

Tab 3

SANCTUARY COVE AMENDED
CONCEPTUAL/GENERAL DEVELOPMENT PLAN
GDP-05-03

VARIANCES REQUESTED:

- REQUIRED SINGLE FAMILY SIDE SETBACKS - WE REQUEST THAT SIDE SETBACKS FOR ALL PROPOSED 50' WIDE LOTS BE REDUCED TO 5'.
- MAXIMUM CUL DE SAC LENGTH: WE REQUEST THAT THE MAXIMUM CUL DE SAC LENGTH BE INCREASED TO 2,315'.
- FRONT SETBACKS FOR CORNER LOTS - WE REQUEST THAT THE TWO REQUIRED FRONT SETBACKS FOR CORNER LOT NOS. 1, 7, 8 AND 14, LOCATED WITHIN THE THREE BLOCKS OF FOURTEEN LOTS BE REDUCED TO ONE FRONT SETBACK ALONG THE NORTH SIDE OF LOT NOS. 1 & 7, AND ALONG THE SOUTH SIDE OF LOT NOS. 8 & 14. THE EAST SIDE OF LOTS 1 & 14 WOULD HAVE THE SIDE SETBACK OF 7.5' APPLIED TO THEM AND THE WEST SIDE OF LOTS 7 & 8 WOULD HAVE THE SIDE SETBACK OF 7.5' APPLIED TO THEM AS WELL.

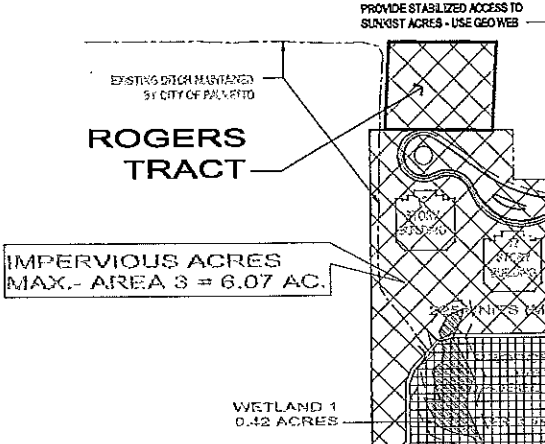
WE REQUEST THAT THE TWO REQUIRED FRONT SETBACKS FOR CORNER LOTS 1, 22, 23 AND 44 LOCATED ON THE EAST SIDE OF SANCTUARY COVE WAY BE REDUCED TO ONE FRONT SETBACK ALONG THE NORTH SIDE OF LOTS 1 AND 22 AND ALONG THE SOUTH SIDE OF 23 AND 44. THE WEST SIDE OF LOTS 1 AND 23 WOULD HAVE THE SIDE SETBACK OF 5' APPLIED TO THEM AND THE EAST SIDE OF LOTS 22 AND 44 WOULD HAVE THE 5' SIDE SETBACK APPLIED TO THEM AS WELL.

NOTE:
AREAS 1,2,3,4 AND 5 ARE TO BE MASS GRADED ALONG WITH UTILITY EXTENSIONS, PROPOSED FUTURE MAX. IMPERVIOUS AREAS ARE REFLECTED.

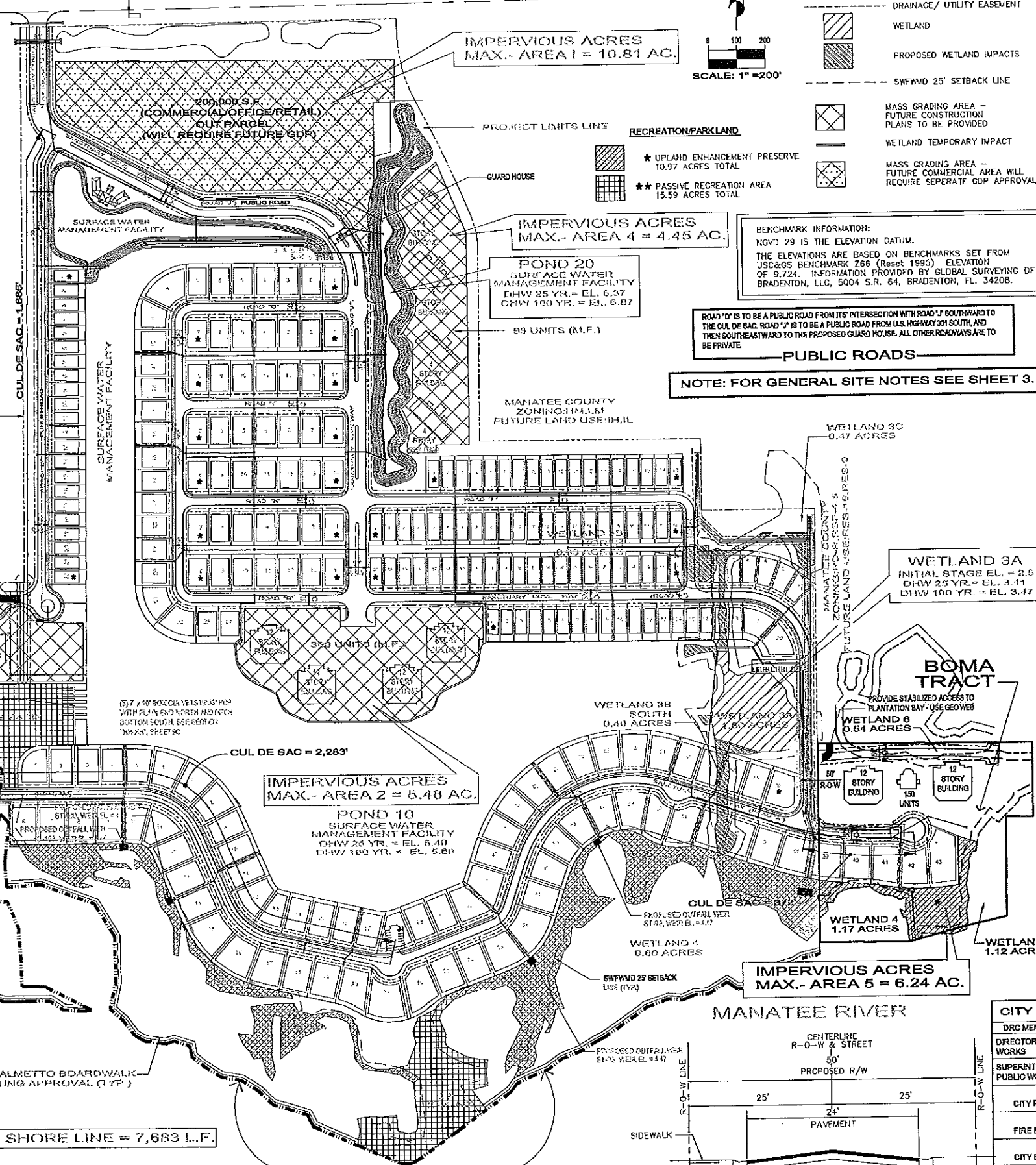
DEVELOPMENT SCHEDULE

PHASE	START CONSTRUCTION	CONSTRUCTION DURATION
SINGLE FAMILY	5/15/07	7 YEARS
4-STORY MULTI FAMILY	CONCURRENT WITH ABOVE	7 YEARS
12-STORY TOWERS WEST	CONCURRENT WITH ABOVE	7 YEARS
12-STORY TOWERS CENTRAL	CONCURRENT WITH ABOVE	7 YEARS
12-STORY TOWERS SOUTH	CONCURRENT WITH ABOVE	7 YEARS
COMMERCIAL	CONCURRENT WITH ABOVE	7 YEARS

APPROVED SWFWMD ERP# 43022884-003
1-30-07



U.S. HIGHWAY 301



LEGEND

- PROPERTY BOUNDARY
- PROPOSED R-O-W LINE
- MEAN HIGH WATER LINE
- PROJECT LIMITS LINE
- DRAINAGE/ UTILITY EASEMENT
- WETLAND
- PROPOSED WETLAND IMPACTS
- SWFWMD 25' SETBACK LINE
- MASS GRADING AREA - FUTURE CONSTRUCTION PLANS TO BE PROVIDED
- WETLAND TEMPORARY IMPACT
- MASS GRADING AREA - FUTURE COMMERCIAL AREA WILL REQUIRE SEPARATE GDP APPROVAL

RECREATION/PARKLAND

- UPLAND ENHANCEMENT PRESERVE 10.97 ACRES TOTAL
- PASSIVE RECREATION AREA 15.59 ACRES TOTAL

BENCHMARK INFORMATION:
NGVD 29 IS THE ELEVATION DATUM.
THE ELEVATIONS ARE BASED ON BENCHMARKS SET FROM USCGS BENCHMARK 766 (Reset 1995) ELEVATION OF 9.724. INFORMATION PROVIDED BY GLOBAL SURVEYING OF BRADENTON, LLC, 5004 S.R. 64, BRADENTON, FL. 34208.

NOTE: ROAD 'D' IS TO BE A PUBLIC ROAD FROM ITS INTERSECTION WITH ROAD 'J' SOUTHWARD TO THE CUL DE SAC ROAD 'J' IS TO BE A PUBLIC ROAD FROM U.S. HIGHWAY 301 SOUTH, AND THEN SOUTHWARD TO THE PROPOSED GUARD HOUSE. ALL OTHER ROADWAYS ARE TO BE PRIVATE.

- SITE INFORMATION**
- SITE DATA:** (SECTIONS 13,18,19 & 24, T 34 SOUTH, R 18 EAST)
TOTAL AREA: 227.52 ACRES MOL
PROJECT AREA: 225.22 ACRES MOL
ZONING JURISDICTION: CITY OF PALMETTO
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY, MULT FAMILY, COMMERCIAL
ADJACENT ZONING: NORTH-US 301 EAST-HM,LM SOUTH-MANATEE RIVER WEST-PDMU
ADJACENT LAND USE: NORTH-ROAD EAST-LIGHT INDUSTRIAL SOUTH-MANATEE RIVER WEST-RESIDENTIAL
FLOOD ZONE: B,C & AE(ELB) #201513 0193 B (DATED 3/15/04)
 - BUILDING DATA**
MULTI FAMILY - 13 BUILDINGS - 771 UNITS TOTAL
BLDG. HEIGHT (9 BLDGS.)-160 FT., 12 STORIES MAX. MULTI-FAMILY EACH BLDG. -1ST FLR PARKING, 2ND FLR APARTMENTS, 3RD-12TH UNITS
BUILDING HEIGHT (4 BLDGS.) -50 FEET, 4 STORY MULTI-FAMILY
DENSITY MULTI FAMILY- 771 UNITS/227.52 AC. = 3.39 UNITS/AC.
DENSITY SINGLE FAMILY- 255 UNITS/227.52 AC. = 1.11 UNITS/AC.
 - REQUIRED LANDSCAPE BUFFER:** - 25' MINIMUM ALONG ALL AREAS OF DEVELOPMENT.
 - REQUIRED BUILDING TO BUILDING SETBACK:** - 25' MINIMUM
 - REQUIRED SINGLE FAMILY SETBACKS:**
FRONT: 20' MIN.
SIDE: 7.5' MIN.
REAR: 15' MIN.
 - MAXIMUM BUILDING HEIGHT:** - 160' (12 STORIES) MAXIMUM
 - REQUIRED BUILDING TO RIGHT OF WAY SETBACK:** - 20' FOR THE 4-STORY 50' HIGH BUILDINGS
 - MAXIMUM CUL-DE-SAC LENGTH:** - MAXIMUM CUL-DE-SAC LENGTH 2,283'

AREA CALCULATIONS (TOTAL SITE):

BUILDING AREA:	38.30 AC.	16.83%
IMPERVIOUS AREA:	45.62 AC.	20.05%
OPEN SPACE:**	57.79 AC.	25.40%
PERVIOUS AREA:	31.10 AC.	22.48%
SURFACE WATER MANAGEMENT AREA:	34.71 AC.	15.26%
TOTALS:	227.52 AC.	100.00%

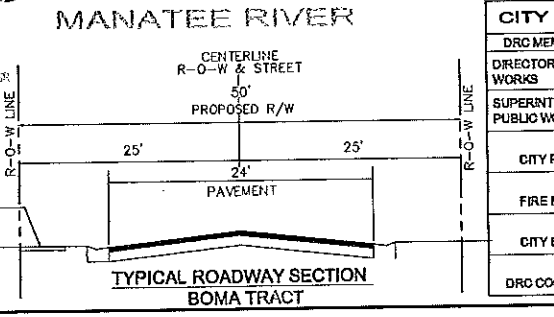
* - PERVIOUS AREA FOR COMMERCIAL & MULTI-FAMILY PARCELS DETERMINED USING: PARCEL AREA - MAX. BLDG. AREA x 15%
** - 25% OPEN SPACE IS REQUIRED

- PARKING CALCULATIONS (MULTI-FAMILY):**
TOTAL REQUIRED: 1542 SPACES (2 PER UNIT)
TOTAL PROVIDED: 1542 SPACES (AT GRADE AND BELOW BUILDING PARKING AREAS)
- OWNER:**
SANCTUARY DEVELOPMENT PARTNERS, LLC
ATTN: LINDA SVENSON
1707 US HIGHWAY 301 NORTH
PALMETTO, FLORIDA 34221
PH: (941) 722-2690 FAX: (941) 729-9421
- ENGINEER / APPLICANT:**
FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
ATTN: DAVID W. BARTELT, P.E.
4519 GEORGE ROAD, SUITE 130
TAMPA, FLORIDA 33634
PH: (813) 880-9106 FAX: (813) 880-9055
- BOUNDARY, TOPOGRAPHIC & TREE SURVEY PROVIDED BY:**
GLOBAL SURVEYING
ATTN: MR. TOBY PURSLEY
5004 STATE ROAD 64
BRADENTON, FLORIDA 34204
PH:(941) 746-1512 FAX:(941) 747-2450
- ALL OPEN SPACE OF WHICH THE PARK LAND IS A PART OF, WILL BE DEDICATED TO THE SANCTUARY COVE COMMUNITY. MAINTENANCE TO BE DONE BY H.O.A.**

INFRASTRUCTURE IMPACTS

POTABLE WATER			
LOS(GAL)	PERSONS/UNIT	UNITS	DEMAND(GAL)
105	2.2	1,026	237,006
105	2.2	86.58*	20,000
			257,006
WASTEWATER			
LOS(GAL)	PERSONS/UNIT	UNITS	DEMAND(GAL)
100	2.2	1,026	225,720
100	2.2	90.91**	20,000
			245,720
RECREATION			
LOS(ACRES)	PERSONS/UNIT	UNITS	DEMAND(ACRES)
4/1000 PEOPLE	2.2	1,026	9.00
SOLID WASTE			
LOS(POUNDS)	PERSONS/UNIT	UNITS	DEMAND(POUNDS)
7.1 LBS./DAY	2.2	1,026	16,026

COMMERCIAL COMPONENT CONVERSION TO EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs).
200,000 S.F. @ 0.10 G.P.O./S.F. = 20,000 G.P.D.
* POTABLE WATER 20,000 G.P.D. => 20,000 / (2.2 * 105) = 85.58 ERC
** WASTEWATER 20,000 G.P.D. => 20,000 / (2.2 * 100) = 90.91 ERC



CITY OF PALMETTO SIGNATURE BLOCK

DRG MEMBER	OK	SIGNATURE	DATE
DIRECTOR OF PUBLIC WORKS			
SUPERINTENDENT OF PUBLIC WORKS			
CITY PLANNER			
FIRE MARSHALL			
CITY ENGINEER			
DRG COORDINATOR			

DAVID W. BARTELT, P.E.
PROFESSIONAL ENGINEER
NO. 35456

PR. NO.: 506-029-07 DATE: 7/23/07

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FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
CERTIFICATE OF AUTHORIZATION: EB 5804
4519 GEORGE ROAD, SUITE 130
TAMPA, FLORIDA 33634
Tel: (813) 880-9106 Fax: (813) 880-9055

SANCTUARY COVE CITY OF PALMETTO, FLORIDA

ROGERS & BOMA TRACTS GENERAL DEVELOPMENT PLAN

2 OF 3

Staff Report
Sanctuary Cove
Rezone & Amended General Development Plan
1707 US 301 North, Palmetto, Florida
Z-08-02/Z-08-03/GDP-05-03R

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: Sanctuary Development Partners, L.L.C.

Location: The site is located north of the Manatee River; south of US 301; west of 25th Drive East and east of 15th Avenue Drive East.

Parcel Size: 227.52 Acres
Sanctuary Cove (Original Parcel): 217.93 Acres
BOMA Parcel Addition: 8.44 Acres
Rogers Parcel Addition: 1.15 Acres

PID #: 1015725109, 1016400159, 2607800159

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: Planned Development (PD)

Zoning: Sanctuary Cove (Original Parcel): Planned Development-Multi Use (PDMU)
BOMA Parcel Addition: Planned Development-Residential (PDR) (County)
Rogers Parcel Addition: Residential Single Family-4.5 (RSF-4.5) (County)

REQUESTED LAND USE/ZONING CATEGORY:

Future Land Use: Planned Development (PD) (No plan amendment is required – the proposed use is compatible with the current future land use)

Zoning: BOMA Parcel Addition: PDMU
Rogers Parcel Addition: PDMU

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:

Future Land Use
North: Planned Development (PD)-City

Residential 6 du/ac (RES-6)-County
Industrial Light (IL)-County
Industrial Heavy (IH)-County
Commercial General (CG)-City
Residential 9 du/ac (RES-9)-County

South: Planned Development (PD)-City
Manatee River

East: Planned Development (PD)-City
Industrial Light (IL)-County
Industrial Heavy (IH)-County
Residential 16 du/ac (RES-16)-County
Residential 9 du/ac (RES-9)-County
Residential 6 du/ac (RES-6)-County

West: Planned Development (PD)-City
Retail/Office/Residential (ROR)-County
Residential 6 du/ac (RES-6) - County

Zoning

North: Planned Development-Multi Use (PDMU)-City
Residential Single Family-4.5 (RSF-4.5)-County
Heavy Manufacturing (HM)-County
Planned Development Residential (PDR)-County

South: Planned Development-Multi Use (PDMU)-City
Manatee River

East: Planned Development-Multi Use (PDMU)-City
Light Manufacturing (LM)-County
Heavy Manufacturing (HM)-County
Planned Development Residential (PDR)-County

West: Planned Development-Multi Use (PDMU)-City
Residential Single Family-4.5 (RSF-4.5)-County
General Commercial (GC)-County

SUMMARY:

This is a request to:

- 1) Establish the Planned Development-Multi Use (PDMU) zoning district on the BOMA Parcel and the Rogers Parcels,

- 2) Amend the General Development Plan of Sanctuary Cove to include the:
 - a. Addition of the BOMA and Rogers Parcels to the Sanctuary Cove Development;
 - b. Change in residential density from 4.59 dwelling units per acre (based on residential acreage) to 4.73 dwelling units per acre;
 - c. Increase the total residential dwelling units from 941 to 1,026;
 - d. Changes to originally approved Multifamily Buildings and Units including:
 - i. Decrease the total number of multifamily buildings from 15 to 13 buildings while increasing the number of multifamily units from 650 to 771;
 - ii. Increase the total number of multifamily buildings of 12 stories and 160' in height from 7 to 9 buildings;
 - iii. Decrease the total number of multifamily buildings of 4 stories and 50' in height from 8 to 4 buildings;
 - e. Decrease in the Single Family Detached units from 266 to 255 units;
 - f. Addition of a dock plan;
 - g. Revisions to the General Development Plan to recognize the 10.81 acre commercial tract as an outparcel subject to separate General Development Plan approval;
 - h. Revisions to the General Development Plan to allow a roadway network grid system design rather than numerous cul-de-sacs;
 - i. Addition of an emergency access to 15th Avenue Drive East along the project's northwest boundary; and
 - j. Variances to side yard setbacks, cul-de-sac lengths, and front yard setbacks for specific lots.

The use and density of the project are consistent with the surrounding area. A specific finding by the City Commission is required regarding the 160' height of the two twelve story buildings to be located on the BOMA parcel since that tract is not located within the Urban Development Zone. The project will take access from US 301 North. Construction plan approval will be required prior to the issuance of building permits.

BACKGROUND:

On June 7, 2004, the City of Palmetto annexed the original parcel of Sanctuary Cove into the City limits through voluntary annexation. This property is located in an area designated as an Urban Development Zone as approved by the Joint Planning Commission and the City of Palmetto.

During the Comprehensive Plan Amendment Cycle1-2004, Palmetto II, L.P. submitted a Comprehensive Plan Amendment for approximately two hundred and

eleven (211) acres of land owned by Palmetto II, L.P.

On June 21, 2004, the City Commission approved transmittal of PA-04-01, the Comprehensive Plan Amendment, to the Florida Department of Community Affairs (DCA) for review as required by law. The City received the Objections, Recommendations, and Comments report on August 27, 2004. This Comprehensive Plan Amendment changed the Manatee County Future Land Use Codes (FLUC) for the property from Retail/Office/Residential (ROR), Residential 9 du/ac (RES-9), Residential 3 du/ac (RES-3), and Residential 1 du/ac (RES-1) to the City FLUC of Planned Development (PD). Policy 8.6.6 of the City of Palmetto Comprehensive Plan was applied to determine the potential density of the property due to the project's location within the Coastal High Hazard Area. That analysis allowed a total of 1,189 residential dwelling units. This number was accepted and approved by DCA and was adopted by the City of Palmetto.

The Planning and Zoning Board reviewed this Comprehensive Plan Amendment and recommended approval to the City Commission. The City Commission approved Ordinance 04-811 on October 25, 2004. The DCA issued Notice of Intent on or about December 23, 2004.

On September 10, 2005, a General Development Plan consisting of a mix of 916 multi-family and single family units was recommended for approval by the Planning and Zoning Board and then was approved by the City Commission. This approval is recorded as Ordinance 05-863.

An application for a modification to the General Development Plan was submitted and deemed to be a minor modification. Revisions to the site plan were approved which increased the total number of multi-family and single family units to 941, less than the 1,189 units approved by DCA. This minor modification was approved on June 19, 2006.

In October of 2006, Sanctuary Development Partners, LLC requested the annexation of the 8.44 acre BOMA parcel and the 1.15 acre Rogers parcel, both adjacent to the Sanctuary Cove project. The annexation and comprehensive plan amendments for these parcels were recommended for approval by the Planning and Zoning Board and then adopted by the City Commission. With the addition of these two parcels, a revised GDP was submitted that now includes the parcels in the overall plan. This General Development Plan provides for an increase in the total number of multifamily and single family units to 1,026. The total unit count remains below the originally approved unit count of 1,189. A traffic study was submitted by the applicant and has been reviewed and approved by the Development Review Committee.

There are approximately 2.30 acres of wetlands that are included as part of the total

project area and which are owned by Sanctuary Development Partners, LLC. However, this area has not been annexed into the City. The property owner has assured the City that they will file for the annexation of the wetland and to also apply for a comprehensive plan amendment.

This site is not an area of critical State concern. The project is not located in any of the State's protection areas.

ZONING CRITERIA:

Pursuant to Appendix B: the Zoning Code, Sec. 11.3(d), the property owner has requested an amendment to the zoning code and map.

Each rezoning must meet the requirements pursuant to Appendix B: the Zoning Code, Sec. 11.4(b):

- (1) The need and justification for the change:

In order to add the BOMA and Rogers parcels to the Sanctuary Cove development, the current County zoning must be changed to the City zoning district of Planned Development-Multi Use (PDMU). The PDMU zoning district allows for flexibility and superior design in developing the parcels consistent with the approved Sanctuary Cove development.

- (2) The effect of the change, if any, on the particular property and on surrounding properties:

The rezoning of the BOMA and Rogers parcels will allow these tracts of land to become consistent with the Sanctuary Cove development. PDMU criteria and approved landscaping must be adhered to. Based on this information, no negative effects are anticipated to the surrounding properties.

- (3) The amount of underdeveloped land in the general area and in the City having the same classification as that requested:

No impact is anticipated.

- (4) The relationship of the proposed amendment to the purposes of the City Comprehensive Plan with appropriate consideration as to whether the proposed change will further the purposes of this code and the comprehensive plan.

The rezoning of the BOMA and Rogers parcels to PDMU from the current

County zoning districts will allow the properties to develop with compliance to the Comprehensive Plan. A synopsis of the project's compatibility with the Comprehensive Plan as well as the impacts to the infrastructure related elements is provided below.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN:

The following represents an analysis of the applicable provisions of the City Comprehensive Plan.

1.0 FUTURE LAND USE ELEMENT

Goal - To manage the growth and development of the City of Palmetto to promote the achievement of a community in which residents and visitors live in a healthful and safe environment that conserves the historical and natural qualities of the City while providing opportunities for economic and social advancement.

Objective 1.1: To give due consideration to topography, soil conditions, and the availability of facilities and services in the location and density of future land uses.

Policy 1.1.2: Residential development within low-lying areas subject to flooding shall meet flood insurance standards of elevation and be limited to densities that permit safe evacuation. [9J-5.006(3)(c)1.]

The developer is elevating the site to be raised for flood insurance purposes. The site will have a twelve (12) hour evacuation site as well as an on-site hurricane evacuation plan.

Policy 1.1.3: Availability of public facilities and services shall be concurrent with the impacts of new development and shall meet established level of service standards. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3) (c) 3.]

City of Palmetto water, sewer, and reclaimed water are being installed as part of the original Sanctuary Cove development.

Objective 1.4: To conserve and protect natural and historic resources from unnecessary destruction.

There are no natural and historic resources on this site.

Objective 1.5: To limit coastal area population densities, consistent with the need

for an effective hurricane evacuation plan.

The density is consistent with the density allowed in the PD Future Land Use and the Coastal High Hazard Area (CHHA).

Objective 1.8: To encourage the use of planned developments and mixed use developments when such techniques improve the City's ability to meet it's land use goal.

This PDMU will better enable the City to meet the overall goal of the Future Land Use element.

2.0 TRANSPORTATION ELEMENT

Goal – To provide a safe, convenient, cost effective and efficient multi-modal transportation system while enhancing the natural and social environment of the City. [9J-5.019(4) (a)]

Policy 2.1.3: The City shall issue development orders only upon certification that required transportation facilities are available to serve the proposed development at the adopted level of service standard or are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its equivalent as recognized in the adopted Palmetto Five Year Capital Improvements Plan or the first three years of the adopted FDOT Five Year Work Program.

A traffic impact analysis has been provided by the applicant and has been reviewed and accepted by City of Palmetto Development Review Committee (DRC). Improvements identified in the analysis must be completed prior to issuance of a certificate of occupancy for one or more of the proposed buildings. A development agreement may also be approved to address the improvement issues, if any.

Policy 2.8.3: The City shall encourage the development and redevelopment of properties served by the existing transportation network prior to developing new facilities. Methods of encouragement could include rezoning approval, providing information regarding capacity on roadways, etc.

3.0 HOUSING ELEMENT

Goal - To provide decent, safe, and sanitary housing at affordable costs to meet the needs of present and future populations.

Objective 3.5: To encourage and facilitate private sector development of housing units indicated in the Housing Element analysis to meet the housing needs of existing and projected populations.

The project is a multi use development with a significant residential development component that will help meet the housing needs of Palmetto.

Objective 3.6: Monitor the provision of affordable housing for the existing and anticipated population of very low, low and moderate income households, and encourage private sector development of affordable housing in order that a minimum of five percent of the current housing demand as indicated in the Housing Element analysis is met annually. [9J-5.010(3)(b)1]

The project is required to comply with the Attainable Housing Policies of the City.

4.0 SANITARY SEWER

Goal – A cost effective, efficient, and safe collection and treatment system which protects the quality and integrity of the environment and meets future population demands, while promoting compact urban growth.

Policy 4.1.3: The City shall require all development to be reviewed for sanitary sewer concurrency standards.

See chart below.

<u>LOS (gal)</u>	<u>Persons per Household</u>	<u>Units</u>	<u>Demand (gal)</u>
100.00	2.20	1,026	225,720

It is not anticipated that the demand will degrade the level of service for sanitary sewer. Details of sewer line connections will be reviewed at the construction plan stage.

Policy 4.3.1: Require the use of reclaimed water to irrigate recreational, agricultural, and future development.

The applicant will be required to install reclaimed water lines.

6.0 STORM WATER MANAGEMENT

Goal – To provide the most cost effective, efficient and environmentally sound storm water management plan which protects human life and property and enhances the natural environment.

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.

Construction plan approval is required. Those plans cannot be approved without a SWFWMD permit, and therefore be compliant with this objective.

7.0 POTABLE WATER

Goal – To provide an adequate supply of potable water and distribution system which meets projected demands, protects public investments and promotes orderly, compact urban growth.

Objective 7.2: The City shall require that existing and new development maximizes the use existing potable water facilities.

See chart below.

<u>LOS (gal)</u>	<u>Persons per Household</u>	<u>Units</u>	<u>Demand (gal)</u>
105.00	2.20	1,026	237,006

It is not anticipated that the demand will degrade the level of service for potable water. Details of water line connections will be reviewed at the construction plan stage.

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 applicant will be required to use low-volume plumbing fixtures.

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

The applicant will be required to incorporate xeriscape into the landscaping.

Policy 7.2.3: Where lines are available, the City shall require new development and redevelopment to connect to the reclaimed water system.

For construction plan approval, the applicant will be required to connect to the reclaimed water when it becomes available.

Policy 7.3.1: Require the use of reclaimed water to irrigate recreational, agricultural, and future development.

The applicant is proposing to build the distribution network for the re-use.

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.

For construction plan approval, the applicant will be required to build the distribution network for the re-use.

8.0 COASTAL MANAGEMENT ELEMENT

Goal - Protection and improvement of the environmental quality, natural, historic and economic resources of the City's coastal area as future development occurs.

Objective 8.1 To protect and enhance wildlife and fish populations and habitat. [9J-5.012(3)(b)1.]

Policy 8.1.4: The City shall utilize the Planned Development (PD) concept in those coastal areas characterized as having unique environmental concerns in order to encourage clustering of development on the upland portions of the sites thereby maximizing the protection of coastal resources.

The proposed development is consistent with this policy.

Policy 8.5.1: Development orders will be evaluated for their impacts on traffic circulation, evacuation routes, critical locations, on-site shelter

provisions, and proximity to off-site shelter facilities within the Coastal High Hazard Area.

The evacuation route is to be displayed in the condominium documents.

Objective 8.6 The Coastal High Hazard Area (CHHA) shall be defined as the evacuation zone as established by the Tampa Bay Regional Planning Council for a Category One (1) hurricane. The City shall ensure that development activities in the CHHA are carried out in a manner which minimizes danger and/or damage to private and public property and human life. Development within high hazard areas shall be restricted and public funding for facilities within coastal high hazard areas shall be limited. [9J-5.012(3)(b)5.,6.]

10.0 PARKLAND AND OPEN SPACE

Goal – To provide adequate parkland and open space facilities for the population of Palmetto.

Objective 10.1: To require the private sector to complement public park and recreation planning by including neighborhood park facilities in planned developments and new subdivisions.

The project proposes over 15 acres of the site as open space and will utilize an area on the Manatee River side of the property for passive recreation. A boardwalk is required to be constructed along the perimeter of the property fronting the Manatee River and will be tied to the existing Manatee Riverwalk.

ATTAINABLE HOUSING:

The applicant has been advised of and is required to abide by the provisions of Chapter 17, Article III, Division 1, Sections 17-47 through 17-97 of the City of Palmetto Code of Ordinances, pertaining to the provision of attainable housing. The applicant intends to comply with the ordinance by some method other than constructing attainable housing units on-site.

VARIANCE REQUESTS:

I. The applicant has requested a reduction in required single family side yard setbacks for all proposed 50' wide lots from 7.5 to 5 feet.

Staff supports this request. The Development Review Committee had no objections upon review of the request.

2. The applicant has requested the removal of one of the two required front yard setbacks from the following corner lots:
 - a. Lot Numbers 1, 7, 8, and 14 located within the three blocks of 14 lots be reduced to one front setback along the north side of lot numbers 1 and 7, and one front setback along the south side of lot number 8 and 14. The east side of lots 1 and 14 would have the side setback of 7.5' applied to them and the west side of Lots 7 and 8 would have the side setback of 7.5' applied to them as well.

Staff recommends that those lots along the main road, Sanctuary Cove Way (Boulevard) be required to maintain two front yard setbacks due to the lots' location along this internal collector road.

3. The applicant has requested that the maximum cul-de-sac length be increased a length of 2,315'.

The North River Fire District has reviewed this request and has issued a statement of "no objection". The Development Review Committee has also reviewed the request and has no objections.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL WITH CONDITIONS** of the proposed rezone and Amended General Development Plan as designed with the following stipulations:

1. Construction drawings must be submitted and approved by the City.
2. No Certificate of Occupancy shall be issued for any units within the Project unless and until all applicable requirements of Chapter 17, Article III, Division 1, Sections 17-47 through 17-97 of the City of Palmetto Code of Ordinances, pertaining to the provision of attainable housing, have been satisfied.
3. A boardwalk shall be constructed along the perimeter of the property fronting on the Manatee River and will be tied into the existing Manatee Riverwalk.
4. An interface for Manatee County transit shall be established on the northernmost section of the property adjacent to US 301 and currently reserved for commercial/mixed use.

CITY OF PALMETTO
ORDINANCE NO. __-__

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; AMENDING ORDINANCE NO. 387, THE ZONING ORDINANCE OF THE CITY OF PALMETTO, TO DESIGNATE THE ZONING OF THE PROPERTIES DESCRIBED IN EXHIBIT "A" AS PDMU (PLANNED DEVELOPMENT-MULTI-USE); AMENDING THE ZONING MAP OF THE CITY OF PALMETTO PERTAINING TO THE PROPERTIES DESCRIBED HEREIN; APPROVING AN AMENDED GENERAL DEVELOPMENT PLAN FOR THE PROPERTIES DESCRIBED HEREIN; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (GDP 05-03 Sanctuary Residential Partners, LLC/Sanctuary Development Partners, East, PID # 1015725109, approx. 227.52 acres).

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, the City of Palmetto has received a complete and timely application for approval of an Amended Conceptual/General Development Plan for Sanctuary Cove to include

PID # 1015725109, approx. 227.52 acres (“Project”), more particularly described in **Exhibit A**; and,

WHEREAS, the Planning and Zoning Board of the City of Palmetto reviewed the proposed General Development Plan, held a properly noticed public hearing on March 10, 2008, 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 _____, 2008, 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 Conceptual/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. Finding 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 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 Stipulation No. 5 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.

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

1. Construction drawings must be submitted and approved by the City.
2. No Certificate of Occupancy shall be issued for any units within the Project unless and until all applicable requirements of Chapter 17, Article III, Division 1, Sections 17-47 through 17-97 of the City of Palmetto Code of Ordinances, pertaining to the provision of attainable housing, have been satisfied.
3. A boardwalk shall be constructed along the perimeter of the property fronting on the Manatee River and will be tied to the existing Manatee Riverwalk.
4. An interface for Manatee County transit shall be established on the northernmost section of the property adjacent to US 301 and currently reserved for commercial/mixed use.
5. Side yard setbacks for non-corner 50' wide lots of the single family detached units shall be no less than 5'.
6. All corner lots along Sanctuary Cove Way (Boulevard) shall maintain two front yard and two side yard setbacks.
7. A time of construction plan approval, the Dock Plan must be approved consistent with the City of Palmetto Ordinance No. 07-946.

All such improvements must be complete and accepted by the City prior to issuance of any certificates of occupancy.

Section 3. Repeal of Ordinance. This Ordinance hereby repeals all ordinances and parts of ordinances in conflict herewith to the extent of such conflict.

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 _____ 2008.

First Reading: _____, 2008

Publication: _____, 2008

Second Reading and
Public Hearing: _____, 2008

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

By: _____

LAWRENCE E. BUSTLE, JR., MAYOR

ATTEST: James R. Freeman
City Clerk

By: _____

City Clerk/Deputy Clerk