

Tab 3

**BEACH TOWNHOMES AT RIVIERA DUNES
GDP-08-06**

Staff Report
Beach Townhomes at Riviera Dunes
Conceptual/General Development Plan
Riviera Dunes DRI Parcel 9
GDP-08-06

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: Beach Townhomes Investors, LLC
Location: 136 Riviera Dunes Way, Palmetto FL 34221
Parcel Size: 1.31 acres
PID #: 2581600950

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: Planned Development (PD)
Zoning: Planned Development Multi Use (PDMU)

SURROUNDING PROPERTY LAND USE/ZONING DISTRICTS:

Future Land Use

North: Planned Development (PD)
South: Planned Development (PD)
East: Planned Development (PD)
West: Planned Development (PD)

Zoning

North: Planned Development Multi Use (PDMU)
South: Planned Development Multi Use (PDMU)
East: Planned Development Multi Use (PDMU)
West: Planned Development Multi Use (PDMU)

SUMMARY:

This project is located within the Riviera Dunes Development of Regional Impact (DRI), directly to the east of the parking garage for Bel Mare Building II. A Conceptual/General Development Plan (GDP) was previously approved for this area on January 22, 2007 (Ord. 06-912) and was valid for one year. The subject parcel was part of an overall 3.70 acre site which had been allocated for a 23,000 square foot banquet center and retail/office building, along with an eight unit townhouse building. The subject 1.31 acre area is the same area previously approved for the eight unit townhouse building. Construction plans have since been approved for a 12,252 square foot banquet center building on the remaining portion of the overall 3.70 acre site. Construction has yet to commence on the banquet center building.

Those construction plans were submitted and approved prior to the expiration of the previously approved GDP. The previously approved GDP has now expired serving the need for re-approval of the residential building. This plan effectively incorporates a redesign of the previously approved residential units.

The previous plan proposed one building with eight attached units. Those units were proposed as two story units at a height of 40 feet with decks on the rooftops. The new design leaves the height the same, but removes the rooftop decks. In addition, the new plan will provide less of a wall effect since the units are broken into three separate buildings. The previously approved GDP and the proposed GDP are attached to this staff report. The proposed plan is consistent with the overall DRI.

ATTAINABLE HOUSING:

The applicant will be required to comply with the Attainable Housing Ordinance. Attainable Housing will be provided off-site in accordance with the provisions of said ordinance.

COMPREHENSIVE PLAN ANALYSIS:

Potable water, sanitary sewer, and parks and recreation levels of service have been satisfied with the overall DRI. The reduction in commercial uses has improved the level of service to traffic concurrency. Below is a synopsis of the impacts to roads, drainage, and reclaimed water infrastructure related elements of the Comprehensive plan:

2.0 TRANSPORTATION ELEMENT

Level of Service

Policy 2.1.1: The level of service standard for collector and arterial roadways in the City shall be LOS "D", peak hour.

There are no additional transportation impacts with this plan. The traffic was projection from these eight units is incorporated in the DRI traffic study. The DRI master plan indicates 23,000 square feet of specialty retail and 8 townhomes for this parcel. A new traffic analysis for the entire DRI is required to be submitted with the upcoming annual report at the end of 2008.

4.0 SANITARY SEWER

Reclaimed Water Use

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

Riviera Dunes currently utilizes city reclaimed water for irrigation.

Policy 4.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

Riviera Dunes currently utilizes city reclaimed water for irrigation.

6.0 STORM WATER MANAGEMENT

Surface Water

Objective 6.3: To ensure that the quality of surface water within the City is maintained and, where unacceptable, improved.

- Appropriate on-site retention or detention in accordance with adopted local and state regulations including filtration, infiltration, establishment of littoral zones in wetland areas and the use of grassy areas for filtration;
- Protection of wetlands and environmentally sensitive areas; and
- Management and protection of the quantity, timing and quality of water releases and discharges.

The Riviera Dunes development was designed with a master stormwater management system to serve the stormwater runoff from the proposed and future development within the overall development boundaries. The master stormwater system (SWFWMD Permit No. 44017473.000) infrastructure is routed to existing stormwater ponds located south of Marina Drive. The existing drainage eventually discharges eastward into the marina basin and ultimately to the Manatee River.

The proposed townhomes of Riviera Dunes as presented in the General Development Plan are designed to direct stormwater from the proposed parcels via stormwater piping to the existing stormwater collection system network within the Commercial Road right-of-way. The proposed drainage is then routed to, and accommodated for within, the existing ponds within the existing piping.

7.0 POTABLE WATER

Maximize Existing Facilities

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

Riviera Dunes is served with city water.

Policy 7.2.1: The City shall require the use of low-volume plumbing fixtures for all new construction in accordance with the requirements of the most recently adopted Standard Plumbing Code.

This provision is acknowledged by the applicant. Riviera Dunes is served with city water.

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

Landscaping will incorporate xeriscaping.

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

Riviera Dunes currently utilizes city reclaimed water for irrigation.

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

Riviera Dunes currently utilizes city reclaimed water for irrigation.

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

The applicant will be required to connect to the reclaimed water system for any new development.

STAFF RECOMMENDATION:

The proposed project is consistent with previous requests within the Riviera Dunes DRI. It is also consistent with the City of Palmetto Comprehensive Plan and the PDMU provisions of the Land Development Code. Elevations need to be provided with building permit applications. Private review and approval from the Riviera Dunes Master Association will be required. The separation between buildings will provide some additional view corridors that were not part of the previous plan. As such, staff recommends **APPROVAL** of the plan as designed with the following stipulations:

1. The townhomes on the site shall not exceed 40 feet in height from the first floor elevation to the top of roof.
2. Emergency access is granted to the North River Fire Department through the Bel-Mare parking garage at the north end of the project driveway.
3. A community trash collection area needs to be identified on the construction plans.

4. Development is subject to construction plan approval.
5. No Certificate of Occupancy shall be issued for any units in 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 provision of Attainable Housing, have been satisfied.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board recommended **APPROVAL WITH CONDITIONS** of the proposed conceptual/general development plan.

CITY COMMISSION ACTION:

The City Commission shall **APPROVE, APPROVE WITH CONDITIONS or DENY** the proposed conceptual/general development plan.

Attachments: Ordinance
New General Development Plan (GDP)
Old General Development Plan (GDP)
Aerial

CITY OF PALMETTO

ORDINANCE NO. 08-

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING A CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR BEACH TOWNHOMES AT RIVIERA DUNES; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (GDP 08-06 Beach Townhomes Investors, LLC, PID# 2581600959, approx. 1.31± 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 Commission of the City of Palmetto approved a Development Order and Master Development Plan for the Riviera Dunes project, a development of regional impact, on December 20, 1999; and

WHEREAS, said Development Order and subsequent amendments thereto provide that various parcels included in the Master Development Plan shall be developed at different times in accordance with a schedule contained therein; and

WHEREAS, the City of Palmetto has received a complete and timely application for approval of a Conceptual/General Development Plan for a multi-family project to be located on parcel number 9 (“Project”), as shown on the Master Development Plan and more particularly described in **Exhibit A**; and

WHEREAS, the Planning and Zoning Board of the City of Palmetto reviewed the proposed Conceptual/General Development Plan, held a properly noticed public hearing on November 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 [REDACTED], 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 Comprehensive/General Development Plan, a copy of which is attached hereto and incorporated herein as **Exhibit B**.

C. The proposed Comprehensive/General Development Plan is consistent with the City of Palmetto's Comprehensive Plan.

D. The proposed Comprehensive/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. The townhomes on the site shall not exceed 40 feet in height from the first floor base flood elevation to the top of roof.

2. Emergency access is granted to the North River Fire Department through the Bel-Mare parking garage at the north end of the project driveway.

3. A community trash collection area needs to be identified on the construction plans.

4. Development is subject to construction plan approval.

5. No Certificate of Occupancy shall be issued for any units in 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 provision of Attainable Housing, have been satisfied.

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 [redacted] day [redacted] 2008.

First Reading: [redacted], 2008
Publication: [redacted], 2008
Second Reading and
Public Hearing: [redacted], 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.

BEACH TOWNHOMES AT RIVIERA DUNES

BY

BEACH TOWNHOMES INVESTORS, LLC

LEGAL DESCRIPTION

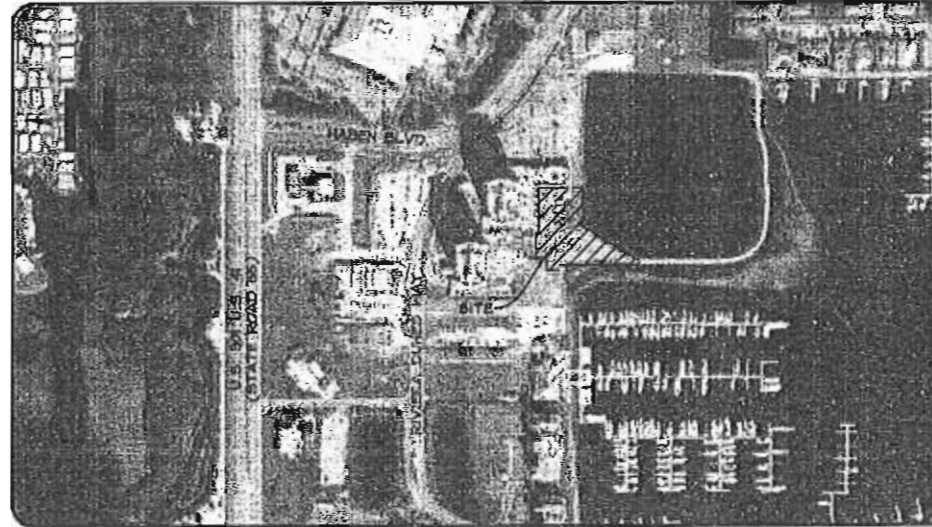
A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 34 SOUTH RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT A SOUTHWEST CORNER OF TRACT 'M' THE NORTHSHORE AT RIVIERA DUNES PHASE 1-A, PLAT BOOK 35, PAGE 19, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.89°59'16"W., A DISTANCE OF 30.00 FEET; THENCE SOUTH, A DISTANCE OF 105.78 FEET; THENCE S.26°33'54"E., A DISTANCE OF 41.05 FEET; THENCE SOUTH, A DISTANCE OF 235.30 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE NORTHWEST, OF WHICH THE RADIUS POINT LIES S.89°59'56"W., A RADIAL DISTANCE OF 136.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'32", A DISTANCE OF 218.69 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.45°00'42"W., A DISTANCE OF 192.38 FEET; THENCE N.89°58'32"W., A DISTANCE OF 306.43 FEET FOR A POINT OF BEGINNING; THENCE N.88°21'39"W., A DISTANCE OF 231.93 FEET; THENCE NORTH, A DISTANCE OF 132.22 FEET; THENCE S.89°46'56"W., A DISTANCE OF 156.85 FEET; THENCE S.00°13'04"E., A DISTANCE OF 156.41 FEET; THENCE WEST, A DISTANCE OF 9.19 FEET; THENCE SOUTH, A DISTANCE OF 85.68 FEET; THENCE N.89°47'04"E., A DISTANCE OF 35.23 FEET; THENCE S.00°12'51"E., A DISTANCE OF 41.19 FEET; THENCE S.89°58'09"E., A DISTANCE OF 44.54 FEET; THENCE N.00°12'41"W., A DISTANCE OF 16.99 FEET; THENCE S.89°58'32"E., A DISTANCE OF 283.07 FEET; THENCE N.00°01'28"E., A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,174 SQUARE FEET OR 1.31 ACRES, MORE OR LESS.

NOTES:

- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF N00°11'34"W BEING THE EASTERLY RIGHT OF WAY OF U.S. 41/U.S. 301.
- THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.
- THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.
- RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "AE" (BFE-B), AS PER F.I.R.M. PANEL NO. 120153 0189 B, DATED 06-30-92 (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP.)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, NO INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO, OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.
- THIS SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
- UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK Z66 (RESET 1955) WITH AN ELEVATION OF 9.724 (REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929).
- A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.
- OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS APART OF THIS SURVEY.
- BUILDING TIES TO THE PROPERTY LINE SHOWN HEREON HAVE BEEN FIELD VERIFIED. BUILDING SETBACK INFORMATION REQUIRED BY SUBJECT COUNTY LAND DEVELOPMENT CODE WAS PROVIDED BY CLIENT AND HAS NOT BEEN CONFIRMED OR VERIFIED BY THIS OFFICE.



AERIAL VICINITY MAP
SCALE: N.T.S.

GENERAL DEVELOPMENT PLAN FOR A PROJECT LOCATED IN: S: 24 T: 34S R: 17E

GENERAL NOTES:

- ALL CONSTRUCTION (INCLUDING LANDSCAPING AND IRRIGATION) SHALL BE IN ACCORDANCE WITH THE CITY OF PALMETTO REQUIREMENTS.
- REFUSE COLLECTION FOR THE PATIO HOMES SHALL BE BY STANDARD RESIDENTIAL COLLECTION METHODS.
- THE PROPOSED PROJECT SHALL MEET THE FIRE PROTECTION REQUIREMENTS OF THE NORTH RIVER FIRE DISTRICT.
- APPROPRIATE FIRE FLOW SHALL BE PROVIDED TO MEET CONCURRENCY REQUIREMENTS.
- THE RESIDENTIAL GATED ENTRANCE/EXIT ARRANGEMENTS SHALL BE IN COMPLIANCE WITH THE FIRE PREVENTION CODE (ACCESSIBILITY TO THE DEVELOPMENT FOR EMERGENCY SERVICES PROVIDERS.) PLANS INDICATING SPECIFIC DETAILS OF THE ENTRANCE/EXIT ARRANGEMENTS SHALL BE SUBMITTED TO THE NRFCD FOR REVIEW AND APPROVAL.
- FIRE HYDRANTS AND BACKFLOW PREVENTION DEVICES FOR THE FIRE PROTECTION SYSTEMS SHALL BE SHOWN ON THE FINAL SITE PLAN.
- THE DEVELOPER SHALL RELOCATE ALL UTILITIES LOCATED IN ANY RELOCATED RIGHT-OF-WAY UNLESS PROPERLY PLACED IN AN APPROVED UTILITY EASEMENT. ALL EASEMENTS AND RELOCATIONS SHALL BE APPROVED BY THE AFFECTED UTILITY FACILITY OWNER.
- THE PROPOSED PROJECT SHALL CONNECT TO ALL UTILITIES IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT OR IN AN APPROVED EASEMENT ON THE PROJECT. THESE UTILITIES ARE WATER, SEWER, GAS, TELEPHONE, AND CABLE TV. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE THE CITY OF PALMETTO.
- SEE LANDSCAPE ARCHITECT'S PLANS FOR SCHEMATIC LANDSCAPE LAYOUT.
- CONSTRUCTION TO BEGIN APRIL 2009, INFRASTRUCTURE TO BE COMPLETED BY JULY 2009.
EACH BUILDING TO BE COMPLETED IN SEPARATE PHASES.
PHASE IA - BUILDING 1 AND INFRASTRUCTURE
PHASE IB - BUILDING 2
PHASE IC - BUILDING 3
- THERE ARE NO EXISTING TREES ON SITE.
- ANY MODIFICATION TO THE EXISTING TOP OF BANK OF THE STORMWATER FACILITY IS SUBJECT TO SWFWMD APPROVAL.
- ALL UTILITIES WILL BE PRIVATELY MAINTAINED.
- ALL LIGHTING WILL BE IN ACCORDANCE WITH SEPTD STANDARDS PER THE CITY OF PALMETTO REGULATIONS. FINAL DETAILS WILL BE PROVIDED WITH THE CONSTRUCTION PLANS.

EXISTING SITE INFORMATION

TOTAL PROJECT AREA: 1.31 AC.
ZONING JURISDICTION: CITY OF PALMETTO
EXISTING LAND USE: VACANT
EXISTING ZONING: PDMU
ZONING: PD
FLU: PDMU
ADJACENT ZONING: NORTH: PDMU
SOUTH: PDMU
EAST: PDMU
WEST: PDMU
ADJACENT LAND USE: NORTH: FUTURE BEL MARE TOWER
SOUTH: RIVIERA DUNES COMMERCIAL
FUTURE BANQUET CENTER
EAST: EXISTING SWF, RESIDENTIAL
WEST: BEL MARE TOWERS 1 & 2
A-8 (#1201159 0004 C DATED 11/16/83)
SEC. 24, TWP. 34S, RANGE 17E
136 RIVIERA DUNES WAY
FLOOD ZONE:
LOCATION:

DEVELOPMENT TEAM

DEVELOPER
BEACH TOWNHOMES
INVESTORS, LLC
130 RIVIERA DUNES WAY #303
BRADENTON, FL 34221

PLANNER/AGENT
P 33, LLC
1226 3rd Street Circle East
Palmetto, FL 34221
Phone: (941) 704-4333
Fax: (941) 722-2579

SURVEYOR:
Global Surveying of
Bradenton, LLC
P.O. Box 20755
Bradenton, FL 34204
Phone: (941) 746-1512
Fax: (941) 747-2450

CIVIL ENGINEER:
Cavali Engineering, Inc.
7357 International Place, Ste. 101
Sarasota, FL 34240
Phone: (941) 907-7007
Fax: (941) 907-7008

ARCHITECT
Brad Design & Engineering
708 Lillia Pinecrest Rd., Ste. 101
Bradenton, FL 33511
Phone: (813) 689-7002
Fax: (813) 684-1691

CITY OF PALMETTO SIGNATURE BLOCK

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

Cam Foster
10-24-08

6/27/08-06

NEW

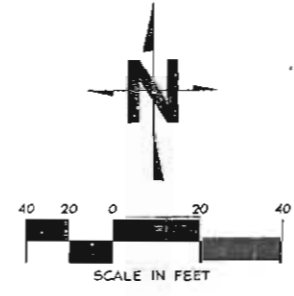
NO.	REVISIONS	DATE	BY

JOHN P. CAVOLI, P.E.
 FL LICENSE NO.: 46992

DRAWN	JAM
CHECKED	JPC
DATE	9/19/08
SCALE	1" = 20'
JOB NO	RDN501
SHEET	1

LOT SIZE TABLE

UNIT	LOT	SIZE S.F.	SIZE AC
1	1	2,771	0.06
2	2	2,771	0.06
3	3	2,771	0.06
4	4	2,771	0.06
5	5	2,771	0.06
6	6	3,088	0.07
7	7	3,785	0.09
8	8	4,722	0.1



LANDSCAPING INFORMATION

VEHICLE USE AREA LANDSCAPING

VEHICLE USE AREAS CONTAINING MORE THAN 1,000 SQUARE FEET SHALL CONTAIN: CANOPY TREE AND 20 SHRUBS PER INTERNAL AND TERMINAL ISLAND.
 MINIMUM STANDARDS: CANOPY TREES 1.5" CALIPER, 10' HEIGHT, 4' SPREAD
 SHRUBS 24" IN HEIGHT

VEHICLE USE AREA PERIMETER LANDSCAPING

WHERE PARKING DOES NOT ABUT A STREET, THE PERIMETER LANDSCAPING SHALL REQUIRE 1 CANOPY TREE PER 50 LINEAR FEET. LANDSCAPE MATERIALS SHALL BE PROTECTED BY WHEEL STOPS AND/OR CURBING.
 MINIMUM STANDARDS: CANOPY TREES 1.5" CALIPER, 10' HEIGHT, 4' SPREAD

FOUNDATION LANDSCAPING

LANDSCAPING SURROUNDING THE PERIMETER OF A BUILDING OR BUILDINGS SHALL BE PROVIDED IN THE AMOUNT OF TWENTY (20) SQUARE FEET PER ONE THOUSAND (1,000) SQUARE FEET OF THE PROPOSED BUILDING OR BUILDINGS. SAID LANDSCAPING SHALL BE LOCATED CONTIGUOUS TO THE BUILDING.
 MINIMUM STANDARDS: SHRUBS - 3 GALLON PLANT MATERIAL, 24" IN HEIGHT

LANDSCAPE NOTES

- ALL PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO.1 OR BETTER AS PRESCRIBED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS', STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE, OR EQUAL THERETO AS APPROVED
- OWNER RESERVES THE RIGHT TO MODIFY PROPOSED PLANT MATERIALS
- MULCH SHALL CONSIST OF CRUSHED SHELL AND/OR PINE BARK MULCH
- ALL MATERIAL SHALL BE 100% IRRIGATED. THE IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN SENSOR.
- FINAL LANDSCAPE DESIGN AND DETAILS SHALL BE PROVIDED BY A LICENSED LANDSCAPE ARCHITECT WITH THE REQUIRED CONSTRUCTION PLANS

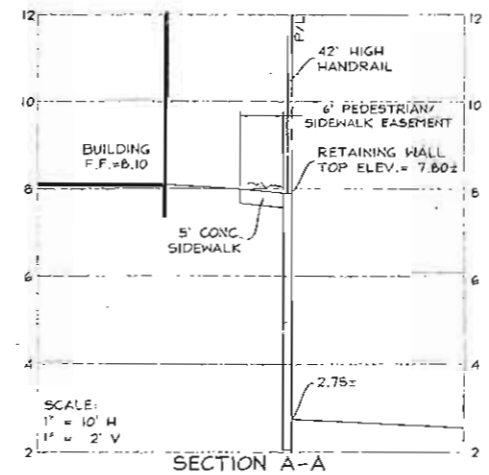
PROPOSED PLANT MATERIALS LIST

- LIVE OAK, QUERCUS VIRGINIANA 10' HEIGHT, 4-5' SPREAD, 2.5" CALIPER
 SILVER BUTTWOOD, CONOCARPUS ERECTUS SERICEUS 10' HEIGHT, 4-5' SPREAD, 2.5" CALIPER
 MAYTAN COCONUT PALM, COCCUS NUCIFERA 'MAYTAN' 15 - 20' OVERALL
 FOXTAIL PALM, WODYETIA BIURCATA 12 - 16' OVERALL
 CREPE MYRTLE, LAGERSTROMERA INDICA 'NATCHEZ' 10' HEIGHT, 4-5' SPREAD, 2.5" CALIPER
 JUNIPER, JUNIPERUS PARSONI 3 GALLON, 24" HEIGHT, 24" SPREAD
 INDIAN HAWTHORNE, RAPHIOLEPIS INDICA 3 GALLON, 24" HEIGHT, 24" SPREAD
 NORA GRANT IXORA, IXORA SSP. 'NORA GRANT' 3 GALLON, 24" HEIGHT, 24" SPREAD
 FOUNTAIN GRASS, PENNISETUM ADELPHI 5 GALLON, 30" O.C. TYP.

PROPOSED SITE INFORMATION

BUILDING DATA
 BUILDING DATA: 3 BUILDINGS - 8 UNITS
 BUILDING HEIGHT: 3 STORIES, 40 FT.
 DENSITY: 8 UNITS/1.31 AC. = 6.11 DU/AC.
 REQUIRED PARKING: 2 SPACES/UNIT
 PROVIDED PARKING: 27 SPACES

AREA CALCULATIONS
 BUILDING AREA: 0.33 AC.
 IMPERVIOUS AREA: 0.76 AC.
 OPEN SPACE: 0.40 AC.

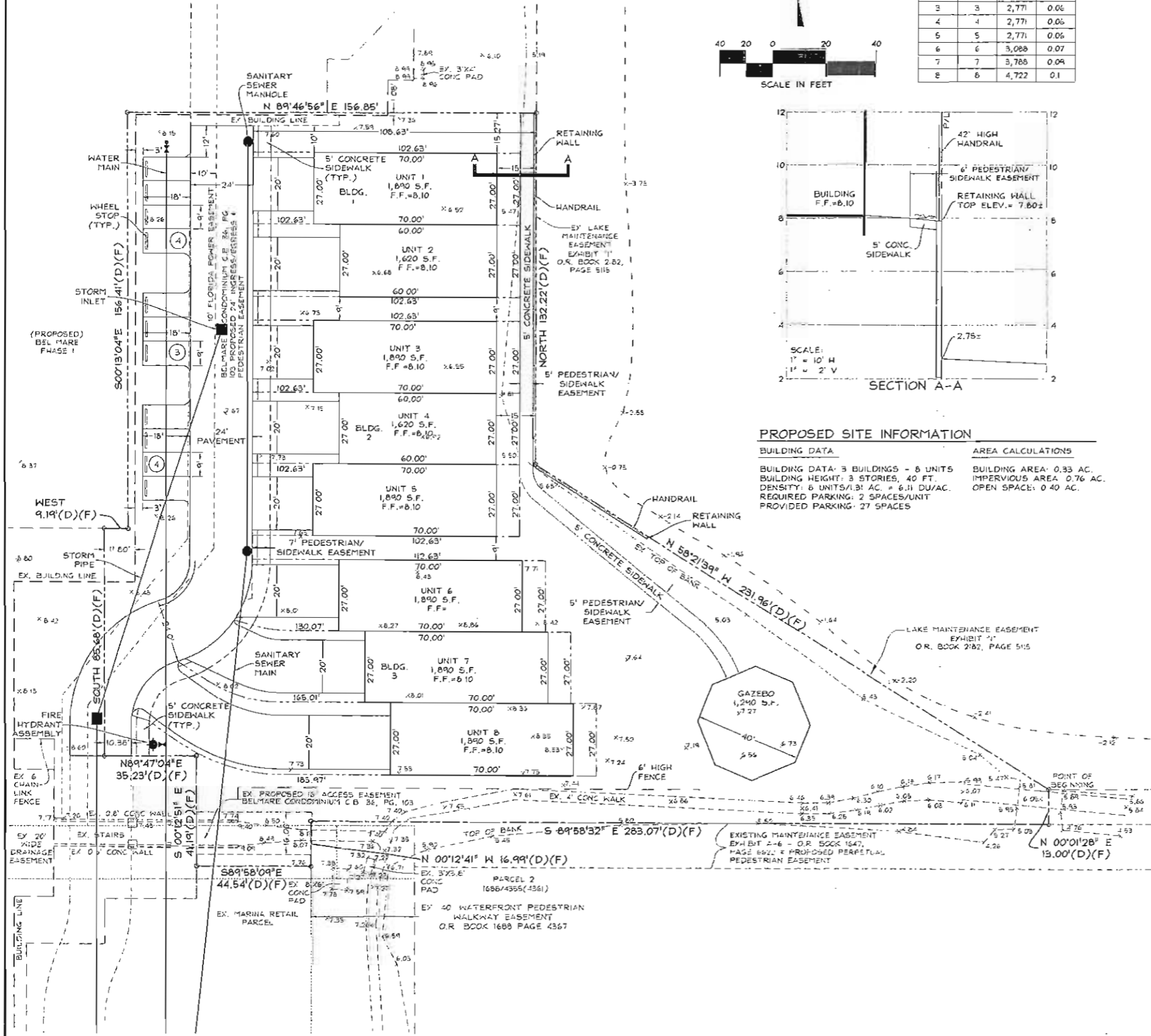


INFRASTRUCTURE IMPACTS

POTABLE WATER			
LOS (GAL.)	PERSONS/UNIT	UNITS	DEMAND
100	2.2	8	1,848 GPD
WASTEWATER			
LOS (GAL.)	PERSONS/UNIT	UNITS	DEMAND
100	2.2	8	1,760 GPD
SOLID WASTE			
LOS (GAL.)	PERSONS/UNIT	UNITS	DEMAND
7.1 LBS/DAY	2.2	8	124.8 LBS/DAY
RECREATION			
LOS (GAL.)	PERSONS/UNIT	UNITS	DEMAND
4 AC/1000 PEOPLE	2.2	8	0.07 AC.

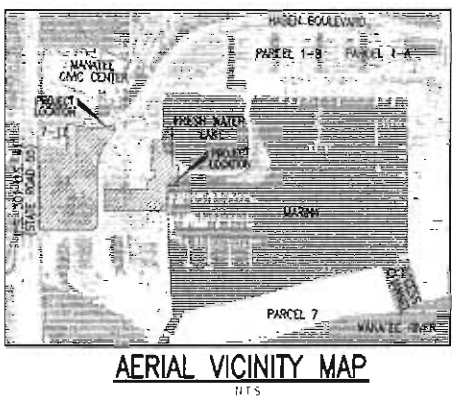
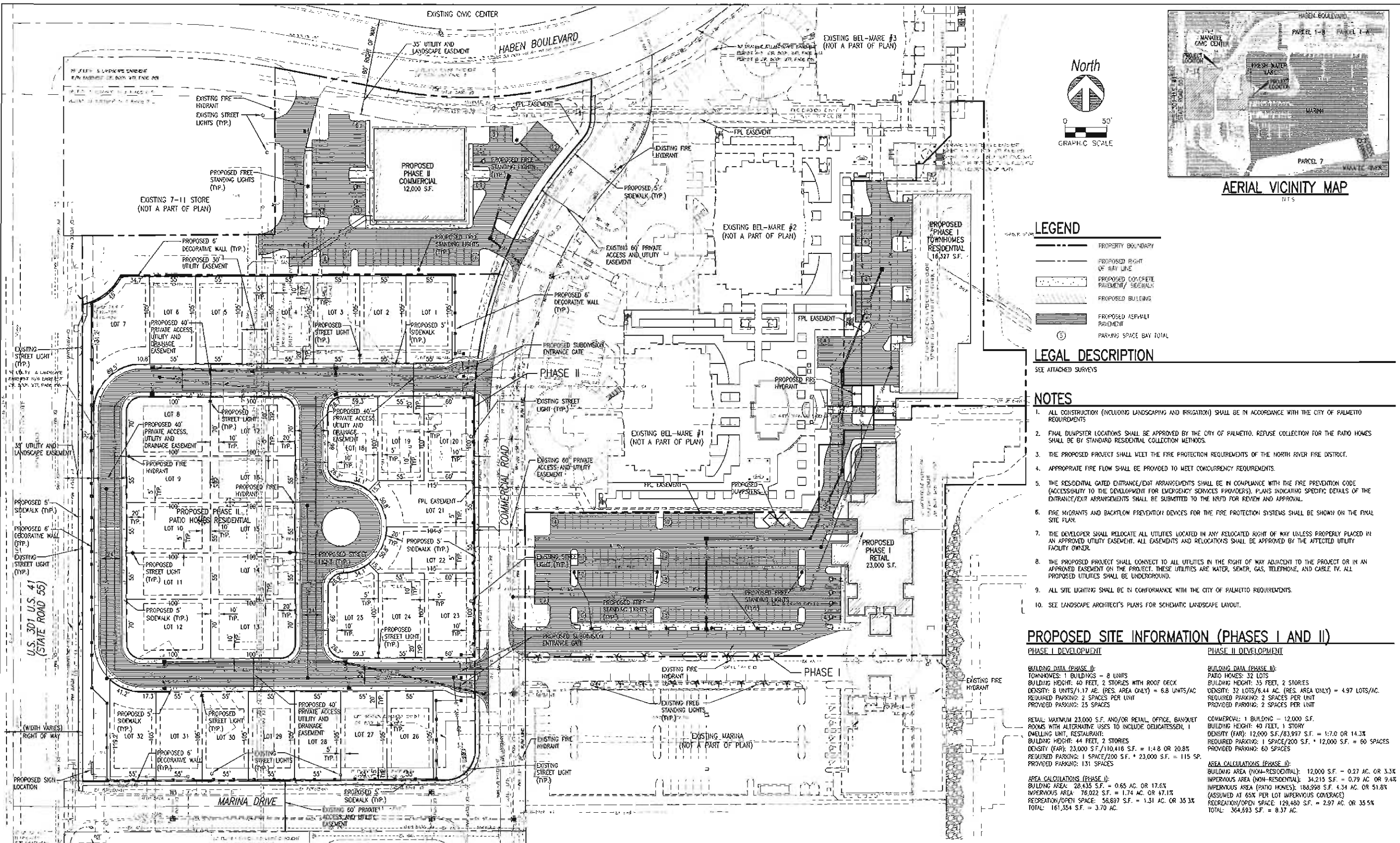
DEVELOPMENT SCHEDULE

PHASE	START CONSTRUCTION	CONSTRUCTION DURATION
1A - BLDG 1 AND INFRASTRUCTURE	APRIL 2009	12 MONTHS
1B - BLDG 2	APRIL 2009	3 MONTHS
1C - BLDG 3	APRIL 2011	12 MONTHS



EXISTING MAINTENANCE EASEMENT EXHIBIT 2-6 - O.R. BOOK 1647, PAGE 6922 & PROPOSED PERPETUAL PEDESTRIAN EASEMENT

OLD GAP



LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED RIGHT OF WAY LINE
- ▨ PROPOSED CONCRETE PAVEMENT/ SIDEWALK
- ▩ PROPOSED BUILDING
- ▧ PROPOSED ASPHALT PAVEMENT
- Ⓢ PARKING SPACE BAY TOTAL

LEGAL DESCRIPTION
SEE ATTACHED SURVEYS

NOTES

1. ALL CONSTRUCTION (INCLUDING LANDSCAPING AND IRRIGATION) SHALL BE IN ACCORDANCE WITH THE CITY OF PALMETTO REQUIREMENTS.
2. FINAL BIUMASTER LOCATIONS SHALL BE APPROVED BY THE CITY OF PALMETTO. REFUSE COLLECTION FOR THE PATIO HOMES SHALL BE BY STANDARD RESIDENTIAL COLLECTION METHODS.
3. THE PROPOSED PROJECT SHALL MEET THE FIRE PROTECTION REQUIREMENTS OF THE NORTH RIVER FIRE DISTRICT.
4. APPROPRIATE FIRE FLOW SHALL BE PROVIDED TO MEET CONCURRENCY REQUIREMENTS.
5. THE RESIDENTIAL GATED ENTRANCE/EXIT ARRANGEMENTS SHALL BE IN COMPLIANCE WITH THE FIRE PREVENTION CODE (ACCESSIBILITY TO THE DEVELOPMENT FOR EMERGENCY SERVICES PROVIDERS). PLANS INDICATING SPECIFIC DETAILS OF THE ENTRANCE/EXIT ARRANGEMENTS SHALL BE SUBMITTED TO THE NRD FOR REVIEW AND APPROVAL.
6. FIRE HYDRANTS AND BACKFLOW PREVENTION DEVICES FOR THE FIRE PROTECTION SYSTEMS SHALL BE SHOWN ON THE FINAL SITE PLAN.
7. THE DEVELOPER SHALL RELOCATE ALL UTILITIES LOCATED IN ANY RELOCATED RIGHT OF WAY UNLESS PROPERLY PLACED IN AN APPROVED UTILITY EASEMENT. ALL EASEMENTS AND RELOCATIONS SHALL BE APPROVED BY THE AFFECTED UTILITY FACILITY OWNER.
8. THE PROPOSED PROJECT SHALL CONNECT TO ALL UTILITIES IN THE RIGHT OF WAY ADJACENT TO THE PROJECT OR IN AN APPROVED EASEMENT ON THE PROJECT. THESE UTILITIES ARE WATER, SEWER, GAS, TELEPHONE, AND CABLE TV. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
9. ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF PALMETTO REQUIREMENTS.
10. SEE LANDSCAPE ARCHITECT'S PLANS FOR SCHEMATIC LANDSCAPE LAYOUT.

PROPOSED SITE INFORMATION (PHASE I AND II)

PHASE I DEVELOPMENT	PHASE II DEVELOPMENT
<p>BUILDING DATA (PHASE I): TOWNHOMES: 1 BUILDING - 8 UNITS BUILDING HEIGHT: 40 FEET, 2 STORIES WITH ROOF DECK DENSITY: 8 UNITS/1.17 AC. (RES. AREA ONLY) = 6.8 UNITS/AC REQUIRED PARKING: 2 SPACES PER UNIT PROVIDED PARKING: 25 SPACES</p> <p>RETAIL: MAXIMUM 23,000 S.F. AND/OR RETAIL OFFICE, BANQUET ROOMS WITH ALTERNATIVE USES TO INCLUDE DELICATESSEN, 1 CATERING UNIT, RESTAURANT BUILDING HEIGHT: 44 FEET, 2 STORIES DENSITY (FAR): 23,000 S.F./110,410 S.F. = 1:4.8 OR 20.8% REQUIRED PARKING: 1 SPACE/200 S.F. + 23,000 S.F. = 115 SP. PROVIDED PARKING: 131 SPACES</p> <p>AREA CALCULATIONS (PHASE I): BUILDING AREA: 28,435 S.F. = 0.65 AC. OR 17.6% IMPERVIOUS AREA: 76,022 S.F. = 1.74 AC. OR 47.1% RECREATION/OPEN SPACE: 56,697 S.F. = 1.31 AC. OR 35.3% TOTAL: 161,354 S.F. = 3.70 AC.</p>	<p>BUILDING DATA (PHASE II): PATIO HOMES: 32 LOTS BUILDING HEIGHT: 35 FEET, 2 STORIES DENSITY: 32 LOTS/6.44 AC. (RES. AREA ONLY) = 4.97 LOTS/AC. REQUIRED PARKING: 2 SPACES PER UNIT PROVIDED PARKING: 2 SPACES PER UNIT</p> <p>COMMERCIAL: 1 BUILDING - 12,000 S.F. BUILDING HEIGHT: 40 FEET, 1 STORY DENSITY (FAR): 12,000 S.F./83,997 S.F. = 1:7.0 OR 14.3% REQUIRED PARKING: 1 SPACE/200 S.F. + 12,000 S.F. = 60 SPACES PROVIDED PARKING: 60 SPACES</p> <p>AREA CALCULATIONS (PHASE II): BUILDING AREA (NON-RESIDENTIAL): 12,000 S.F. = 0.27 AC. OR 3.3% IMPERVIOUS AREA (NON-RESIDENTIAL): 34,215 S.F. = 0.79 AC. OR 9.4% IMPERVIOUS AREA (PATIO HOMES): 188,998 S.F. 4.34 AC. OR 51.8% (ASSUMED AT 65% PER LOT IMPERVIOUS COVERAGE) RECREATION/OPEN SPACE: 129,480 S.F. = 2.97 AC. OR 35.5% TOTAL: 364,693 S.F. = 8.37 AC.</p>

INFRASTRUCTURE IMPACTS

POTABLE WATER			
LOS (GAL)	PERSONS/UNIT	UNITS	DEMAND
105	2.2	41	9,471 GPD
WASTEWATER			
LOS (GAL)	PERSONS/UNIT	UNITS	DEMAND
103	2.2	41	9,020 GPD
SOLID WASTE			
LOS (GAL)	PERSONS/UNIT	UNITS	DEMAND
7.1 LBS./DAY	2.2	41	132 LBS./DAY
RECREATION			
LOS (GAL)	PERSONS/UNIT	UNITS	DEMAND
4.42/100 PEOPLE	2.2	41	0.36 AC.

DEVELOPMENT SCHEDULE

PHASE	START CONSTRUCTION	CONSTRUCTION DURATION
I - RETAIL	MAY 2007	12 MONTHS
I - TOWNHOMES	MARCH 2007	18 MONTHS
I - COMMERCIAL	MAY 2007	9 MONTHS
I - PATIO HOMES	MARCH 2007	36 MONTHS

DEVELOPMENT INFORMATION

DEVELOPER
RIVIERA DUNES DEVELOPMENT PARTNERS, LLC
1401 MANATEE AVENUE WEST, SUITE 500
BRADENTON, FLORIDA 34209
PHONE: (941) 768-9230
FAX: (941) 768-8930

CIVIL ENGINEER
JENSEN AND GROUP, LLC
431 10TH STREET WEST, SUITE 204
BRADENTON, FLORIDA 34209
PHONE: (941) 747-7400
FAX: (941) 747-3399

ARCHITECT
DESIGN TEAM WEST, INC
1201 99th AVENUE WEST
BRADENTON, FLORIDA 34203
PHONE: (941) 745-1700
FAX: (941) 749-0811

SURVEYOR
GLOBAL SURVEYING OF BRADENTON, L.L.C.
P.O. BOX 20755
BRADENTON, FLORIDA 34204
PHONE: (941) 746-1512
FAX: (941) 747-2450

EXISTING SITE INFORMATION

PHASE I AREA: 3.70 ACRES
PHASE I AREA: 8.37 ACRES
TOTAL AREA: 12.07 ACRES

ZONING JURISDICTION: CITY OF PALMETTO
VACANT
PDMA
RESIDENTIAL, COMMERCIAL/PATIO
NORTH A-1
SOUTH MANATEE RIVER
EAST: RSF 4.5
NORTH CIVIC CENTER
SOUTH MANATEE RIVER
EAST: SINGLE FAMILY
WEST: PUBLIC RECREATION
A-8 (#1201159 0004 C DATED 11/16/83)
SEC. 13 & 24, TWP. 34 S., RSE. 17 E.

ADJACENT LAND USE:
FLOOD ZONE LOCATION:

CITY OF PALMETTO SIGNATURE BLOCK

OFFICER	DC	SIGNATURE	DATE
DIRECTOR OF PUBLIC WORKS			
SUPERINTENDENT OF PUBLIC WORKS			
CITY PLANNER			
FIRE MARSHALL			
CITY ENGINEER			
DCR COORDINATOR			

JAG Jensen and Group, LLC
Engineering Consultants

431 10th Street West, Suite 204
Bradenton, Florida 34209
Phone: (941) 747-7400 Fax: (941) 747-3399
www.jag-inc.com

PROJECT NO.	DATE	REVISION DESCRIPTION
001-017		

PROJECT NO: 001-017
LICENSED BY: DMG
DRAWN BY: DMG
CHECKED BY: NMM
PROJ. MGR.: NMM
DATE: 07/12/09

DUNES

RIVIERA DUNES - HARBOR SIDE PHASE
GENERAL DEVELOPMENT PLAN / PRELIMINARY PLAN

C-01

MANATEE COUNTY
PROPERTY APPRAISER

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PARID: 2581600959
BEACH TOWNHOMES INVESTORS LLC

136 RIVIERA DUNES WAY

CURRENT RECORD

1 of 1



Manatee County

Last GIS Data Update: 29-Sep-2008

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OLD BUSINESS

- a. Code Enforcement Procedures
- b. Fill Ordinance Update

NEW BUSINESS