

Tab 2

PALMETTO HIGH SCHOOL EXPANSION

**Staff Report
Palmetto High School Expansion and Renovation
1200 17th Street West
Development Plan
03-378Exp08**

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: Manatee County School Board
Location: 1200 17th Street West
Parcel Size: 57.53 acres +/-
PID #: 2423700000

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: PF (Public Facility)
Zoning: P (Public)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:

Future Land Use

North: PU (Public Use)
South: PF (Public Facility) & RES-6 (Residential – 6 units per acre)
East: GCOM (General Commercial)
West: RES-4 (Residential – 4 units per acre)

Zoning

North: P (Public)
South: P (Public), RS-3 (Residential Single Family – 7,250 sf minimum lot size), CN (Commercial Neighborhood)
East: CG (Business and Light Commercial)
West: ER (Estate Residential – one acre minimum lot size)

SUMMARY:

The subject parcel is owned by the School Board of Manatee County. The parcel is located in the P (Public) zoning district. Projects within the P zoning designation normally require approval of a site plan by the City Commission. Earlier this year, Palmetto entered into a binding Inter-Local Agreement (ILA) with the School Board identifying, among other things, specific procedures for development approval processing. The process for an expansion to an existing school is discretionary as to whether the City Commission wishes to hold an advertised public hearing. The City Commission indicated that they would like to hold a public hearing in this particular matter.

In accordance with the ILA for Public School Facility Planning Section 9.2(E) Existing Schools, an expansion of an existing educational facility shall be subject to a determination of consistency by the affected local government's governing board if the expansion increases the school's permanent Florida Inventory of School Houses (FISH) capacity by 10%, changes the primary use of the facility, or provides for the construction of a stadium. Only the construction of the classroom building qualifies for a determination of consistency per the ILA. The remaining items can be constructed/implemented without approval from the City of Palmetto.

The renovation and expansion consists of the following:

- Construction of a new auditorium and classroom building
- Expansion of the existing student dining area
- Expansion and renovation of the existing field house
- Add bathroom facilities to the existing music suite
- Secure the campus with fencing and gates
- Add new tennis and basketball courts
- Add a new football/soccer practice field
- Add a new bus loop with covered walkways
- Add striping and lighting in the parking lot to accommodate band practice
- Provide handicap accessibility to the existing visitors stands in the football stadium

Palmetto High School's existing capacity is 1,664 and construction of the classroom building will add 500 student stations. This will increase capacity 475 for a total capacity of 2,139. This is a 29% increase in capacity to accommodate existing students and future growth.

Palmetto High School's capacity was 1,749 prior to the Class Size Reduction Act. The capacity increase from pre-class size is 390 for a total new capacity of 2,139. The new classroom addition will replace the capacity lost due to the Class Size Reduction Act and provides additional school concurrency capacity in Palmetto. This results in the ability for residential growth in the City of Palmetto.

The School District's 2008-09 five day count of enrolled students was 1,749 with a proposed capacity of 2,139 Palmetto High School will have available capacity of 390.

The ILA does not require the School Board to receive a recommendation from the local government Planning and Zoning Board prior to any such hearing before the City Commission. As such, this is presented for informational purposes only.

Staff can, however, suggest stipulations to mitigate project impacts. As such, the following requests are made:

1. Request that the School Board work with the city and the Manatee Fruit Company to ensure that 10th Avenue West can be extended in the future.
2. Request that the school be cognizant of the surrounding neighborhood during band practice by limiting hours and ensuring that lighting be properly shielded.

In addition, The City may want to install “no parking” signs on 13th Avenue West to preclude students from parking on city right-of-way.

PLANNING AND ZONING BOARD ACTION:

None Required.

CITY COMMISSION ACTION:

None Required.

Attachments: Site Plans
Ariel

NEW BUILDING FLOOR AREA	MAX BUILDING HEIGHT	FINISH FLOOR ELEVATION
BLDG 33 TOILET ADDITION 548 GSF	13'-0"	MATCH EXISTING
BLDG 5 CAFETERIA ADDITION 2,200 GSF	EXISTING	MATCH EXISTING
BLDG 17 TOILET ADDITION 717 GSF	14'-8"	MATCH EXISTING
BLDG 21 FIELDBOUSE ADDITION 1,128 GSF	12'-0"	MATCH EXISTING
BLDG 34 NEW AUDITORIUM 14,120 GSF	36'-0"	100'-0" - 103'-0" = 11.0 - 14.0
BLDG 35 CONSTRUCTION TECHNOLOGY 8,599 GSF	22'-8"	100'-0" = 11.0
BLDG 36 SCIENCE LABS 12,619 GSF	15'-4"	100'-0" = 11.0
BLDG 37 CLASSROOM BLDG 13,991 GSF	15'-4"	100'-0" = 11.0
TOTAL 53,920 GSF		

PHS PARKING

REQUIREMENTS (PER SREF)
 FACULTY AND STAFF: 1 SPACE PER EACH MEMBER
 STUDENTS: 1 SPACE PER EVERY 10 STUDENTS ABOVE GRADE 10
 VISITORS: AS APPROPRIATE

SPACES NEEDED BASED ON ABOVE REQUIREMENTS:

140 FACULTY AND STAFF MEMBERS:	140
847 STUDENTS IN 11TH AND 12TH GRADE	847/10 = 85
250 ADDITIONAL STUDENTS EXPECTED IN 11TH AND 12TH GRADE	250/10 = 25
VISITORS	25
TOTAL REQUIRED	275

SPACES PROVIDED:

EXISTING	541
REMOVING	59
TOTAL PROVIDED	445

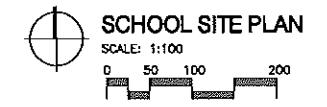
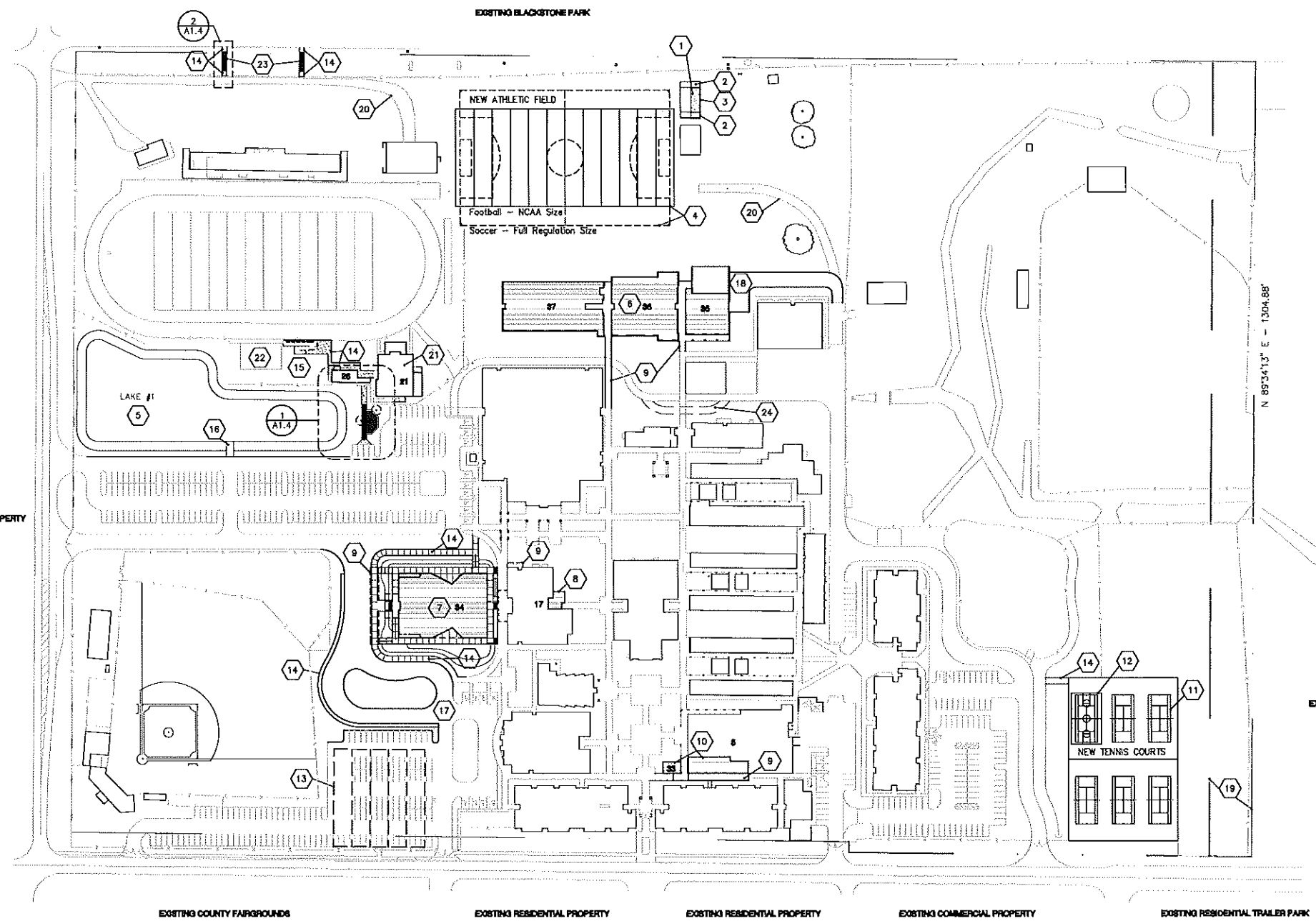
EXCESS PARKING SPACES ABOVE SREF REQUIREMENTS 170

ARCHITECTURAL SITE PLAN GENERAL NOTES

- ARCHITECTURAL SITE PLAN GENERAL NOTES APPLY TO SHEET NUMBER A1.2A ONLY
- ELEVATION 100'-0" INDICATED ON ARCHITECTURAL AND STRUCTURAL DWGS = 11.00 ON CIVIL DRAWINGS
 - REFER TO LANDSCAPE DWGS FOR LANDSCAPING PROTECTION AT PERIMETER OF NEW BUILDING DURING CONSTRUCTION
 - RELOCATE EXISTING UTILITIES AS NEEDED FOR NEW CONSTRUCTION, SEE CIVIL DRAWINGS.

ARCHITECTURAL SITE PLAN SPECIFIC NOTES

- ARCHITECTURAL SITE PLAN SPECIFIC NOTES APPLY TO SHEET NUMBER A1.2A ONLY
- RELOCATED GRAVEL FROM EXISTING BATTERS CAGE
 - PROVIDE NEW CONC SLAB AT RELOCATED BATTERS CAGE
 - RELOCATED BATTERS CAGE SUPPORTS AND NETTING
 - NEW ATHLETIC PRACTICE FIELD TO ACCOMMODATE FOOTBALL AND SOCCER
 - RE-CONFIGURED RETENTION POND
 - NEW CLASSROOM BUILDING
 - NEW AUDITORIUM BUILDING
 - NEW TOILET ROOMS ADDITION
 - NEW ALUM WALKWAY CANOPY SYSTEM
 - CAFETERIA BUILDING ADDITION
 - NEW TENNIS COURTS, MAY BE RELOCATED BY ADMINISTRATIVE APPROVAL
 - NEW BASKETBALL COURT, MAY BE RELOCATED BY ADMINISTRATIVE APPROVAL
 - PROVIDE NEW STRIPPING FOR BAND PRACTICE AND UPGRADE PARKING LOT LIGHTING TO ACCOMMODATE NIGHTIME BAND PRACTICE
 - NEW CONC WALK
 - ALUM ADA RAMP AND PLATFORM FOR ACCESS TO EXISTING GRANDSTANDS
 - CONCRETE BOAT RAMP
 - NEW PAVED ASPHALT BUS LOOP
 - NEW PAVED DELIVERY DRIVE
 - 70' FUTURE RIGHT-OF-WAY
 - EXISTING SHELL DRIVE
 - PROVIDE ALTERNATE BUDGET PRICE TO PROVIDE IMPROVEMENTS TO BUILDINGS 21 AND 26 AS DESCRIBED IN PALMETTO HIGH SCHOOL ATHLETIC ADMINISTRATION LETTER DATED JANUARY 25TH, 2008
 - VISITORS BLEACHERS
 - 6'-0" WIDE WOOD BOARD WALK WITH RECYCLED PLASTIC DECKING
 - STABILIZED GRADE, SEE CIVIL DRAWINGS



DATE: 08.11.08
 REVIEWED: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

PALMETTO HIGH SCHOOL
ADDITIONS AND RENOVATIONS
 Palmetto, Florida

Raïon & Partners, Inc.
 Architects
 615 Bay Street, Tampa, Florida 33606
 Telephone (813) 253-0465 (44 000051)

SHEET NUMBER
A1.2A

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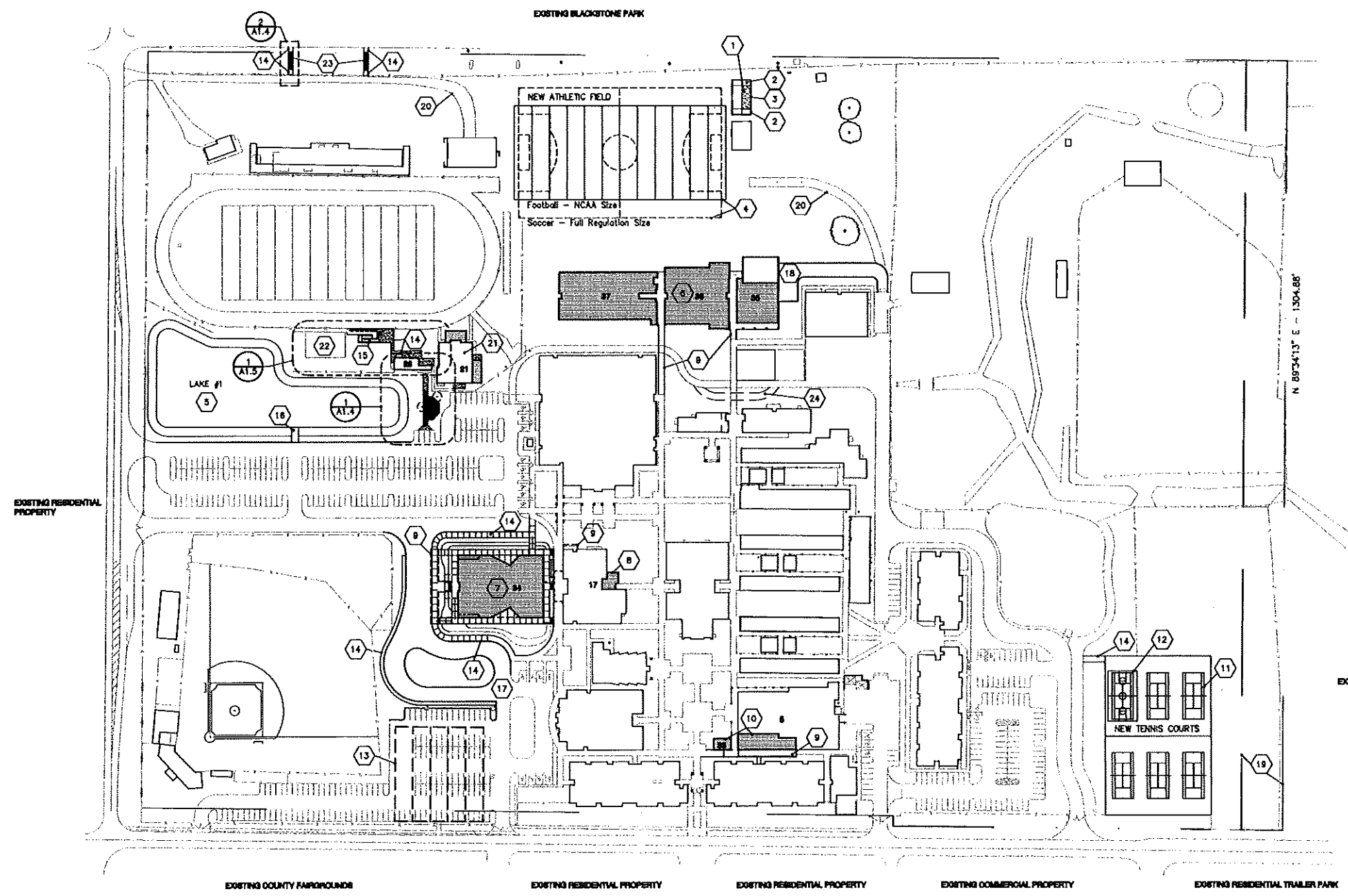
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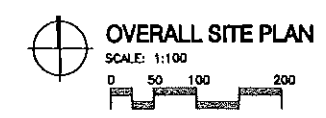
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- 24 STABILIZED GRADE, SEE CIVIL DRAWINGS



**PALMETTO HIGH SCHOOL
ADDITIONS AND RENOVATIONS**
Palmetto, Florida

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SHEET NUMBER
A1.2



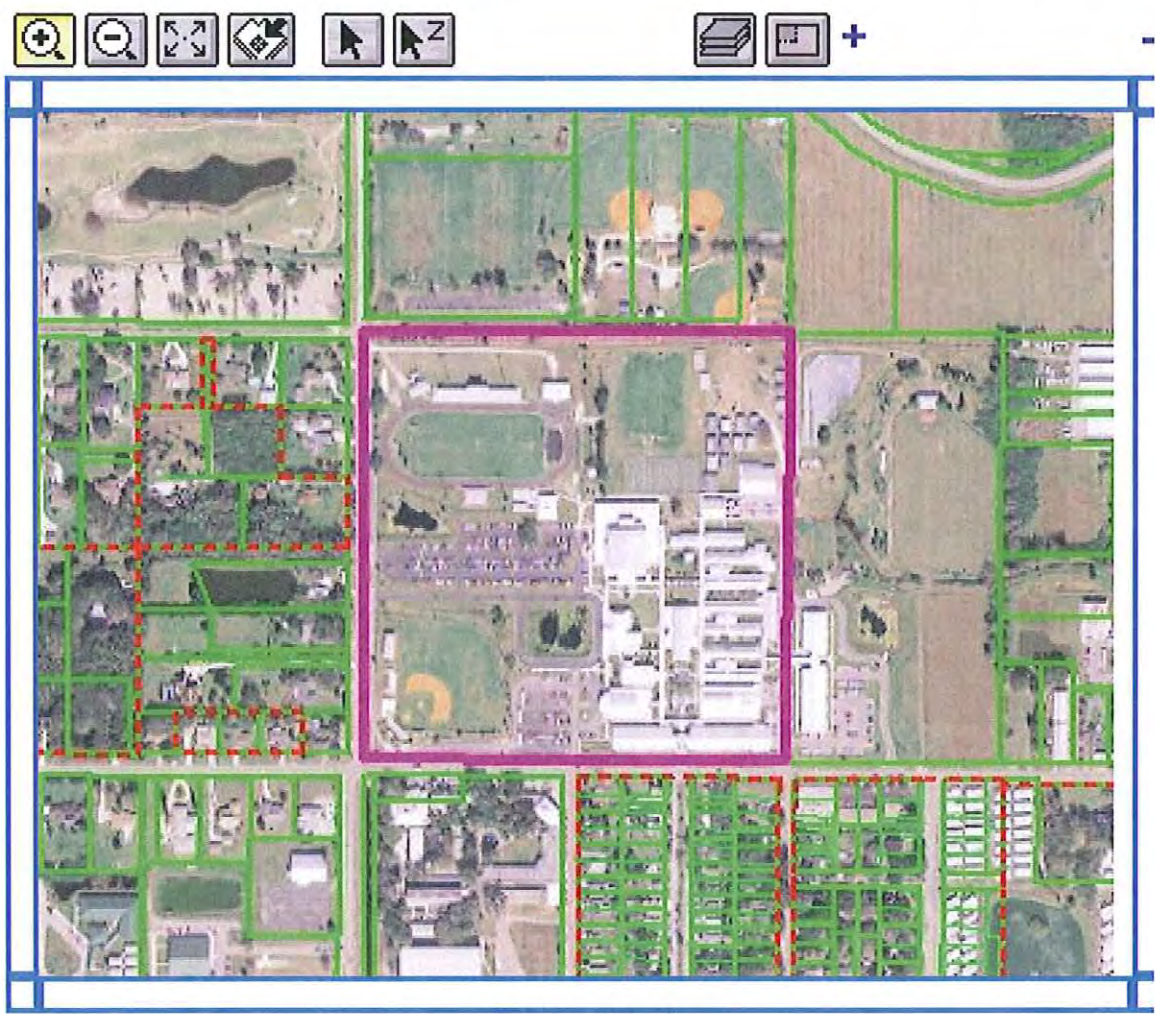
DATE: DEC.11.08
DESIGNED BY:
DRAWN BY:
CHECKED BY:

PARID: 2423700000

SCHOOL BOARD OF MANATEE COUNTY

1200 17TH S

- Profile
- Values
- Sales
- Residential
- Commercial
- Out Buildings
- Permits
- Land
- Agriculture
- Sketch
- Exemptions
- Full Legal
- Map



Manatee County
Last GIS Data Update: 1-Sep-2008



OLD BUSINESS

- a) Update on funding/grant money available to improve the safety aspect of the rest rooms at the Green Bridge.
- b) Riverside Drive Study Update

NEW BUSINESS