPERATED ANY KARTING VEHICLE WHICH WHEN OPERATED ANY KARTING VEHICLE WHIGH WHEN MEASURED AT ANY PROPERTY LINE OF THE PROPERTY WHERE THE SOUND IS BEING GENERATED EXCESS SIXTY (60) UBB AT THE PROPERTY LINE. THE METHOD OF MEASUREMENT OF SOUND SHALL BE MADE AT OR BEYOND THE REAL PROPERTY LINE OF THE PROPERTY ON WHICH SUCH SOUND IS GENERATED OR ON THE RECENTING LIND, AS APPROPRIATE, APPROXIMATEL FIVE (5) FEET ABOVE GROUND.

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 DOR'S IELES TO BE 24' WIDE U.O.H. LANDSCAPING TO MEET THE REQUIREMENTS OF THE PALMETTO LANDSCAPE ORDINANCE. IRRIGATION) DRAWINGS TO BE SUBMITTED WITH THE FINAL SITE PLAN.

Operations City Planner Ire Marshall Ity Engineer Ver	DRC Member	ок	Signature	Date
ire Marshall liy Engineer Yes	eputy Director of Operations			
ity Engineer Stroutstons Yes	City Planner			
Stimulations Yes	Fire Marshall			
	City Engineer			
		1533.49	Var	1
	Stipulations			1

REVISION PLAN

2011

E SCHOOL ARTS

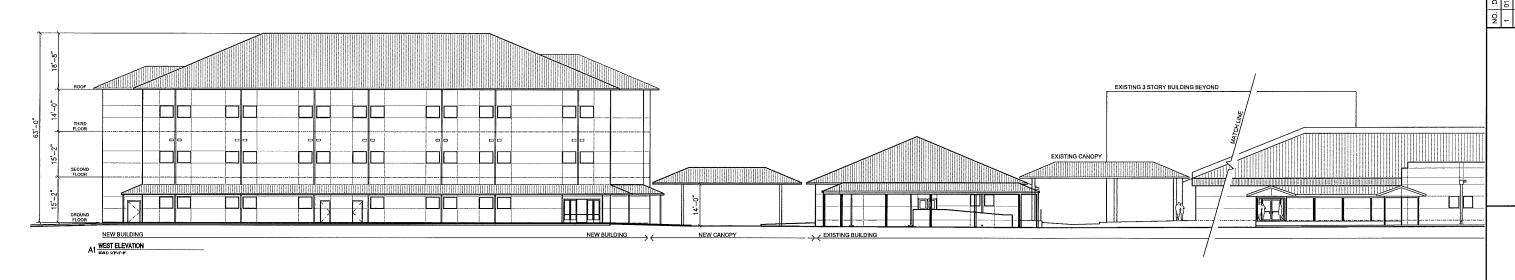
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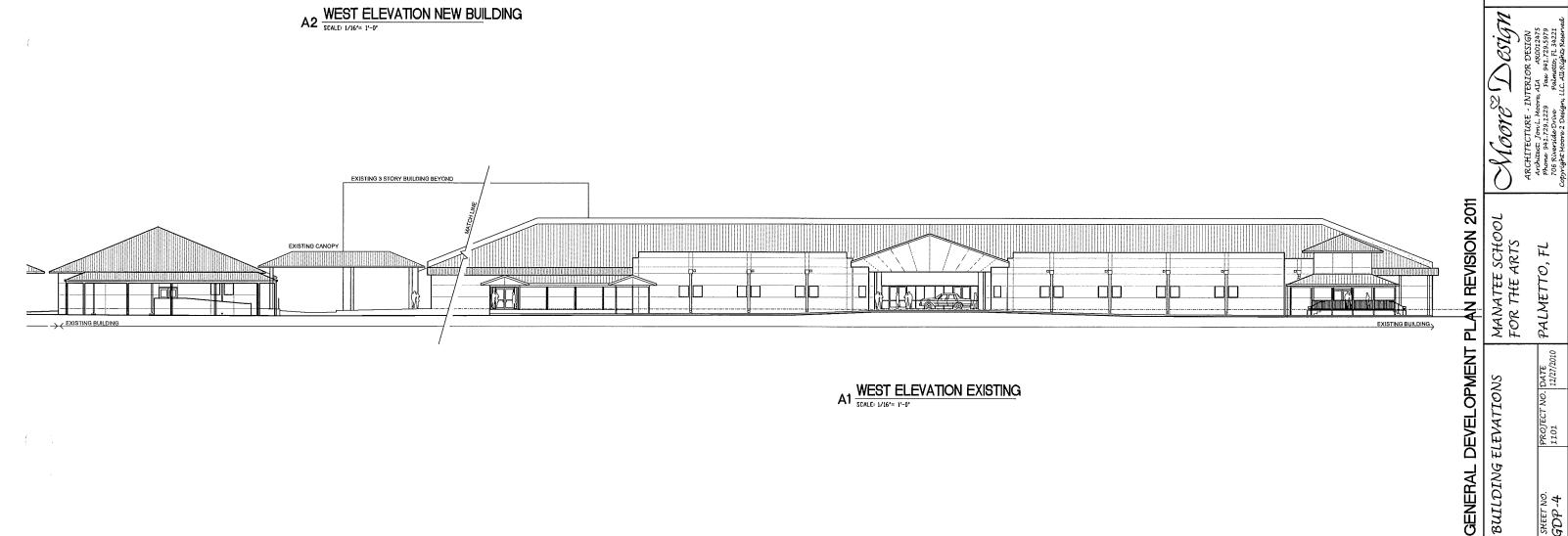
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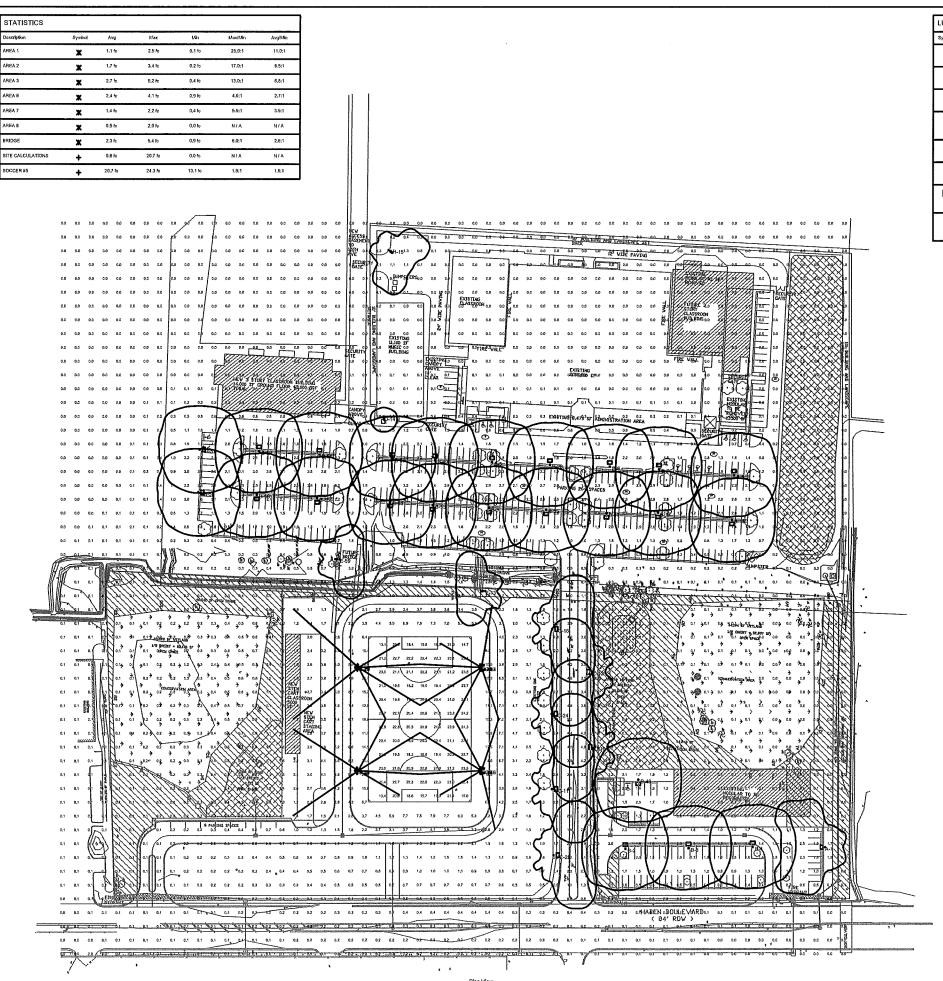
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SHEET NO. GDP-4



Symbol	Label	Oty	Catalog Number	Description	Lamp	Fle	Lumens	LLF	Watt
·	A	1	ALX2 21000L SR4	AREA SIZE 2 LED, 350 LUMEN & 400mA DRIVERS, TEMP 54.6C	ONE 330-WATT LED, AIMED DOWN POS.	ALX2_21000L_ SR4,les	15270	0.72	330
Ō	В	24	ALX2 21000L SR5	AREA SIZE 2 LED 350 LUMENS NICHIA 400mA DRIVER TEMP 52.2C	ONE 330-WATT LED, AIMED DOWNPOS.	ALX2_21000L_ SR5,les	18100	0.72	330
ņ	С	6	ALX2 21000L SR3	AREA SIZE 2 LED. 350 LUMEN & 400mA DRIVERS, TEMP 64.8C	ONE 330-WATT LED, AIMED DOWN POS.	ALX2_21000L_ SR3.les	16904	0.72	330
ö	E	2	ALX1 7000L SR3	AREA SIZE 1 LED, 350 LUMEN NICHIA LEDS, 400mA DRIVER, TEMP 54C REAR,	ONE 110-WATT LED, AIMED DOWN POS.	ALX1_7000L_S R3.les	5635	0.72	110
Ò	F	16	TSP 1500M GP24W	SPORTSLIGHTER W/SPUN DIFFUSE REFL, CLEAR GLASS.	DNE 1500-WATT CLEAR BT-56 METAL HALIDE, HORIZONTAL POSITION.	TSP_1500M_G P24W.les	150000	0.60	1625
â	D	1	OLW14	DUTDOOR LED WALLPACK, LED TEMP 60.80	GNE 26.3-WATT LED, ABJED DOWN POS.	OLW14.les	Absolute	0.72	26.3
-	G	в	TFA 1000M TAZ	SPECIFICATION FLOODLIGHT, TA2 DISTRIBUTIONS, 1000W MH, W/ CLEAR LAMP.	ONE 1000-WATT CLEAR ED-37 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	TFA_1000M_T A2.les	110000	0.72	1080
Ō	н	1	ALX1 7000L SR4	AREA SIZE 1 LED, 350 LUMEN NICHIA LEDS, 400thA DRIVER, TEMP 52,1C REAR	ONE 110-WATT LED, AIMED DOWN POS.	ALX1_7000L_S R4 Jes	Absolute	0.72	110

LUMINAIRE LOCATIONS

No.	Label	×	Y	z	MH	Orientation	178t	Х	Y	
1	Α	592.1	-185.7	25,0	25.0	- 9 0.0	0.0	590.9	-165.7	
2	В	300.1	-188.1	25.0	25.0	0.0	0,0	300,1	~166,9	
3	В	392.5	-187.2	25.0	25.0	0.0	0,0	392.5	-186.0	-
4	В	486.7	-185.6	25.0	25,0	0,0	0,0	486.7	-184,4	
5	В	104.7	373,1	25.0	25.0	0,0	0,0	104,7	374.3	
6	В	276,9	356.6	25.0	25,0	0,0	0,0	276.9	367,8	_
7	В	348,5	352,8	25.0	25,0	0,0	0,0	348,5	364,0	
8	В	458.8	354.1	25.0	25.0	0.0	0.0	458.8	355,3	
9	В	100,4	307,0	25,0	25.0	180.0	0.0	100.4	305.8	
10	С	255.2	-40.5	25.0	25.0	-90.0	0.0	254.0	-40.5	
11	С	193,4	-101,6	25,0	25,0	90,0	0.0	194.6	-101.6	
12	С	252,4	68,9	25,0	25,0	-90,0	0.0	251.2	68.9	
13	E	95.1	186.3	15.0	16.0	-90.0	0.0	93.9	186.3	
14	D	-53,1	437.8	15,0	16.0	180.0	0.0	-53.1	437.8	
15	Н	-46,6	680.6	15.0	16.0	124.6	0.0	-45.6	679.8	
16	С	193.5	131.1	25.0	25,0	90.0	0.0	194.7	131.1	
17	В	347.1	300,0	25,0	25,0	180,0	0,0	347.1	298.8	
18	B	455,8	289.9	25.0	25,0	180.0	0,0	455.8	288.7	
19	F	-90,0	75.0	50.0	50,0	69.7	53,3	-30,0	110.0	
20	F	-90,0	76.0	50,0	50,0	151,9	58,8	-50,0	0,0	
21	F	-90,0	76.0	50,0	50,0	121,4	64.0	0.0	20,0	
22	F	-90,0	75.0	50.0	50.0	86.8	50.2	0.0	80.0	
23	c	195.8	-197.5	25.0	25.0	90.0	0.0	197.0	-197.5	
24	С	192.7	7.7	25.0	25.0	90.0	0.0	193.9	7.7	
25	В	184.2	304.4	25.0	25.0	180.0	0.0	184.2	303.2	
26	В	189.7	369.3	25.0	25.0	0.0	0.0	189,7	370.5	
27	F	-90.0	-75,0	50.0	50,0	120.3	53.3	-30,0	-110,0	
28	F	-90.0	-76.0	50.0	50.0	28.1	58.8	-50.0	0.0	
29	F	-90.0	-75.0	50.0	50.0	58.6	64.0	0.0	-20.0	
30	F	-90.0	-75.0	50.0	50.0	93.2	50.2	0.0	-80.0	
31	F	90.0	75,0	50.0	50.0	-59.7	53,3	30,0	110.0	
32	F	90.0	75,0	50.0	50,0	208.1	58,8	50,0	0,0	
33	F	90.0	75,0	50.0	50,0	238,6	64,0	0,0	20.0	
34	F	90.0	75.0	50.0	50.0	-86.8	00.2	OΩ	80.0	
35	F	90.0	-75.0	50.0	50.0	239.7	53.3	30.0	-110.0	-
38	F	90.0	-75.0	50.0	50.0	-28.1	58.8	50.0	0,0	
37	F	90,0	-76.0	50.0	50.0	-58,6	64,0	0.0	-20.0	
38	F	90.0	-75,0	50,0	50,0	266,8	60,2	0,0	-80,0	
39	G	-90.0	75,0	50,0	50,0	-18.2	68,3	-185,0	160.0	
40	G	-90.0	75.0	50.0	50.0	231.7	67.2	-185.0	0.0	
41	G	-90.0	-75.0	50.0	60.0	235,6	66.2	-185.0	-140.0	
42	G	-90.0	-75.0	50.0	50.0	-57.7	65.7	-185.0	-15.0	
43	G	90.0	75.0	50.0	50.0	9.5	80.8	105,0	165.0	
44	G	90,0	75.0	50.0	50,0	161.6	57.2	115.0	0.0	
45	9	90.0	•75.D	50.0	50.0	18.4	57.2	115.0	0.0	
48	G G	90.0	-75.0	50.0	50.0	166.8	59.7	110.0	-160.0	
47	В	272.2	299,4	25.0	25,0	180.0	0.0	272.2	298.2	
48	В	318.9	-87.9	25.0	25.0	180.0	0.0	318.9	-89.1	_
49	В	21.7	376.1	25.0	25.0	0.0	0.0	21.7	377.3	-
50	В	-40.3	378.1	25.0	25.0	0.0	0.0	-40.3	379.3	
51	В	-147.3	384.1	25.0	25.0	0.0	0.0	-147.3	385.3	
52										_
	В	-235,3	389.1	25.0	25.0	0.0	0.0	-235.3	390,3	
63	В	18,4	311,0	25.0	25.0	180.0	0.0	18,4	309.8	
54	В	-43.6	316.0	25.0	25.0	180.0	0.0	-43.8	314.8	
55	В	-150.6	321.0	25,0	25,0	180.0	0,0	-150.6	319.8	
56	B	-238.6	326.0	25,0	25,0	180.0	0.0	-238.6	324.8	_
	В	-321.9	391.3	25.0	25.0	90.0	0.0	-320.7	391.3	
57 58	В	-323.9	329.3	25.0	25.0	90.0	0,0	-322,7	329.3	-

MANATEE SCHOOL FOR THE ARTS

SITE LIGHTING
POINT ILLUMINATION STUDY

Designer
R.A. MCILRATH

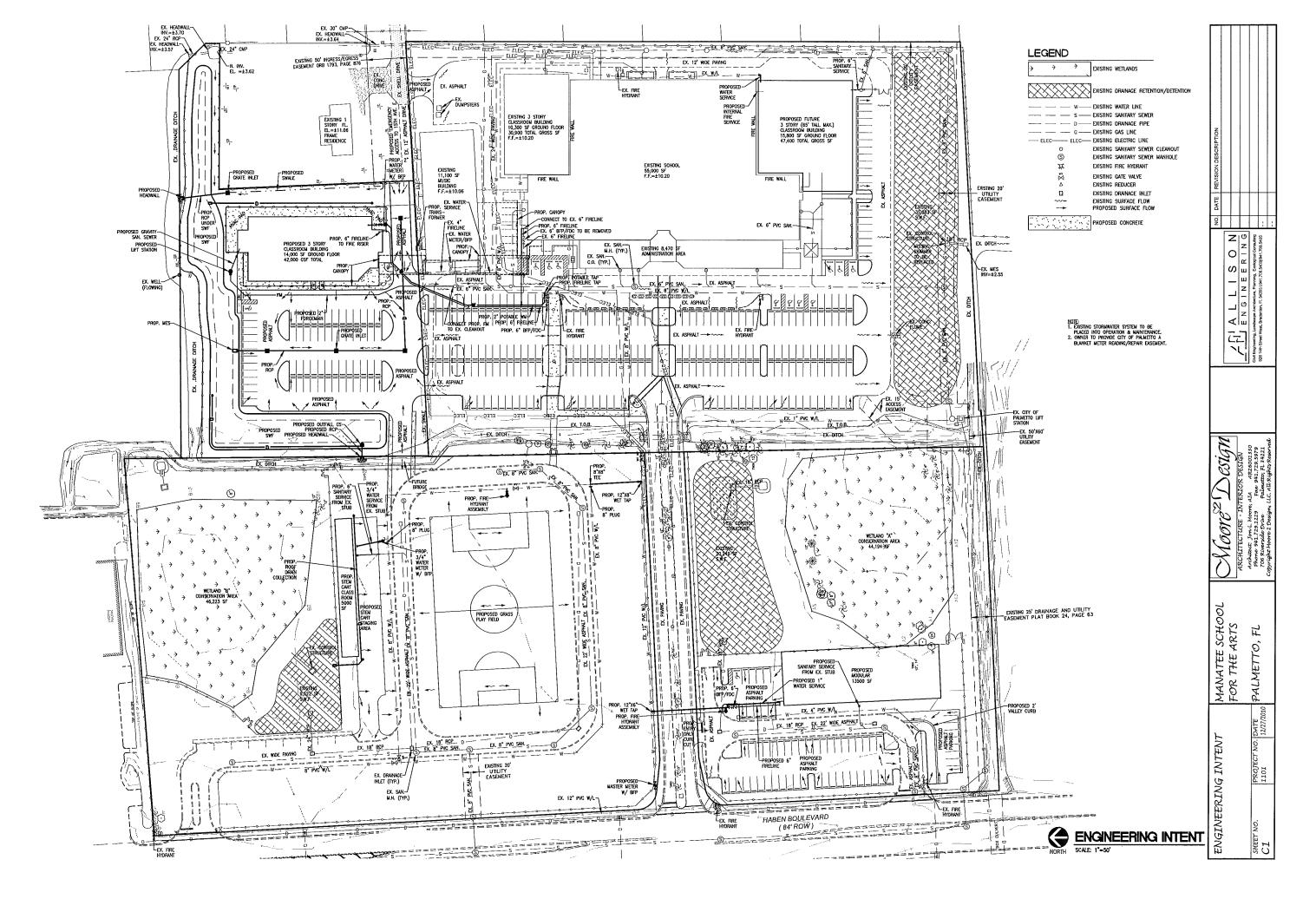
Date
Jan 31, 2011

Scale
AS NOTED

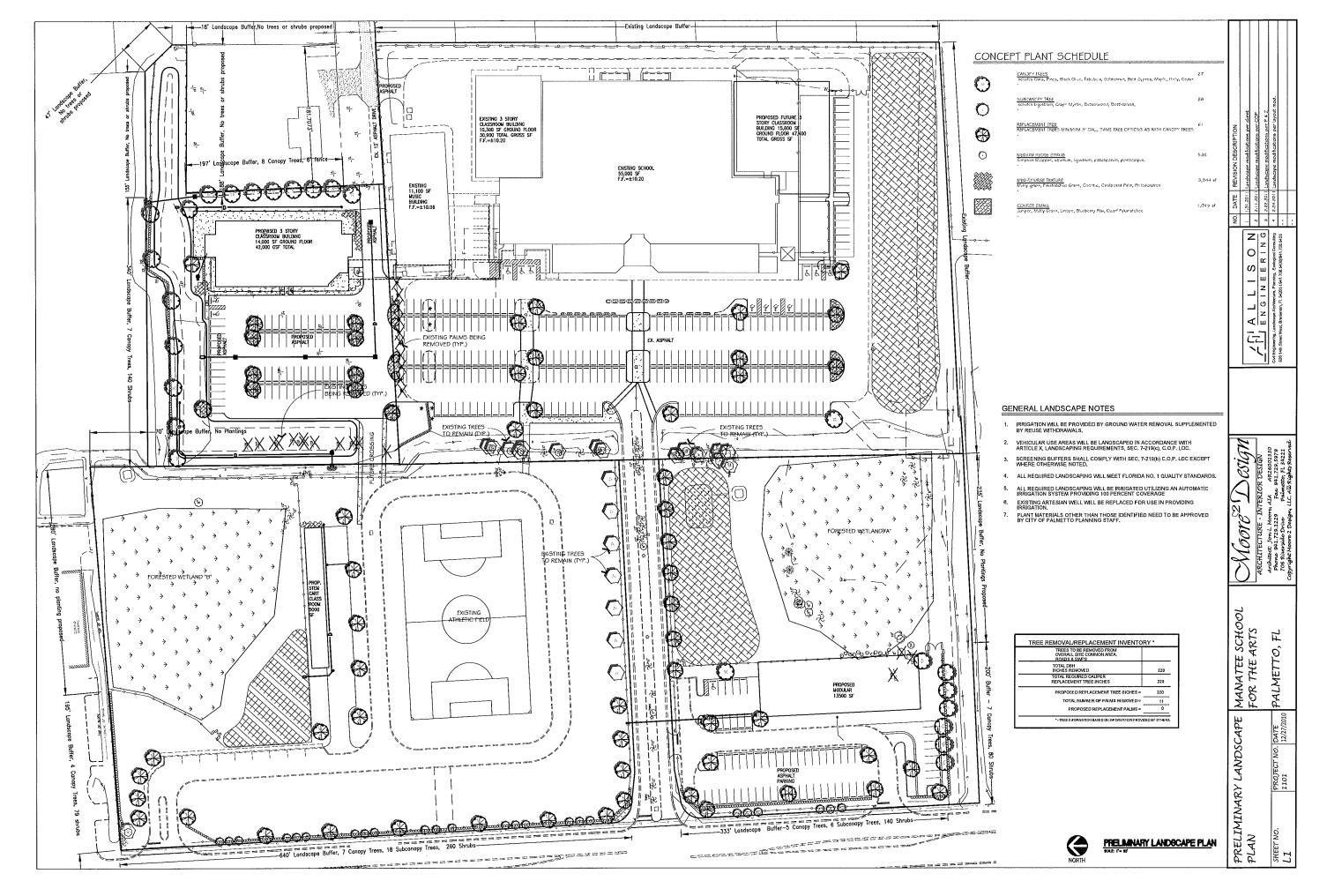
Drawling No.

GDP-5 SITE LIGHTING

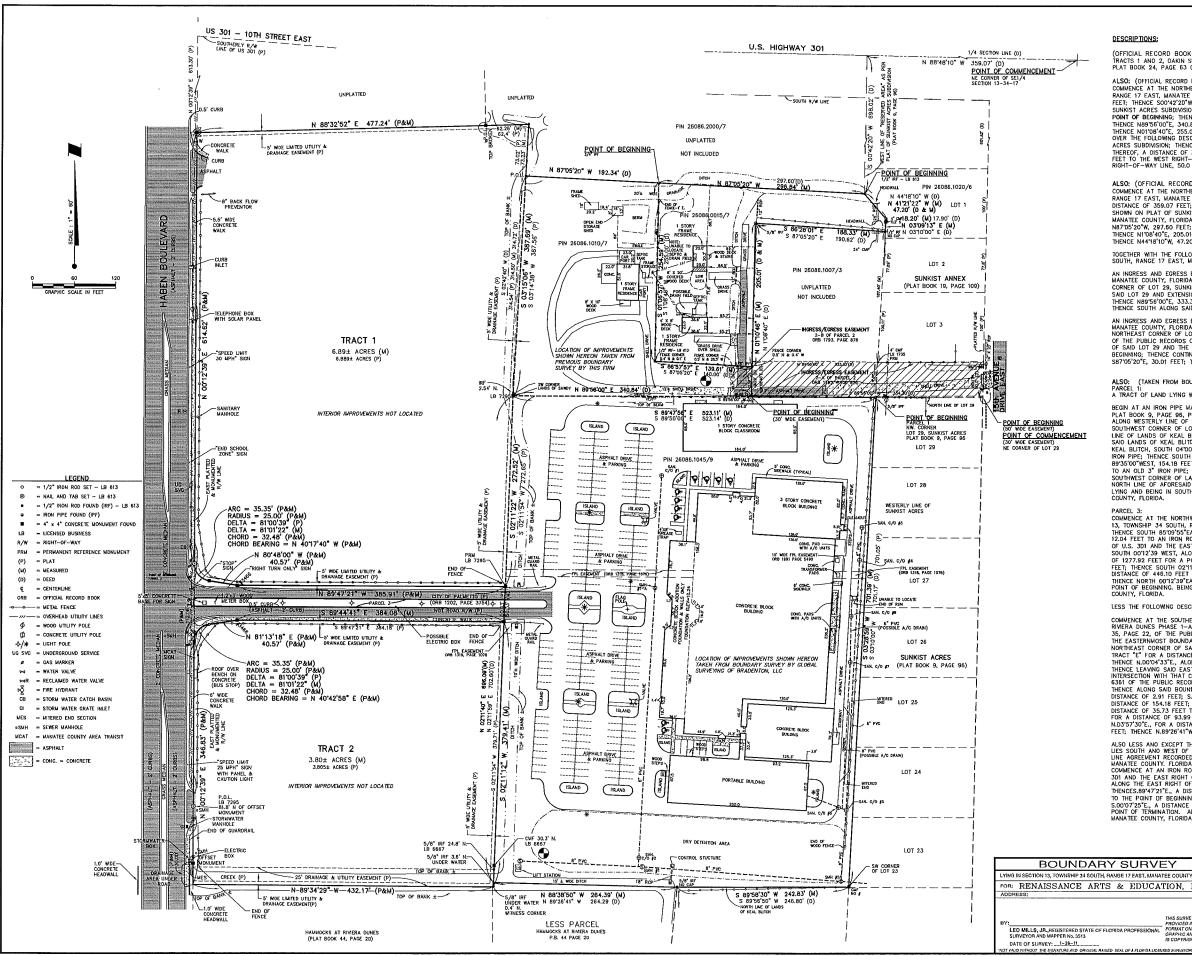
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2/24/2011 4:01:19 PM BDB GAUSE F:\JOBS\MSA-Master Plan (AG1014)\ACAD'



(OFFICIAL RECORD BOOK 2274, PAGE 4869)
TRACTS 1 AND 2, OAKIN 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)

ALSO: (OFFICIAL RECORD BOOK 1378 PAGE BSD)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATTE COUNTY, FLORIDA; THENCE NBB48'10'W, ALONG 1/4 SECTION LINE, 359.07 FEET; THENCE SO0'42'20'W, ALONG 1HE WEST LINE OF THE RESERVED AREA AS SHOWN ON PLAT OF SUNKIST AGRES SUBDIVISION, A DISTANCE OF 698.02 FEET; THENCE NB70'5'20'W, 297.6 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NB70'5'20'W, 192.34 FEET; THENCE SO2'42'40'W, 314.72 FEET; THENCE NB9'58'00'E, 340.84 FEET; THENCE ND108'40'E, 42.15 FEET; THENCE NB70'5'20'W, 140.0 FEET; THENCE NO1'08'40'E, 25.50 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 SB958'00'W, ALONG THE NORTH LINE OF SAID LOT 29 AND EXTENSION THEREOF, A DISTANCE OF 334.30 FEET; THENCE NO1'08'40'E, 50.0 FEET; THENCE N89'55'00'E, 333.32 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 N884810*W, ALONG THE 1/4 SECTION LINE, A
DISTANCE OF 359.07 FEET; THENCE SOUT4220*W, ALONG THE WEST LINE OF THE RESERVED AREA AS
SHOWN ON PLAT OF SUNKIST ACRES SUBJOINSION (PLAT BOOK 9, PAGE 95 OF THE PUBLIC RECORDS OF
MANATEE COUNTY, FLORIDA). A DISTANCE OF 698.02 FEET FOR A POINT OF BEGINNING; THENCE
N87'05'20*W, 297.80 FEET; THENCE STOB'40*W, 255.00 FEET; THENCE STOB'20*C; 140.00 FEET;
THENCE N10*40*C, 205.01 FEET; THENCE STOB'520*E; 190.82 FEET;

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, MANATEC COUNTY, FLORIOA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 29, SUNKIST ACRES SUBDIVISION; THENCE S89°50°W, ALONO THE NORTH LINE OF SAID LOT 29 AND EXTENSION THEREOF, A DISTANCE OF 334.30 FEET; THENCE NO'108'40°E, SOD FEET; THENCE NO'108'40°E, SOD FEET; THENCE NO'108'40°E, SOD FEET; THENCE SOUTH ALONO SAID RIGHT-OF-WAY LINE, SO, O'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 THEREOF, A DISTANCE OF 334.30 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE S89°56'00'W, 30.00 FEET; THENCE NID8'40'CE 43.71 FEET; THENCE S108'40'CE, 30.01 FEET; THENCE S108'40'CE, 43.71 FEET; THENCE S108'40'CE, 43.71 FEET; THENCE S108'40'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.03'10'00'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, 248.80 FEET; THENCE SOUTH 05'33'44"WEST ALONG WEST LINE OF SAIO LANDS OF KEAL BUTCH, 248.80 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF LAND OF KEAL BUTCH, 100.32 FEET; THENCE NORTH B9'21'55"WEST, 94.17 FEET TO A IRON PIPE; THENCE SOUTH 01'18'D8"EAST, 36.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89'35'00 "MEST, 154.1B FEET TO A CONCRETE MONUMENT; THENCE NORTH OO'07'25"WEST, 231.00 FEET TO AN OLD 3" IRON PIPE; THENCE NORTH 02'11'59"EAST, 702.6D FEET TO AN IRON PIPE; MARKING THE SOUTHWEST CORNER OF LANDS OF SAWDY; THENCE SOUTH 89'50"O"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 0012'39'WEST, A DISTANCE OF 6.53 FEET; HENCE 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 HABEN BOULEVARD (84 FOOT WIDE); THENCE SOUTH 0012'39 WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HABEN BOULEVARD, A DISTANCE OF 127.792 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 39'72'15'8AT, A DISTANCE OF 446.10 FEET; THENCE SOUTH 32'11'59'WEST, A DISTANCE OF 127.09 FEET; THENCE SOUTH 30'12'19'WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89'47'21'WEST, A DISTANCE OF 461.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH BY HABEN BOULEVARO; THENCE NORTH 00'12'39'EAST, ALONG SAID RIGHT-OF-WAY LINE OF HABEN BOULEVARO; THENCE NORTH 00'12'39'EAST, ALONG SAID RIGHT-OF-WAY LINE OF HABEN BOULEVARO; 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 NORTHSHORE 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, PLORIDO, AND RUN N.DOO4'33"E, ALONG THE EASTERNHOST BOUNDARY OF SAID TRACT "E", FOR A DISTANCE OF 562.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", THENCE N.BSS*528"M, ALONG THE MORTH BOUNDARY OF SAID TRACT "E", FOR A DISTANCE OF THE BOUNDARY OF SAID TRACT "E" FOR A DISTANCE OF 15.00 FEET TO THE EAST RIGHT OF WAY OF HABEN BOULEVARD; THENCE N.DOO4'33"E, ALONG THE SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 208.45 FEET; THENCE LEAWING SAID FAST RIGHT OF WAY, S.BS*44"49"E, FOR A DISTANCE OF 308.45 FEET; THENCE LEAWING SAID FAST RIGHT OF WAY, S.BS*44"49"E, FOR A DISTANCE OF 42.50 FEET TO THE MITTERSECTION WITH THAT CERTAIN BOUNDARY AGREEMENT LINE RECORDED IN OR, BOOK 1750, PAGE 6351 OF THE PUBLIC RECORDS OF MANATTEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING. 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.2011/55°M. 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.00'14'77M, FOR A DISTANCE OF 35.73 FEET TO AN IRON ROD AND PLASTIC CAP STAMPED LBS594; THENCE S.89'14'22'E., FOR A DISTANCE OF 93.99 FEET TO A IRON ROD AND PLASTIC CAP STAMPED LBS594; THENCE S.89'14'22'E., FOR A DISTANCE OF 93.99 FEET TO A IRON ROD AND PLASTIC CAP STAMPED LBS642'; THENCE N.D3'57'30"F., FOR A DISTANCE OF 97.8D FFET: THENCE N.D5 '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 LINE AGREEVENT RECORDED IN OFFICIAL RECORDS BOX (1750, PAGE 531, PUBLIC RECORDS OF MANATE COUNTY, FLORIDA, SAID BOUNDARY BEING DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROO MARKING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF U.S. 3D1 AND THE EAST RIGHT OF WAY LINE OF HABEN BOULEVARD (84 FOOT WIDE); THENCE S.00'12'39"W., ALONG THE EAST RIGHT OF WAY LINE OF SAIO HABEN BOULEVARO, A DISTANCE OF 1277.92 FEET; ALUNG THE LAST RIGHT OF WAY LINE OF SAID HABEN BOULLVARO, A DISTANCE OF 1277.92 FEET; THENCES.02917421"E., A DISTANCE OF 446.10 FEET; THENCE S.D291759"M, A DISTANCE OF 407.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.D2911759"M, A DISTANCE OF 6.51 FEET; THENCE S.D090725"E., A DISTANCE OF 154.18 FEET TO THE POINT OF TERMINATION. ALL BBING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

BOUNDARY SURVEY	Leo Mills & Associates, Inc.
LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA	LICENSED BUSINESS NO. 613 * SURVEYING * LAND PLANNING
FOR: RENAISSANCE ARTS & EDUCATION, INC.	520 6th AVENUE WEST, PALMETTO, FL 34221 22 NORTH POLK AVENUE, ARCADIA, FL 34266
ADDRESS:	PHONE: (941)722-2460 FAX: (941)722-9640 PHONE: (863)993-4141 FAX: (863)993-2646
	CERTIFIED TO:
	CERTIFIED TO: RENAISSANCE ARTS & EDUCATION, INC.
THIS SURVEY, REPORT IS	RENAISSANCE ARTS & EDUCATION, INC.
BY: PROVIDED IN HARD COPY	RENAISSANCE ARTS & EDUCATION, INC.
BY: PROVIDED IN HARD COPY LEO MILLS, JR., REGISTERED STATE OF FLORIDA PROFESSIONAL FORMAT ONLY, ALL	RENAISSANCE ARTS & EDUCATION, INC. JOB NO. C 7523 REVISIONS: DATE: INIT. DRIAWAN BY: OHE CHECKED BY: ID.
BY: PROVIDED IN HARD COPY	RENAISSANCE ARTS & EDUCATION, INC. JOB NO. C 7523 REVISIONS: DATE: INIT. DRIAWAN BY: OHE CHECKED BY: ID.

Diane Ponder

From:

Shirley G. Bryant

Sent:

Wednesday, March 02, 2011 1:17 PM Commission; Department Heads and Legal

To: Cc:

Diane Ponder; Deanna Roberts

Subject:

FW: School of the Arts Plans

Forwarding for your information.

Shirley Groover Bryant
Mayor - City of Palmetto
516 8th Avenue West
Palmetto, Florida 34221
mayor@palmettofl.org
(941) 723-4570
(941) 723-4576 (Fax)
http://www.palmettofl.org

----Original Message----

From: Jan [mailto:couch9748@prodigy.net]
Sent: Tuesday, March 01, 2011 2:56 PM

To: mayor

Subject: School of the Arts Plans

As a full time resident of Riviera Dunes, I am very concerned about the addition of hundreds of cars trying to drop off and pick up once the school is enlarged. The students make many u-turns at the gate each morning. This extra u-turn traffic was probably not considered in the traffic circle plan. In the afternoon pick up traffic STOPS one lane on Haben since parents have to wait in line. Adding hundreds of extra parents will back Haben up onto 301. Thanks for considering my concerns.

Jan Couch 104 12th Avenue

Sent from my iPhone

Diane Ponder

From:

Shirley G. Bryant

Sent:

Friday, February 25, 2011 2:31 PM

To:

Commission; Department Heads and Legal

Cc:

Diane Ponder; Deanna Roberts

Subject:

FYI: Manatee School of the Arts public hearing

DO NOT REPLY TO ALL

Shirley Groover Bryant

Mayor - City of Palmetto 516 8th Avenue West Palmetto, Florida 34221 mayor@palmettofl.org

(941) 723-4570

(941) 723-4576 (Fax)

http://www.palmettofl.org

From: Patricia Wilson [mailto:cglpow@aol.com]
Sent: Thursday, February 24, 2011 12:18 PM

To: mayor

Subject: Manatee School of the Arts public hearing

Mayor,

As you can imagine, The Hammocks at Riviera Dunes has a keen interest in the proposed changes that the School has submitted. I attended the public meeting of the Planning and Zoning Board on February 17th, and discovered that Dr. Jones wishes to offer a new course to students on the physics of motor sports. He will go about doing this by building and running Go Karts at his "fun lab", a 5,000 square foot building/garages he proposes to build to the north side of the oval. He stated at the meeting that the noise will be minimal, "like running a lawn mower", but for how many hours a day? Is this an appropriate use in an area where there is a nursing care facility to the north side of the property, senior housing to the west and residential homes to the south?

Dr. Jones stated at the meeting that there will only be one kart at a time running on the track. But there was some mention of possible intramurals with other schools in the future. In Phase 2 of the project, he expects to have 7 karts.

While we can appreciate that educators are trying to find new ways to make learning more interesting for their students, we do not want to live next to a Go Kart track. Anderson track was mentioned as a current go kart driver training area, perhaps the school should consider running their new program over there?

I understand that the next meeting with the City Commission will be Monday, February 28th. Unfortunately, I will be unable to attend because of our Association's annual meeting that night.

Sincerely,

Patricia Wilson

President, The Hammocks at Riviera Dunes Homeowner Association

Diane Ponder

From:

Shirley G. Bryant

Sent:

Friday, February 25, 2011 11:25 AM

To:

Commission; Department Heads and Legal

Cc:

Deanna Roberts; Diane Ponder

Subject:

FW: Public hearing re: Go Karts at the Mnatee School of the Arts

DO NOT REPLY TO ALL

fyi

Shirley Groover Bryant

Mayor - City of Palmetto 516 8th Avenue West Palmetto, Florida 34221 mayor@palmettofl.org (941) 723-4570

(941) 723-4576 (Fax)

http://www.palmettofl.org

From: CDOCKSIDER1@aol.com [mailto:CDOCKSIDER1@aol.com]

Sent: Friday, February 25, 2011 9:16 AM

To: mayor

Cc: cglpow@aim.com; cglpow@aim.com

Subject: Public hearing re: Go Karts at the Mnatee School of the Arts

Dear Mayor Bryant and Members of City Council

Re: Go Karts at the Manatee School of the Arts

Feb. 25, 2011

Several years ago when the failed residential project on Haben Blvd remained non constructed and became the property of the Manatee School of the Arts to use, many neighbors in the Riviera Dunes complex, including my husband and myself were pleased that it was going to be used to benefit the youth of the county in the education of the ARTS. As an artist, I feel that a school like this is really necessary.

However, the plan to offer the curriculum of "physics of motorsports" with the intent to incorporate the operation of Go Karts on the Art School campus fails to convince me that this area of study has a place in this specialty school's curriculum and is yet another negative to our already noisy environment--more noise! As a nearby resident, this really concerns me because the school is surrounded by residential livina:

- -A senior living high rise building directly across the street to the west, from the area being considered for Go Kart use.
- -A sixty five complex of townhouses within just feet to the south of the schools' property line where families with small and, in some cases, physically challenged children, retirees and investment properties with consideration for seasonal and year round rentals. This complex is just adjacent to the proposed Go Kart track.
- -There is Riviera Palms Rehab and Convalescent Center adjacent to the school to the north on the same side of the street with residents who have the potential to be affected at any time of the day

-And finally, there is a large planned development to the east with above average prices planned. How successful will it be when prospective purchasers learn that they will be living next to Go Kart noise? What is the noise ordinance in our area?

In summary, please consider the surrounding Palmetto residents that will be negatively affected by the noise created by the school's plan to offer outdoor Go Kart use in close proximity to their homes, especially after the fact. The homeowners who live nearby become captives, cannot move because their financial investment becomes less valuable, and still are obliged to pay high taxes of Manatee County. It would decrease our property values even More. There is so much available open land in the northeast region of this county that with a little research might provide a much more opportune site for this type of program and activity. Times of use constraints and limitations of number of vehicles are quickly forgotten once a program is underway and those limitations would be of marginal benefit to the residents of the area who are in residence during daytime hours. Please do not approve a noisy addition to our residential neighborhood by the current and future planning of a Go Kart track and program that has the potential to become a real negative for our way of life. Please do not approve this!

Thank you, Carole and Frank Dougherty 1205 3rd St Circle East

Palmetto, FL 34221

cc Patricia Wilson
President Homeowners Association of
Hammocks at Riviera dunes

Diane Ponder

From: Shirley G. Bryant

Sent: Wednesday, March 02, 2011 3:54 PM
To: Commission; Department Heads and Legal

Cc: Diane Ponder; Deanna Roberts

Subject: FW: future plans for the mannatee school of the arts

fyi

Shirley Groover Bryant

Mayor - City of Palmetto 516 8th Avenue West Palmetto, Florida 34221 mayor@palmettofl.org

(941) 723-4570

(941) 723-4576 (Fax)

http://www.palmettofl.org

From: Frank & Margit Maggio [mailto:fmaggio1@tampabay.rr.com]

Sent: Wednesday, March 02, 2011 3:24 PM

To: mayor

Subject: future plans for the mannatee school of the arts

We have lived at Riviera Dunes for the last 8 years and have enjoyed this most beautiful spot in Mannatee County. Unfortunately the influx of buildings and traffic has spoiled the serenity of this peaceful area.

Unfortunately we are not able to attend the meeting on March 7th, the proposal for the addition of the school is increasing the traffic and congestion and the noise of the track will certainly be an additional nuisance to the community.

We are definitely opposed to the idea and will do all that we can to stop this project.

Thank you for your time

Frank and Margit Maggio 8th Ave. East Palmetto, Fl. 34221

941-531-4541