

## Tab 5

### **MANATEE SCHOOL FOR THE ARTS AN-PA-GDP/Z-2011-01(Annexation-Plan Amendment- General Development Plan/Rezone)**

- A 1.043± acre parcel located at 735 15<sup>th</sup> Ave Dr. E, Unit A (PID# 2608600157) is proposed for annexation into the City and is the subject of a small scale plan amendment which is proposed to be changed from Residential-6 (6 units per acre) (County) to Planned Community (City).
- The proposed rezoning includes: PID# 2608600157 from RSF-4.5 (County) to PD-MU (City); PID# 2608610107 from PD-MU to PD-MU and the existing Manatee School of the Arts property (covered by Ordinance # 09-986) from PD-MU to PD-MU. A full legal description is available through the Manatee County Public Records.

**Staff Report  
Manatee School for the Arts  
700 Haben Blvd  
Annexation, Small Scale Plan Amendment and GDP/ Rezoning  
GDP/Z 2011-01**

**REQUEST:**

- To annex a single family parcel located at 735 15<sup>th</sup> Avenue Drive E, Unit A into the City of Palmetto;
- To change the Plan category of this annexed parcel from a County designation (Res-6) to a City designation (PC);
- To rezone 2 single family parcels (zoned PD-MU & RSF4.5) and 2 tracts fronting on Haben Blvd. (zoned PD-MU) to PD-MU to incorporate them into a 2 phased GDP for the school;
- To add a 3-story classroom building, a go-cart track and associated building for the school.

**OWNER:** Renaissance Arts and Education, Inc. / DBA Manatee School for the Arts (MSA)

**LOCATION/PARCEL SIZE OF SUBJECT PROPERTIES**

School: 700 Haben Blvd/19.0 acres  
County Parcel: 735 15<sup>th</sup> Avenue Drive E, Unit A (PID # 2608600157)/1.043 acres  
City Parcel: 735 15<sup>th</sup> Avenue Drive E, Unit C (PID # 2608610107)/1.54 acres

**PLAN/ZONING OF SUBJECT PROPERTIES**

School: PC (Planned Community)/PD-MU (Planned Development-Multi Use)  
County Parcel: Residential-6/RSF 4.5 (Residential Single Family 4.5)  
City Parcel: PC (Planned Community)/PD-MU (Planned Development-Multi Use)

**PLAN/ZONING/USES OF SURROUNDING AREA**

North: PC/ PD-MU (SF house) & PD-MU (Riviera Palms nursing home)  
South: PC/PD-MU (Riviera Dunes)  
East: COUNTY: RES-6/RSF-4.5 (SF houses along 15<sup>th</sup> Ave Drive)  
West: PC/ PD-H (Courtney Assisted Living)

**BACKGROUND**

Manatee School of the Arts (MSA) was established in 1998 at its current location in a vacated bowling alley building zoned CG. In 1999 and 2004, MSA applied for Construction Plans and in 2004 Building Permits were issued for 8 temporary modular buildings. At that time, they were required to submit a schedule of the removal of these modular units and same was provided by Future Builders Corp., the building contractors at the time. In 2008, MSA submitted an application and received approval for a GDP for the original 8 acre tract. This proposed rezoning/GDP to PD-MU will incorporate into MSA, 2 parcels (6.9 acre and 3.8 acre tracts) fronting on Haben Blvd. which were rezoned to PD-MU in 2004 as part of Riviera Walk East.

## SUMMARY

This report covers 3 separate requests and public hearing items; the annexation (1) and small scale plan amendment (2) of 1.043 acres from County Res-6 to City Planned Community, and the rezoning/GDP (3) of this annexed parcel (from County RSF 4.5) and an adjoining City parcel (1.54 acres zoned PD-MU) as well as the overall school property (zoned PD-MU per Ordinance 09-986) to PD-MU (the proposed GDP) with the following phased additions:

### Phase 1 in 2011

- \* 42,000 sq. ft. 3-story classroom
- \* 5,000 sq. ft. stem cart classroom (associated with go-cart track)
- \* Go-cart track

### Phase 2 in 2014

- \* 47,400 sq. ft. 3-story classroom (remove smaller modular 9,640 sq. ft classroom)  
Resulting in a net increase of 37,760 sq. ft.

Subtotal: 84,760 sq. ft.

Existing: 128,610 sq. ft.

Total: 213,360 sq. ft.

Existing FAR: 0.155

Proposed FAR: 0.226

## COMPREHENSIVE PLAN ANALYSIS

### Future Land Use Element

The subject properties are designated Planned Community which is limited to an FAR of 3.0

*Base intensity of 3.0 FAR with a maximum of 10.0 FAR; however, existing intensities and FLUE plan category intensities of adjacent and surrounding development including a base FAR of 3.0 for the PC category shall be considered when determining the intensity permitted for a specific non-residential project in the same manner as for residential projects described above (compatible with surrounding development).*

The surrounding FAR's include 0.2 for North River Plaza located at 1331 N US 301 and 0.42 FAR for Riviera Palms Rehabilitation Center located at 926 Haben Boulevard. The proposed FAR for MSA at 0.237 is in keeping with the surrounding development intensities.

### Uses

Schools are permitted in all zoning districts within the City's zoning ordinance. Although go-cart tracks are permitted as a conditional use under Recreation and Amusement Services, as proposed, it is considered an accessory use to the school per the Code's definition:

*Use, accessory: A use on the same lot or in the same structure with, and of a nature and extent customarily incidental and subordinate to, the principal use of the lot or structure. The accessory use shall not occupy more than forty (40) percent of the net floor area in the principal structure(s).*

At the DRC meeting on December 28, 2010, the applicant presented a proposal for a three story classroom, a go-cart track and a storage building for go-carts adjacent to the track. The applicant explained that there is a rapidly growing program called STEM (Science, Technology, Engineering and Math). He stated that students can be exposed to science and math via their interest in go-carts by learning how to build and drive them. The submitted master plan does not

include a go-cart track. It proposes a new stem cart classroom and a new stem cart staging area. The master plan shows “auto drop off/pick up” of students on the adjacent track. If MSA intends to build a go-cart track, it must be included on the site plan. Due to the potential conflict of these two uses, addition information regarding the blending or scheduling of uses should also be submitted. The applicant was also encouraged to prepare a master plan for MSA in order to avoid piecemeal approvals having to meet deadlines of the new school year.

### Modular Buildings

During the DRC meeting on this project on February 8, 2011, staff members, including the representative from North River Fire Department had concerns that temporary modular buildings are still onsite after almost 7 years. The proposed master plan schedules the removal of one unit and relocates the other unit to the front of the school in 2014, 10 years after they were permitted as “temporary” units. The DRC recommends that the temporary units be removed as soon as possible. It further recommends that the existing 13,500 square foot modular unit be removed, instead of being relocated to the southwest corner of the site in 2014.

### Infrastructure

The DRC had several comments regarding this project including some from the City’s consultants for which satisfactory responses will be required before staff can recommend approval:

- \* The traffic study should evaluate proposed conditions at all school access driveways;
- \* Explanation of direct drainage north of new 3-story building directly to ditch instead of discharge into treatment area;
- \* No summary of additional sewer, water and solid waste generation was provided;
- \* Approval of landscape and irrigation plans.

### **CODE COMPLIANCE**

The proposed site plan shows a distance of 16’ 5” from the 3 story classroom to the adjacent single family house at the NW corner of the site. The perimeter landscape setback is 35 feet.

*Sec. 8.5. - Development guidelines.*

(a) *Minimum setbacks require:*

- \* *Perimeter landscaped setbacks: thirty-five feet between the walls of all structures and the perimeter of the district.*

The proposed site plan shows the height of the 3 story classroom as 64’ 2”. This building requires an additional 14.5 feet setback.

- 4 *Structures over thirty-five (35) feet in height: Additional one (1) foot of setback at ground level for each additional two (2) feet of height.*

The amount of open space and landscaping proposed on the master plan is unclear. The code defines common open space and recreation areas as the total amount of improved usable area, including outdoor space, permanently set aside and designated on the site plan as common open space or recreation area. While recreational spaces are not required except for residential projects, open space and landscaped areas are required in all projects.

*Sec. 10.4. - Pedestrian and landscaped common areas.*

*For uses other than residential, the same amount of area shall be required in pedestrian and landscaped areas as would be required as open space for a residential use. In relation to nonresidential uses, such space may include covered malls for general pedestrian use as well as exterior walkways, play areas for children, outdoor seating areas and the like. When covered malls are so included, they shall be excluded in computing floor area.*

The site plan should include a more accurate reflection of open space for a school that does not include easements, parking areas, storage and utility areas, perimeter setback areas, road right-of-way and minimum yards, and minimum spacings between buildings. The grass play field shown on the master plan is approximately 2 acres which would account for about 9% of the school site. 25% of usable open space would be approximately 5.4 acres.

- \* *Minimum common open space and recreation areas: Twenty-five (25) percent of the gross site acreage shall be delineated as tracts for common open space and recreation areas.*

Noise

If MSA intends to build a go-cart track, the City's Zoning Code Sec. 6.17 contains the following noise standards for manufacturing and processing operations which may be used as guidelines in creating conditions to protect adjacent residential uses from potential negative impacts.

*(b) Equivalent sound levels shall not exceed the following standards:*

*If the receiving use is residential:*

*Between 7:00 a.m. and 10:00 p.m.—60 dBA*

*In the case of uses in the CG District, measurements to determine compliance shall be made at the boundaries of the lot containing the use.*

Landscaped Buffers

Staff agrees with the proposed 10 foot width of landscaped buffers per Sec. 7-219. - Landscape standards as this school site is surrounded predominantly by residential uses.

Parking

The site data on the proposed master plan shows conflicting data; in one section, it adds 50 parking spaces with the addition of 47,000 square feet in 2011 and eliminates 21 parking spaces with the addition of 37,760 square feet in 2014, and in another section, 82 and 64 parking spaces are provided respectively for 2011 and 2014. Staff reserves comments until further clarification is obtained.

Fence

A new 6' high chain link fence on the north property line of the new school property and a 6' high wood fence on the east property line behind the new building are proposed as part of the GDP. The LDC requires a Special Fence Permit for fences over 4 feet, requiring a LDC

modification as part of the GDP.

**STAFF RECOMMENDATION:**

The school expansion contemplated in the proposed approvals is intended to meet the growing student population and additional staff required for the school's growth. The single family tract being considered in the proposed annexation and small scale plan amendment along with the adjacent SF tract in the City provides an additional 2.5 acres to meet the school's increasing needs. The master plan must take into consideration the impact of the school use and scale of proposed buildings on the adjacent single family development.

Staff recommends APPROVAL of the annexation and small scale plan amendment. However, approval of the rezoning and GDP are subject to the following stipulations:

- 1 Satisfactory responses to the DRC's concerns and comments regarding traffic, transportation concurrency, infrastructure and landscaping issues related to this project;
- 2 The removal of all temporary modular buildings;
- 3 Compliance of open space requirements with standards of the City of Palmetto Code of Ordinances;
- 4 Compliance of perimeter setback requirements with standards of the City of Palmetto Code of Ordinances;
- 5 Parking clarifications showing that parking requirements are met;
- 6 Clarification of go-cart use and associated uses and impacts.

**PLANNING AND ZONING BOARD RECOMMENDATION**

The Planning and Zoning Board shall APPROVE, APPROVE WITH CONDITIONS or DENY the proposed items:

1. Annexation of parcel located at 735 15<sup>th</sup> Avenue Drive E, Unit A
2. Small scale plan amendment of parcel located at 735 15<sup>th</sup> Avenue Drive E, Unit A, from Res-6 to Planned Community
3. GDP/Rezoning from PD-MU, PD-MU and RSF 4.5 to PD-MU

**CITY COMMISSION ACTION**

The City Commission shall APPROVE, APPROVE WITH CONDITIONS or DENY the proposed items:

- 1 Annexation of parcel located at 735 15<sup>th</sup> Avenue Drive E, Unit A
- 2 Small scale plan amendment of parcel located at 735 15<sup>th</sup> Avenue Drive E, Unit A, from Res-6 to Planned Community
- 3 GDP/Rezoning from PD-MU, PD-MU and RSF 4.5 to PD-MU

**Jessica McCann**

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**From:** Dick Clarke [DickC@ZNSeng.com]  
**Sent:** Wednesday, July 21, 2004 4:18 PM  
**To:** SCOTT TYLER (STYLER@PALMETTOPOLICE.COM); COP\_Allen Tusing; COP\_Chris Lukowiak; COP\_Jessica McCann; COP\_Van Brown; Daryl Riker; FRANK WOODARD (FWOODARD@PALMETTOFL.ORG)  
**Subject:** DRC Memo 2004\_07\_28

Manatee School of the Arts *CP0408*

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**MEMORANDUM**

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**TO:** JESSICA MCCANN, CHRIS LUKOWIAK, FRANK WOODARD, ALLEN TUSING, VAN BROWN, SCOTT TYLER, AND DARYL RIKER  
**FROM:** RICHARD P. CLARKE, ZOLLER, NAJJAR, & SHROYER, LC  
**SUBJECT:** MANATEE SCHOOL OF THE ARTS  
**DATE:** 7/21/2004  
**CC:** FILES

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Zoller, Najjar & Shroyer, LC has reviewed the modified site plans for the addition of the modular buildings, and offers the following comments:

1. It is recommended that a schedule be obtained for the removal of these temporary modular units.
2. Applicant should address parking issues, based on the addition of new students and loss of parking.
3. Has the Site Data been updated to reflect the loss of parking?
4. Approval subject to Fire Marshall and Building Official sign offs.

Please feel free to call if you should have any questions.

# FUTURE BUILDERS CORP.

941-753-8733

Commercial - Design Build  
Construction Management

800-752-5911

FAX 941-753-3792

4301 32nd Street West • Suite C-19 • Bradenton, FL 34205

futrblldr@aol.com

JULY 23, 2004

CITY OF PALMETTO  
516 8<sup>TH</sup> AVENUE W  
PALMETTO, FL 34221

NORTH RIVER FIRE DISTRICT  
1225 14<sup>TH</sup> AVE WEST  
PALMETTO, FL. 34221

RE: MANATEE SCHOOL FOR THE ARTS  
700 HABEN BLVD  
PALMETTO, FL


*CP0408*

TO WHOM IT MAY CONCERN:

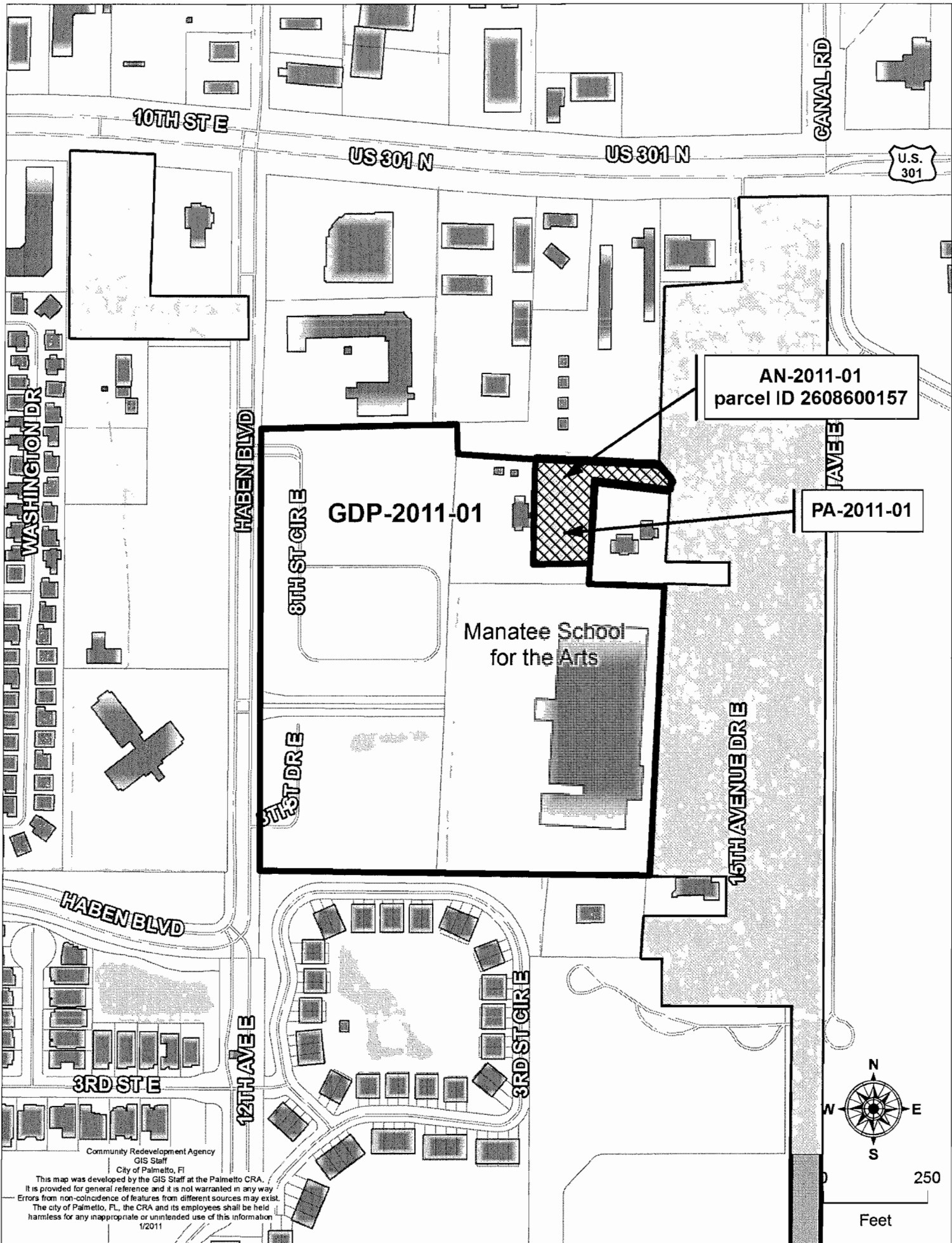
PLEASE BE ADVISED THAT THE EIGHT TEMPORARY BUILDINGS REFERRED TO IN OUR PERMIT APPLICATION WILL ABSOLUTELY POSITIVELY BE REMOVED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY ON THE NEW THREE STORY BUILDING UNDER CONSTRUCTION AT THIS TIME.

IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CALL THE OFFICE.

SINCERELY,

  
RICHARD M. BREEZE  
VICE PRESIDENT





AN-2011-01  
parcel ID 2608600157

PA-2011-01

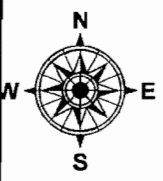
GDP-2011-01

Manatee School  
for the Arts

Community Redevelopment Agency  
GIS Staff  
City of Palmetto, FL

This map was developed by the GIS Staff at the Palmetto CRA.  
It is provided for general reference and it is not warranted in any way.  
Errors from non-coincidence of features from different sources may exist.  
The city of Palmetto, FL, the CRA and its employees shall be held  
harmless for any inappropriate or unintended use of this information.

1/2011



250

Feet

SHEET NO. GDP-3		PROJ/CT NO. 8008	DATE OCT 31, 2008
SITE MASTER PLAN		PALMETTO, FL	
MANNATEE SCHOOL FOR THE ARTS		ARCHITECTURE - INTERIOR DESIGN	
GENERAL DEVELOPMENT PLAN		Copyright Howard Design LLC. All Rights Reserved	
NO DATE REVISION DESCRIPTION		1 11/12/08 GENERAL DEVELOPMENT PLAN	

**GENERAL DEVELOPMENT NOTES**

EXISTING SCHOOL: 1,000 AC / 10,000 SF  
 PROPOSED BUILDING FOOTPRINT: 1,300 AC / 10,000 SF  
 TOTAL BUILDING FOOTPRINT: 2,300 AC / 20,000 SF  
 TOTAL PARKING AND LANDSCAPE: 2,300 AC / 11,000 SF  
 TOTAL IMPERVIOUS SURFACE: 2,300 AC / 11,000 SF

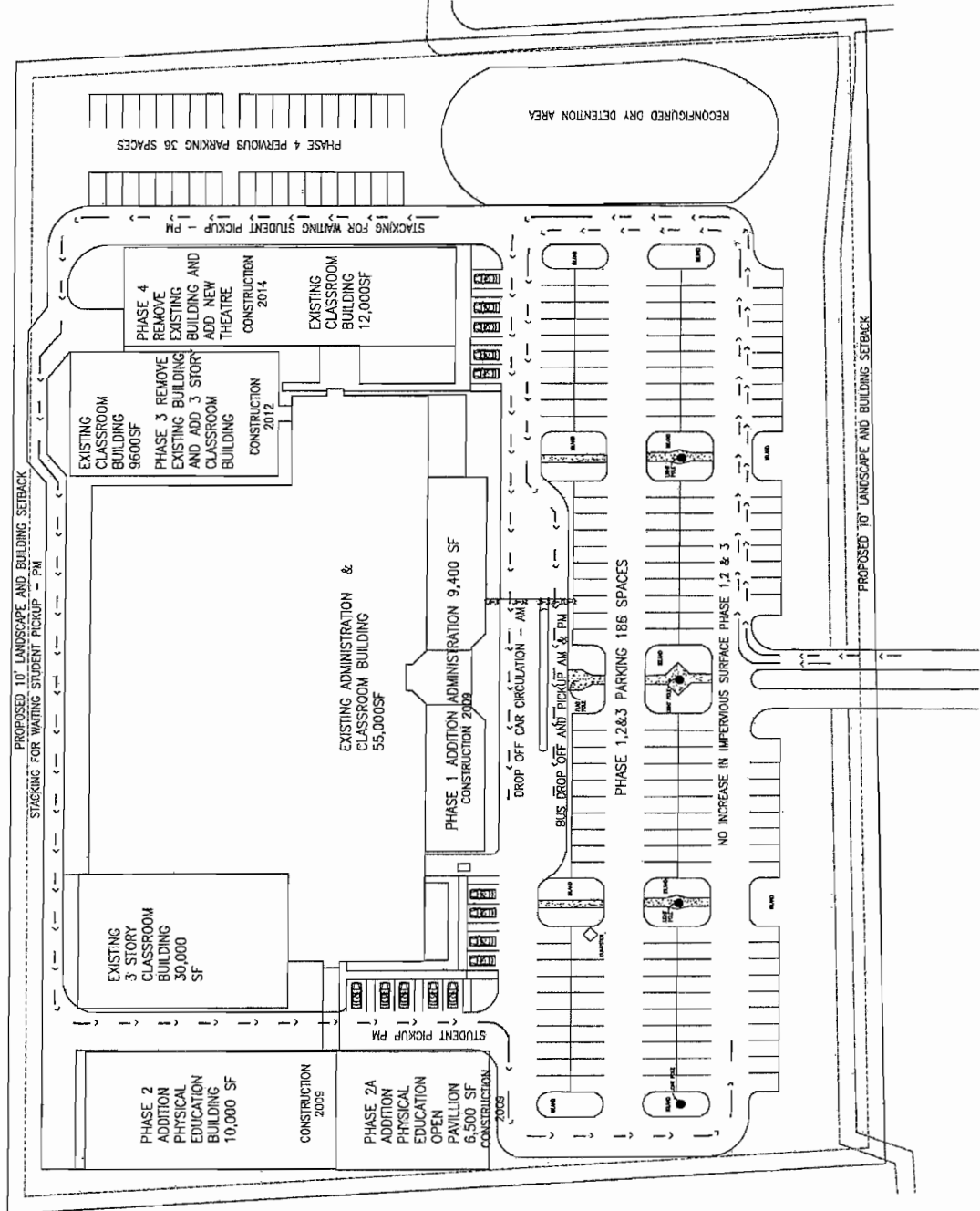
PROPOSED ADDITION PHASE 1: 10,000 SF  
 PROPOSED ADDITION PHASE 2: 6,500 SF  
 PROPOSED ADDITION PHASE 3: 9,400 SF  
 PROPOSED ADDITION PHASE 4: 12,000 SF  
 TOTAL IMPERVIOUS SURFACE: 33,900 SF  
 TOTAL BUILDING FOOTPRINT: 33,900 SF

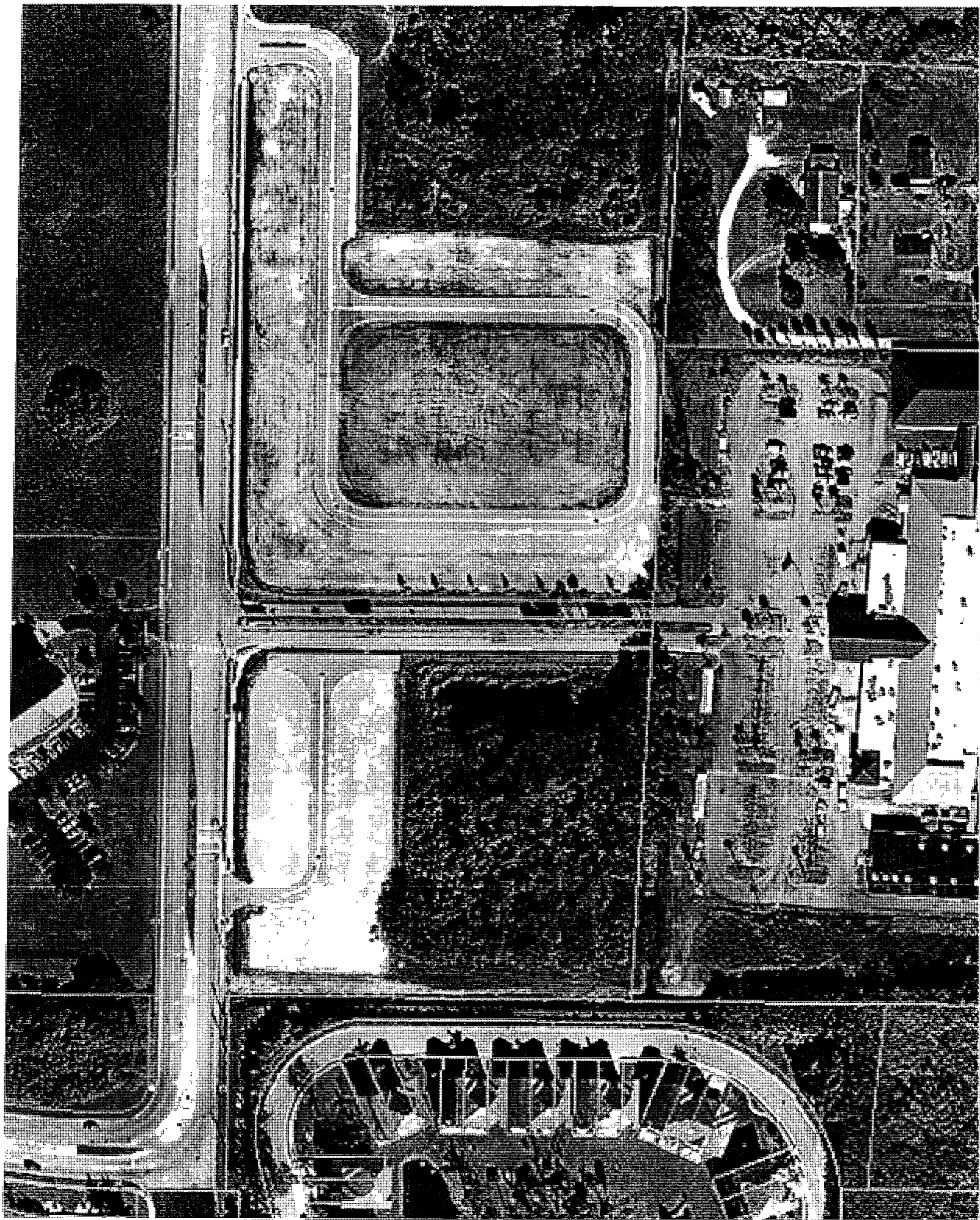
LANDSCAPING TO MEET THE REQUIREMENTS OF THE PALMETTO LANDSCAPE ORDINANCE.

PHASE 1: 10,000 SF  
 PHASE 2: 6,500 SF  
 PHASE 3: 9,400 SF  
 PHASE 4: 12,000 SF

NOTE: ALL SETBACKS ARE AS SHOWN. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PALMETTO LANDSCAPE ORDINANCE. PHASES 1, 2 & 3 SHALL BE CONSTRUCTED IN PHASE 1. PHASE 4 SHALL BE CONSTRUCTED IN PHASE 2.

EXHIBIT B  
 DRD 09-986  
 GDP 08-07  
 Old GDP





10' BUILDING AND LANDSCAPE SET BACK

12' WIDE PAVING

PDMU/PD

RES 4/ COUNTY

10' BUILDING AND LANDSCAPE SETBACK

PDMU/PD

PDMU/PD

PDMU/PD

DUMPSTERS

EXISTING CLASSROOM BUILDING  
10,300 SF GROUND FLOOR  
30,900 TOTAL GROSS SF

EXISTING 11,100 SF MUSIC BUILDING

EXISTING SCHOOL 55,000 SF

EXISTING 8,970 SF ADMINISTRATION ADDITION

EXISTING CANOPY ABOVE 14' CLEAR

SECURITY GATE

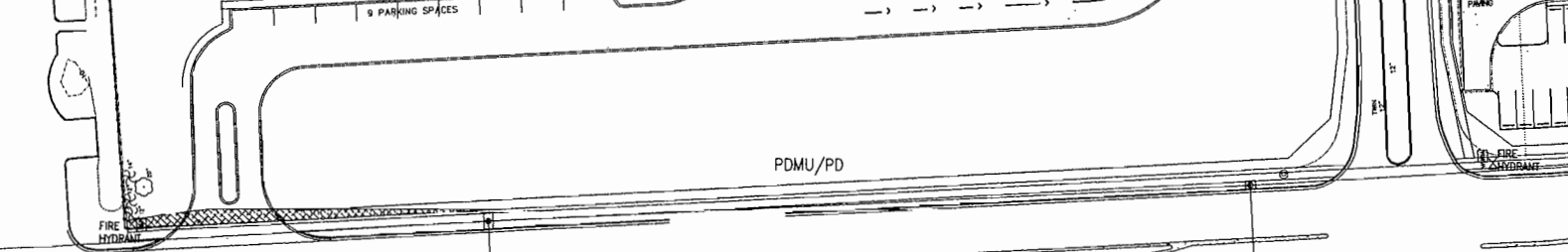
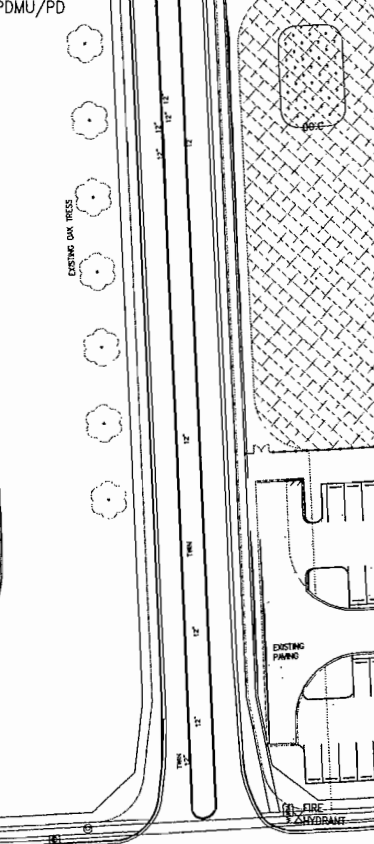
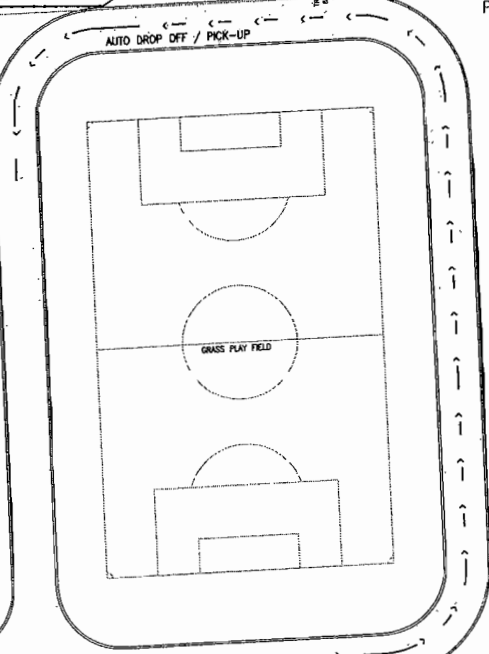
BUS DROP OFF / PICK-UP ONLY

PARKING 185 SPACES

EXISTING PEDESTRIAN BRIDGE

AUTO DROP OFF / PICK-UP

GRASS PLAY FIELD



10' BUILDING AND LANDSCAPE SET BACK

12" WIDE PAVING

EXISTING WALK WAY/POD ROW 8' W/EN

PDMU/PD

NEW EMERGENCY ACCESS TO

SECURITY GATE

DUMPSTERS

24" WIDE PAVING

EXISTING CLASSROOM BUILDING  
10,300 SF GROUND FLOOR  
30,900 TOTAL GROSS SF

FIRE WALL

NEW 6' HIGH WOOD FENCE

10' BUILDING AND LANDSCAPE SET BACK

HVAC EQUIP

HVAC EQUIP

NEW 3 STORY CLASSROOM BUILDING 14,000 SF  
GROUND FLOOR 42,000 GSF TOTAL

EXISTING 11,100 SF MUSIC BUILDING

EXISTING CANOPY ABOVE 14' CLEAR

FIRE WALL

EXISTING SCHOOL 55,000 SF

EXISTING 8,770 SF ADMINISTRATION AREA

BUS DROP OFF / PICK-UP ONLY

12'-3"

PARKING 252 SPACES

EXISTING WALK WAY/POD ROW 8' W/EN  
SECURITY GATE/SECURITY GATE

SECURITY GATE

CANOPY ABOVE 14' CLEAR

SECURITY GATE

PDMU/PD

PDMU/PD

AUTO DROP OFF / PICK-UP

NEW STEM CART CLASSROOM 3000 SF

NEW STEM CART STAGING AREA

GRASS PLAY FIELD

EXISTING ONE TREE

EXISTING BUILDING

10' W/EN

10' W/EN

10' W/EN

10' W/EN

10' W/EN

10' W/EN

8 PARKING SPACES

PDMU/PD

24'-0" x 9'-0"

EXISTING ONE TREE

NEW STEM CART CLASSROOM

NEW STEM CART STAGING AREA

NEW STEM CART CLASSROOM

NEW STEM CART STAGING AREA

NEW STEM CART CLASSROOM

NEW STEM CART STAGING AREA

NEW STEM CART CLASSROOM

NEW STEM CART STAGING AREA

NEW STEM CART CLASSROOM

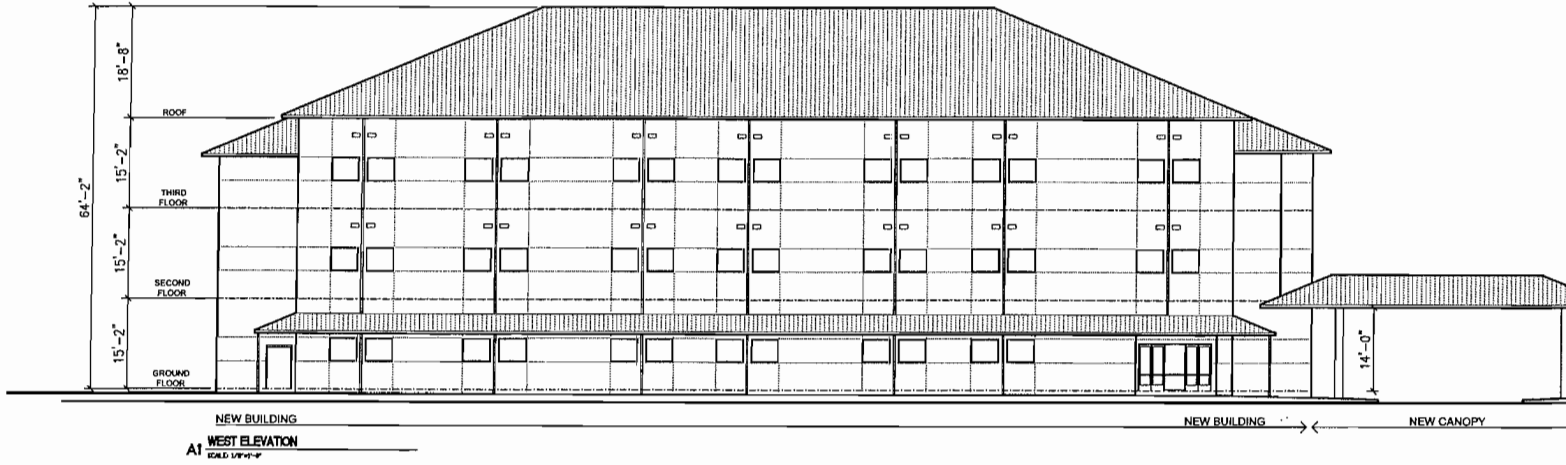
NEW STEM CART STAGING AREA

NEW STEM CART CLASSROOM

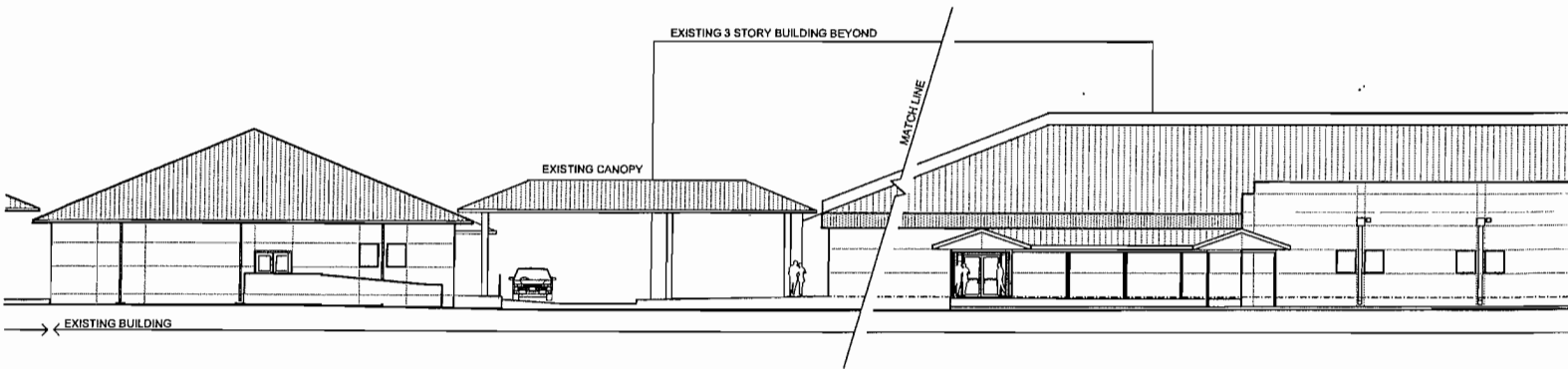
NEW STEM CART STAGING AREA

NEW STEM CART CLASSROOM

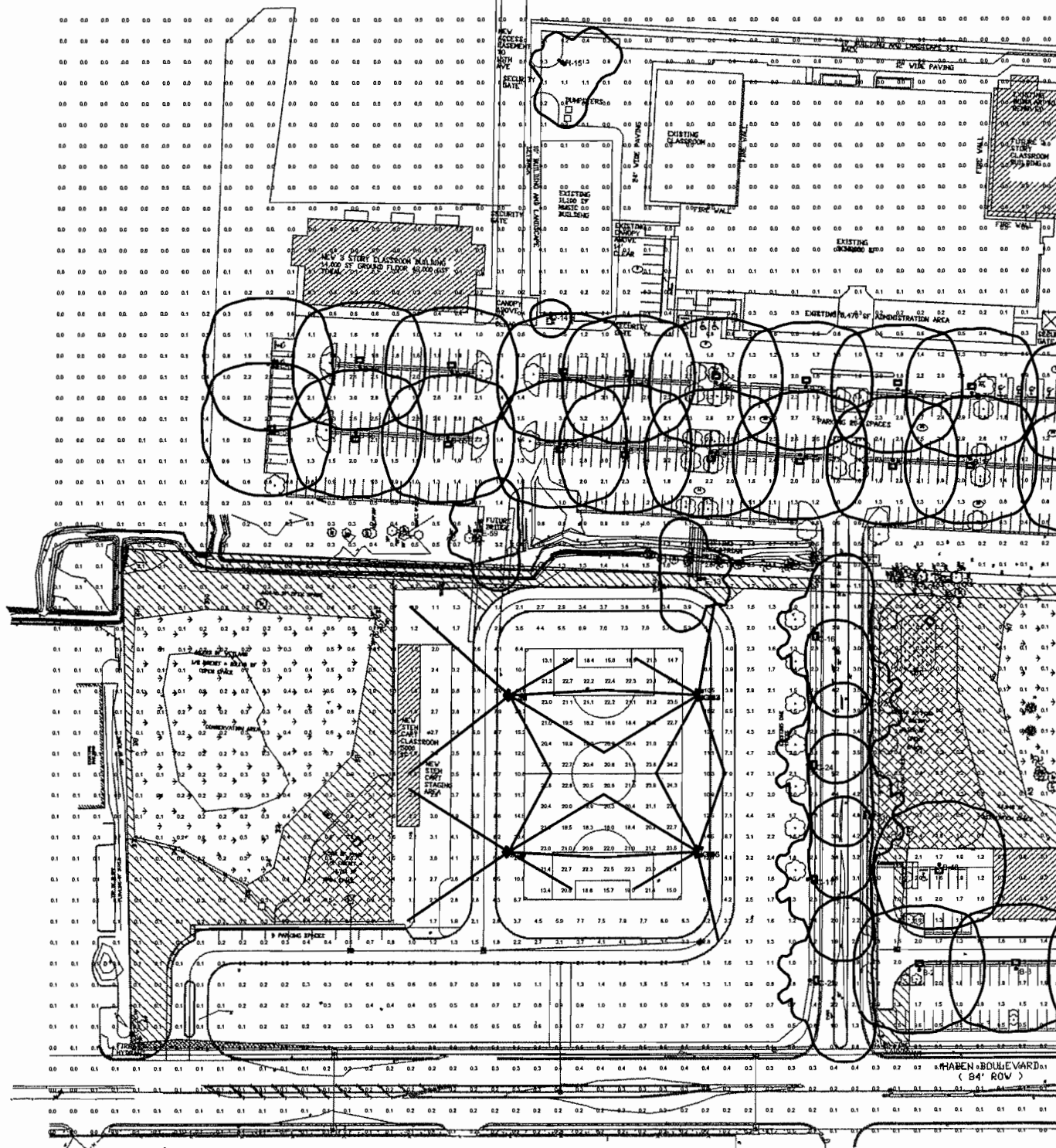
NEW STEM CART STAGING AREA



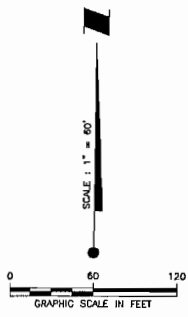
**A2 WEST ELEVATION NEW BUILDING**  
 SCALE: 1/16" = 1'-0"



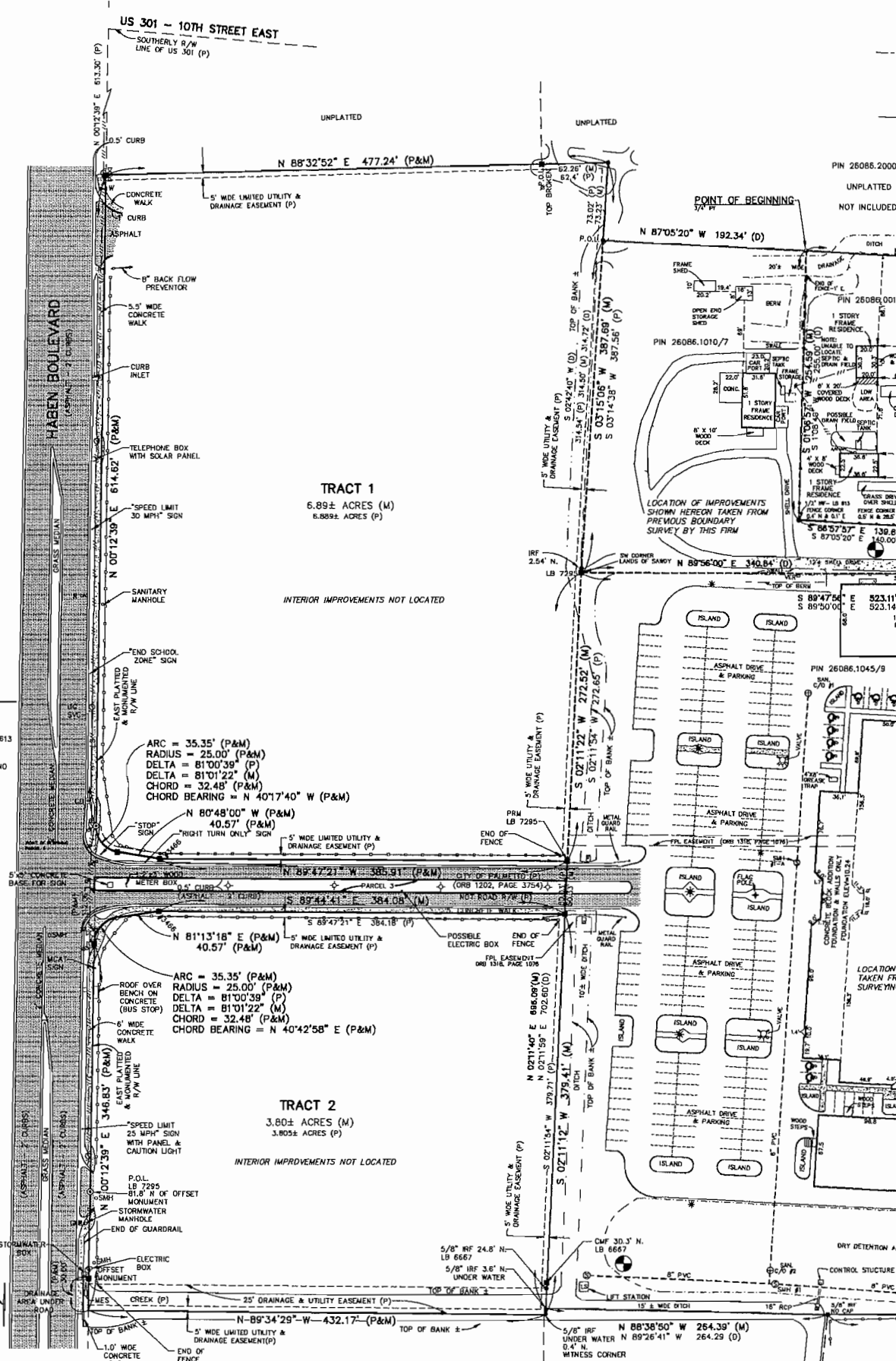
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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AREA 2	✕	1.7 k	3.4 k	0.2 k	17.0:1	8.5:1
AREA 3	✕	2.7 k	5.2 k	0.4 k	13.0:1	6.8:1
AREA 6	✕	2.4 k	4.1 k	0.8 k	4.6:1	2.7:1
AREA 7	✕	1.4 k	2.2 k	0.4 k	5.5:1	3.5:1
AREA 8	✕	0.5 k	2.6 k	0.0 k	N/A	N/A
BRIDGE	✕	2.3 k	5.4 k	0.0 k	6.0:1	2.6:1
SITE CALCULATIONS	+	0.8 k	20.7 k	0.0 k	N/A	N/A
SOCCER #5	+	20.7 k	24.3 k	13.1 k	1.9:1	1.6:1



Plan View  
Scale 1"=40'



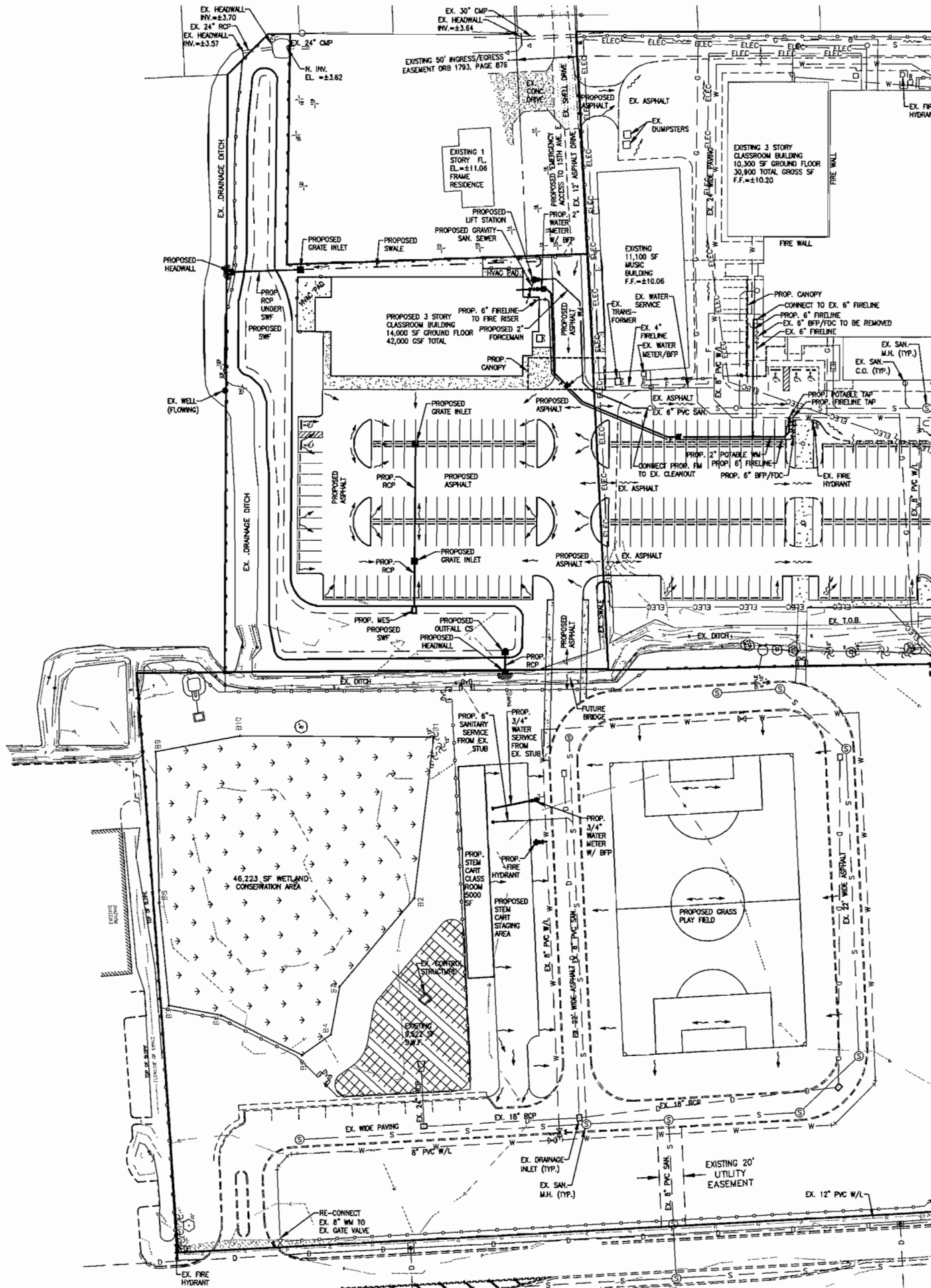
- LEGEND**
- = 1/2" IRON ROD SET - LB 613
  - ⊙ = NAIL AND TAB SET - LB 613
  - = 1/2" IRON ROD FOUND (RF) - LB 613
  - ⊙ = IRON PIPE FOUND (IPF)
  - = 4" x 4" CONCRETE MONUMENT FOUND
  - LB = LICENSED BUSINESS
  - R/W = RIGHT-OF-WAY
  - PRM = PERMANENT REFERENCE MONUMENT
  - (P) = PLAT
  - (M) = MEASURED
  - (D) = DEED
  - ⊕ = CENTERLINE
  - ORB = OFFICIAL RECORD BOOK
  - = METAL FENCE
  - = OVERHEAD UTILITY LINES
  - ⊕ = WOOD UTILITY POLE
  - ⊕ = CONCRETE UTILITY POLE
  - ⊕/# = LIGHT POLE
  - UC SVC = UNDERGROUND SERVICE
  - R = GAS MARKER
  - WV = WATER VALVE
  - WR = RECLAIMED WATER VALVE
  - ⊕ = FIRE HYDRANT
  - CB = STORM WATER CATCH BASIN
  - CI = STORM WATER GRATE INLET
  - MES = METERED END SECTION
  - SMH = SEWER MANHOLE
  - MCAT = MANATEE COUNTY AREA TRANSIT
  - ASPH = ASPHALT
  - CONC. = CONCRETE



HAMMOCKS AT RIVIERA DUNES  
(PLAT BOOK 44, PAGE 20)

LESS PARCEL  
HAMMOCKS AT RIVIERA DUNES  
PLAT BOOK 44, PAGE 20







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## OLD BUSINESS

a. ARTICLE VIII-FENCES

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## NEW BUSINESS

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