

Tab 3

MANATEE SCHOOL FOR THE ARTS  
GDP-08-07

**Staff Report  
Manatee School for the Arts  
700 Haben Blvd  
Conceptual/General Development Plan  
GDP-08-07**

**OWNER/GENERAL LOCATION/PARCEL SIZE:**

Owner: Renaissance Arts and Education, Inc. / DBA Manatee School for the Arts  
Location: 700 Haben Blvd  
Parcel Size: 8.314 acres +/-  
PID #: 2608610459

**EXISTING LAND USE/ZONING CATEGORY:**

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

**SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:**

Future Land Use

North: PD (Planned Development)  
South: PD (Planned Development)  
East: RES-6 (Residential – 6 units per acre)  
West: PD (Planned Development)

Zoning

North: PDMU (Planned Development Multi Use)  
South: PDMU (Planned Development Multi Use)  
East: RSF-4.5 (Residential – 4 units per acre)  
West: PDMU (Planned Development Multi Use)

**SUMMARY:**

The PDMU zoning designation is a site plan specific category. Any changes in land use approval require the approval of a new conceptual/general plan. The zoning is not proposed to change with this application. The current use is for a school. Staff has met with the applicant and his agent to discuss the proposal to expand the school's office/classroom floor area.

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The new site plan includes four phases:

- Phase 1: Additional Administrative Building – 9,400 square feet (2009)
- Phase 2: Physical Education Building – 10,000 square feet (2009)
- Phase 2A: Physical Education Covered Pavilion – 6,500 square feet (2009)
- Phase 3: Remove existing classroom building (9,600 square feet) and add a 3-story classroom building – 20,400 square feet (2012)
- Phase 4: Remove existing building and add new theater – 12,000 square feet and construct 36 parking spaces on a pervious surface (2014)

**ATTAINABLE HOUSING:**

The Attainable Housing Ordinance is not applicable to an Educational Facility.

**COMPREHENSIVE PLAN ANALYSIS:**

Potable water, sanitary sewer, and parks and recreation levels of service are satisfied with this request. 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.

**A traffic impact statement must be submitted by the project engineer determining the impact is deminimus and does not result in any degradation in roadway level of service.**

#### 4.0 SANITARY SEWER

##### Reclaimed Water Use

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

**The site is currently served with 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.

**The site is currently served with 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.

**Prior to the approval of a final development plan, the applicant shall provide a letter from SWFWMD regarding the approval of a reduction regarding retention requirements.**

#### 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.

**The site 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.

**The site 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.

**The site is currently served with city reclaimed water for irrigation.**

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

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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 site is currently served with city reclaimed water for irrigation.**

#### **LDC MODIFICATION REQUESTS:**

The following LDC modification is requested for the project:

1. The proposed additions/expansion will utilize a portion of the existing parking spaces, removal of existing buildings and the substantial reduction of the stormwater retention system to retain the removed parking space.

**The City of Palmetto requires a percentage of Open Space in a Planned Development regardless of use. The amount of Open Space does not change; however, there will be a substantial change greater than 50% to the primary structure(s) on the site and compliance with City Code may be required to recalculate the Open Space requirements as well as a SWFWMD permit approving the reduction in stormwater retention for the project for replacement of parking space losses.**

2. The proposed three story building shall remain under 35' in height to meet the proposed setback to the west of the property.

**The City of Palmetto allows a maximum height of 35' to the top of a roof in a Planned Development. According to City of Palmetto Codes, if the proposed building is greater than 35' in height an additional foot of setback shall be**

**shall be added for each additional foot of height.**  
**STAFF RECOMMENDATION:**

A school expansion is intended to meet the growing student population and additional staff required for the student population growth. The proposal will provide much needed space to meet the school's increasing demands. Staff recommends **APPROVAL** of the plan as designed with the following stipulations:

1. Open Space requirements are attained with standards of the City of Palmetto Code of Ordinances.
2. Reduction of Stormwater retention is approved by SWFWMD.
3. A traffic impact statement and/or analysis is performed and traffic conditions are maintained in accordance with the City of Palmetto's Comprehensive Plan and Code of Ordinances.
4. Development is subject to construction plan approval.

In addition, staff recommends approval of the two LDC modification requests. There are no health, safety or welfare detriments to these requests. Approval of these LDC modifications will maintain compatibility and consistency with the development of the surrounding area.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board shall **APPROVE, APPROVE WITH CONDITIONS or DENY** 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.

**CITY OF PALMETTO  
ORDINANCE NO. 09-**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING A CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR MANATEE SCHOOL FOR THE ARTS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (GDP 08-07 Renaissance Arts and Education, Inc., PID# 2608610459, approx. 8.314± 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 Manatee School for the Arts project, on \_\_\_\_\_, 2009; 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 an Educational Institution project to be located on parcel number 2608610459, 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 \_\_\_\_\_, 2009, 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 \_\_\_\_\_, 2009, 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 school on the site shall not exceed 35 feet in height from the first floor elevation to the top of roof.
2. Open Space requirements are attained with standards of the City of Palmetto Code of Ordinances
3. Reduction of Stormwater retention is approved by SWFWMD.
4. A traffic impact statement and/or analysis is performed and traffic conditions are maintained in accordance with the City of Palmetto's Comprehensive Plan and Code of Ordinances.
5. Development is subject to construction plan approval.

**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 \_\_\_\_\_, 2009.

First Reading: \_\_\_\_\_, 2009

Publication: \_\_\_\_\_, 2009

Second Reading and

Public Hearing: \_\_\_\_\_, 2009

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

By: \_\_\_\_\_

SHIRLEY GROOVER BRYANT.,  
MAYOR

ATTEST: James R. Freeman  
City Clerk

By: \_\_\_\_\_

City Clerk/Deputy Clerk.



**PARID: 2608610459**  
**RENAISSANCE ARTS AND**

**700 HABEN BLVD**



Manatee County