

# TAB 7

**Project #17-722 Terra Ceia Townhomes – PID#2416820005**

<b>PROJECT SUMMARY</b>	
<b>CASE NUMBER</b>	Project # 17-722
<b>PROJECT ADDRESS</b>	N/A
<b>PARCEL I.D. #</b>	2416820005
<b>APPLICANT(S)</b>	Terra Ceia Development Partners, LLC/Zirkelbach Signature Homes, LLC
<b>GENERAL LOCATION</b>	West of 14 <sup>th</sup> Avenue West\10 Downing Street Condos, and south of Terra Ceia Bay Clubhouse & Golf.
<b>ACREAGE</b>	3.42 acres m.o.l.
<b>FUTURE LAND USE</b>	PC (Planned Community)
<b>ZONING</b>	PD-H (Planned Development Housing)
<b>PROPOSED USE(S)</b>	22, 1-Story Residential Villas
<b>STAFF REVIEWER</b>	Karla Owens, City Planner
<b>STAFF RECOMMENDATION</b>	Recommend Approval of General Development Plan with Specified Conditions and Deviations.
<b>CITY ATTORNEY REVIEW</b>	Yes
<b>ADVISORY BOARD RECOMMENDATION</b>	Not applicable

<b>INTRODUCTION</b>
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**History:**

The subject property was originally permitted for 50 residential units as part of the 1992 Terra Ceia Golf and Country Club P.U.D. I & II. Subsequently, in 2003, a general development plan for this parcel was submitted in the name of 1600 Pennsylvania Avenue at Terra Ceia Bay Country Club. That GDP proposed 93 apartment/condo units in two, 9 story buildings for a total density of 26.31 du/acre, but was denied by the City. In March 2005, a Conceptual Development Plan was submitted by the Manatee Fruit Company which designated the Terra Ceia Parent Tract as PD-H zoning.

The currently proposed project is to construct 22, one-story residential villas on the subject property. The property is located immediately west of the 10 Downing Street building, and is bordered to the north and south by the golf course. The access to the property is via Terra Ceia Bay Lane, a 36 foot platted right-of-way owned by the CDD. The parcel is also included in the existing FDEP storm-water master plan, but is not part of the Terra Ceia Community Development District.

**Request:**

The proposed General Development Plan is to construct 22, one-story residential villas on the subject property

which is currently undeveloped and zoned PD-H. There will be a total of eleven buildings, each containing two residential units with attached garages. The property will also contain a proposed open space/water feature/fountain area, and will be a private, gated community marketed toward seniors. The applicant has requested a waiver from the requirements of a conceptual plan and has instead submitted a general development plan for review. In addition, the developer, Terra Ceia Development Partners, LLC/Zirkelbach Signature Homes, LLC, is **requesting a deviation from following development guidelines set forth in Section 8.5 of the City Code:**

1. **Section 8.5(a) (1) requires perimeter landscaped setbacks of 35 feet between the walls of all structures and the perimeter of the district.** The developer is requesting a deviation from required perimeter setbacks on the north, south and east boundaries of the property. The closest building wall on the **north** boundary is 12.88 feet from the property line. There is, however, an additional 15 foot proposed grading easement as well as a new 6.5 foot golf cart path proposed by the developer just outside the north property line which effectively provides 34.38 feet of open space between the wall of the closest building and the golf course. The closest building wall on the **west** boundary is 21.90 feet. In addition, the **southwest** corner of that building is only 2.24 feet from the property line due to the geometry of the parcel. The west boundary of the property abuts two .8 acre residential lots in the Boccage Subdivision. The western boundary of the subject property is approximately 111 feet from the closest home on the adjoining property. There is also a grove of existing mature trees along the western boundary creating a natural buffer from the rear of the lots in the Boccage Subdivision. Finally, the closest building wall on the **south** boundary is 7 feet from the property line. Like the north boundary, there is a proposed 30 foot drainage easement immediately abutting the south boundary of this property. The 7 foot setback together with the 30 foot drainage easement will provide 37 feet of open space buffer between the closest building and the golf course on the south;
2. **Section 8.5(a) (2) requires a 25 foot separation wall to wall between structures.** The developer is requesting a proposed building separation of 18.5 feet for the eight homes abutting the south property line. The setbacks between these buildings were reduced to maximize the east and west perimeter setbacks. Additionally, since the units are proposed as one-story dwellings, the separation between buildings will be otherwise sufficient for egress; and
3. **Section 8.5 (a) (3) requires a 35 foot setback from private right-of-way.** The developer is proposing a single right of way through the project which will be a gated community. The developer is requesting a reduction of the setback from the right-of-way from 35 feet to twenty (20) feet. There are developmental limitations to the site due to the geometry of the parcels. In addition, the driveways for each unit are a minimum of twenty (20) feet in length, which results in the setback from the private road to be the same.

The proposal is consistent with the City's Comprehensive Plan, with the PD-H zoning district regulations, and with the surrounding neighborhood as analyzed and set forth below.

#### ANALYSIS OF SITE CHARACTERISTICS AND SURROUNDING AREA

1. **Density:** The proposed density of this project is approximately 6.5 du/acre. The **allowable** density on this parcel pursuant to the City's Comprehensive Plan is 55 du/acre. The **allowable** density under the PD-H zoning district is 16 du/acre. In addition, the average density of surrounding residential projects in this area is 31.45 du/acre. Also, as mentioned above, the 1992 Preliminary Development Plan for Terra Ceia P.U.D. I & II showed a density of 50 units on this parcel. The proposed density of this plan is significantly below allowable densities and is, therefore, in compliance with the City's Comprehensive Plan and Zoning Ordinance.
2. **Surrounding Uses:** The adjoining property to the north and south of this project is developed golf course. The property borders the rear property lines of two .8 acre lots in the Boccage Subdivision on the west end, and the 10 Downing Street building on the east end. The access to this property is through a platted, designated access road, Terra Ceia Bay Lane, which is owned/maintained by the Terra Ceia CDD. This project will be gated with no other through access. The proposed project will serve as a good, low density transitional development between the higher density condominium to the

east and the single family subdivision to the west.

3. **Flood Zones:** Zone AE (Elevation 9 feet for finished floor elevation).
4. **Utility Connections:** Water, sewer, irrigation, electric, cable, etc. are all available in this area.
5. **Transportation:** No traffic study is required by the City Code
6. **Schools:** It is anticipated that this project will be marketed to senior citizens. However, the School Board of Manatee County has provided the attached report indicating that they have no objections and that they do have capacity at this time.
7. **Wetlands and Endangered Species:** There is no wetland area or endangered species which have been identified on the subject property.
8. **Solid Waste:** Each unit will have residential trash service.
9. **Landscaping:** There are 3 existing mature oak trees which will remain along the west property line. The developer will also install 5 live oak trees along the north perimeter along with a total of 82 shrubs elsewhere along the property boundaries. Each townhome building will be individually landscaped as set forth on the plan.
10. **Open Space:** Section 8.5(i) of the City Code requires 25% of the gross site be designated as open space. The developer has dedicated 1.38 acres which is approximately 40% of the site for open space including grass areas and a water/fountain feature area. In addition, the density of the project is very low and all of the units will enjoy a golf course view.
11. **Proposed GDP Conditions/Survey Discrepancies:** The existing survey for the subject property shows a 31 foot private roadway easement along the southern portion of the parcel. This easement is different from the proposed roadway through the project and must be vacated or otherwise addressed prior to final site/construction plan approval of the townhome development. In addition, the roadway access area east of the property connecting Terra Cela Bay Lane to the project does not match what has been proposed. Consequently, if the General Development Plan is approved, both issues must be legally resolved prior to final site/construction plan approval.

**Staff Recommendation:**

Staff recommends the Planning and Zoning Board recommend approval of the proposed General Development Plan for the Terra Ceia Townhomes with the following conditions and deviations from Section 8.5 of the City Code:

**Conditions:**

1. The private roadway easement (D) currently depicted on the existing survey of the property and contained on Page C1 of the General Development Plan shall be vacated or otherwise legally removed prior to the City's approval of final site/construction plans for this project; and
2. The eastern roadway connection currently depicted on the existing survey and contained on Page C1 of the General Development Plan shall be legally removed prior to the City's approval of final site/construction plans for this project.

**Deviations:**

1. Reduction of perimeter landscaped setbacks between structure walls and the perimeter of the district from 35 feet to 12.88 feet on the north boundary; from 35 feet to 21.90 feet on the west boundary; from

- 35 feet to 2.24 feet on the southwest corner; and from 35 feet to 7 feet on the south boundary of the subject property; and
2. Reduction of setback between buildings from 25 feet to 18.5 feet for the townhomes along the south property line; and
  3. Reduction of structure setback from private right-of-way from 35 feet to 20 feet.

**Funding:**

No funding is required for this item.

**PLANNING AND ZONING BOARD RECOMMENDATION**

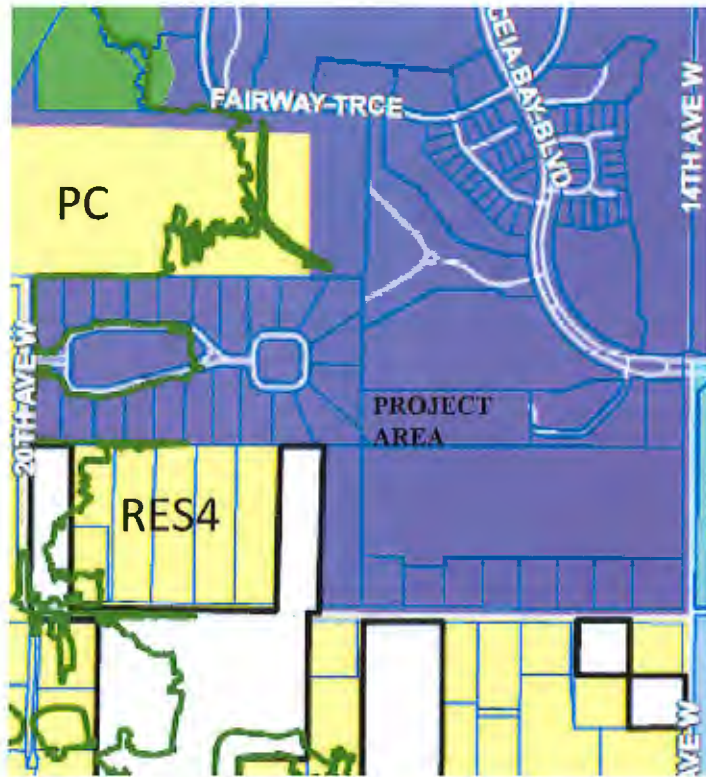
***On May 25, 2017, the Planning and Zoning Board held a public hearing to consider a recommendation to the City Commission of this general development plan. Motion was that the GDP was found consistent with the City's Comprehensive Plan and Ordinances, and recommended for approval (3-2) subject the following deviations and revised conditions:***

1. The private roadway easement (D) currently depicted on the existing survey of the property and contained on Page C1 of the General Development Plan shall be vacated or otherwise legally removed prior to the City's approval of the final site/construction plans for this project and the entryway shall connect to the CDD-owned drive to the east through a road or easement acceptable to the City Attorney.

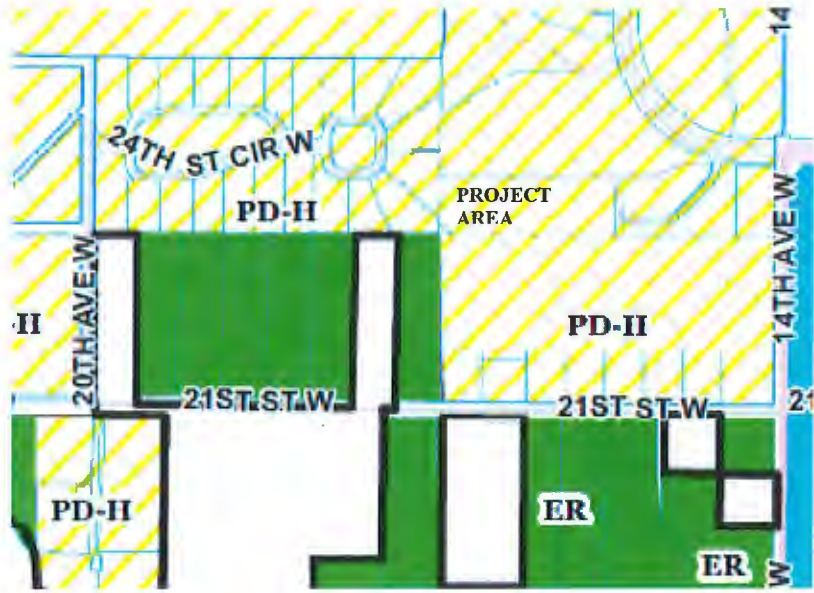
**Deviations:**

1. Reduction of perimeter landscaped setbacks between structure walls and the perimeter of the district from 35 feet to 12.88 feet on the north boundary; from 35 feet to 21.90 feet on the west boundary; from 35 feet to 2.24 feet on the southwest corner; and from 35 feet to 7 feet on the south boundary of the subject property; and
2. Reduction of setback between buildings from 25 feet to 18.5 feet for the townhomes along the south property line; and
3. Reduction of structure setback from private right-of-way from 35 feet to 20 feet.

FLU



ZONING



SUBJECT PROPERTY LABELED IN RED







School District of Manatee County  
**School Report**

**This School Report does not reserve capacity for school concurrency**

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assist the governing board in its land-use decision.

**Project Information**

Local Government:	City of Palmetto	Case Planner:	Allen Tusing	Fee:	\$650 DUE
Project Name:	Terra Ceia Townhomes	Date:	04/26/17	CCL:	-
Application Type:	General Development Plan (GDP)	SSA:	1	MEPS:	-
Application Number:	GDP 2017-722	Acres:	3.42		
DTS Number:	-				
Address/PIN:	PIN 2416820005				

**Development Plan Review - Summary**

Impacts to Educational Facilities	YES	NO
School Capacity Level-of-Service Exceed	-	X
Sidewalks and Bicycle Path comments	X	-
School crosswalks, signs, crossing guards and traffic impacts	X	-
Transportation, bus stops and bus shelter comments	X	-
School site desired within development	-	X
Development compatible concerns with nearby school(s)	-	X
Other:	-	X

**Development Plan Review - Comments**

**Overview**

The applicant has requested approval of General Development Plan for 22 duplex/townhome dwelling units.

**Preliminary School Concurrency Analysis**

School capacity is available or will be available within the School Service Area (SSA) or contiguous SSA. This report does not reserve capacity. When the final site plan is submitted to reserve school capacity the final analysis may differ from this preliminary analysis.

**Sidewalks and Bicycle Paths**

Terra Ceia townhomes is located within the two mile walking radius of a Palmetto Elementary and Palmetto High School. There is a partial sidewalk on the west side of 14th Ave W. As the City of Palmetto reviews their infrastructure needs, the School District would appreciate a complete sidewalk network on the west side of 14th Ave W that connects from Terra Ceia Bay Blvd to 17th St W providing students with a safe route to area schools and bus stops.

**School Crosswalks, School Signs, Crossing Guards and Traffic Impacts**

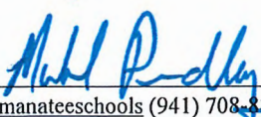
The School District is not requesting school signs or markings for this project at this time. In the future, a midblock crosswalk may be requested to be installed at the City of Palmetto's expense for high school students to access the sidewalk on the east side of 14th St W at 21st St W.

**Transportation, Bus Stops, and Bus Shelters**

Terra Ceia Townhomes is not located within the two mile walking radius of Lincoln Middle School. Future circumstances may require a bus to enter the development (i.e. special needs students). The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

**Projected Students**

Proposed Dwelling Unit	Dwelling Units	Elementary	Middle	High	Total
Townhouse/Duplex	22	5	1	1	7

Signature:  Executive Planner Date: 4/27/17

pendleym@manateeschools (941) 708-8800 X1056

PROJECT FILE # 18-122

RECEIVED  
MAY 15 2017  
City of Palmetto  
Planning Department

SITE



VICINITY MAP - NOT TO SCALE

DESCRIPTION:

PARCEL 2-A:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE 5002'35"NW ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 180 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S00°23'50"W ALONG SAID SECTION LINE, 1830.31 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°29'43"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, THENCE N89°29'43"W PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 425.00 FEET; THENCE S89°29'43"W, 1123.33 FEET; THENCE N89°29'43"W, 884.22 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S20°28'07"E, ALONG SAID ROADWAY EASEMENT, 11.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.62 FEET; THENCE RUN SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°57'30", A DISTANCE OF 14.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°29'43"W, ALONG SAID ROADWAY EASEMENT, 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 207.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 20.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°29'43"W, ALONG SAID ROADWAY EASEMENT, 385.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF "84"43", A DISTANCE OF 26.17 FEET; THENCE S00°23'50"W, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 54.44 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2-B:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE 5002'35"NW ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 180 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S00°23'50"W, ALONG SAID SECTION LINE, 1573.35 FEET; THENCE N89°29'43"W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 425.00 FEET; THENCE S89°29'43"W, 1123.33 FEET; THENCE N89°29'43"W, 884.22 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S20°28'07"E, ALONG SAID ROADWAY EASEMENT, 11.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.62 FEET; THENCE RUN SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°57'30", A DISTANCE OF 14.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°29'43"W, ALONG SAID ROADWAY EASEMENT, 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 207.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 20.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°29'43"W, ALONG SAID ROADWAY EASEMENT, 385.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°47'37", A DISTANCE OF 28.94 FEET; THENCE N00°23'50"E, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 138.53 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2-C:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE 5002'35"NW ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 180 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S00°23'50"W, ALONG SAID SECTION LINE, 1830.31 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°29'43"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, THENCE N89°29'43"W PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 425.00 FEET; THENCE S89°29'43"W, 1123.33 FEET; THENCE N89°29'43"W, 884.22 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S20°28'07"E, ALONG SAID ROADWAY EASEMENT, 11.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.62 FEET; THENCE RUN SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°57'30", A DISTANCE OF 14.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°29'43"W, ALONG SAID ROADWAY EASEMENT, 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 207.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 20.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°29'43"W, ALONG SAID ROADWAY EASEMENT, 385.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°00'00", A DISTANCE OF 104.75 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

3 WORKING DAYS  
BEFORE YOU DIG  
CALL FLORIDA STATE  
ONE CALL OF FLORIDA  
1-800-432-4770

FEMA  
MAP NUMBER 1306100423E  
FLOOD ZONE "AE"  
BASE FLOOD ELEVATION = 8.7'  
FLOOD PROTECTION ELEVATION = 9.7'  
EFFECTIVE DATE 3/1/74

THE LOCATION OF SOUTHERN UNDERGROUND UTILITIES HAS  
BEEN SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN  
INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL  
RESPONSIBLY REPRESENTATIVE, THE CONTRACTOR SHALL OBTAIN THE  
EXACT LOCATION OF ALL SOUTHERN UNDERGROUND UTILITIES  
BEFORE COMMENCING WORK AND ACCEPT TO BE FULLY  
RESPONSIBLE FOR ANY AND ALL DAMAGES OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY  
LOCATE AND PROTECT ALL UTILITIES AND ALL UNDERGROUND  
UTILITIES.

# GENERAL DEVELOPMENT PLAN FOR ZIRKELBACH SIGNATURE HOMES, LLC TERRA CELA TOWNHOMES CITY OF PALMETTO MANATEE COUNTY, FLORIDA SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST

### DEVELOPMENT TEAM

**DEVELOPER**  
ZIRKELBACH SIGNATURE HOMES, LLC  
415 10TH STREET WEST  
PALMETTO, FL 34621  
PHONE: (941) 723-0000  
CONTACT: GEORGE GENERO

**ENGINEER**  
MASER CONSULTING P.A.  
485 NORTH RED STREET, SUITE 105  
TAMPA, FL 33609  
CONTACT: LAURIE BURCAW, P.E.

**SURVEYOR**  
MASER CONSULTING P.A.  
485 NORTH RED STREET, SUITE 105  
TAMPA, FL 33609  
PHONE: (813) 307-1161  
CONTACT: DAVID FERRARO, PLS

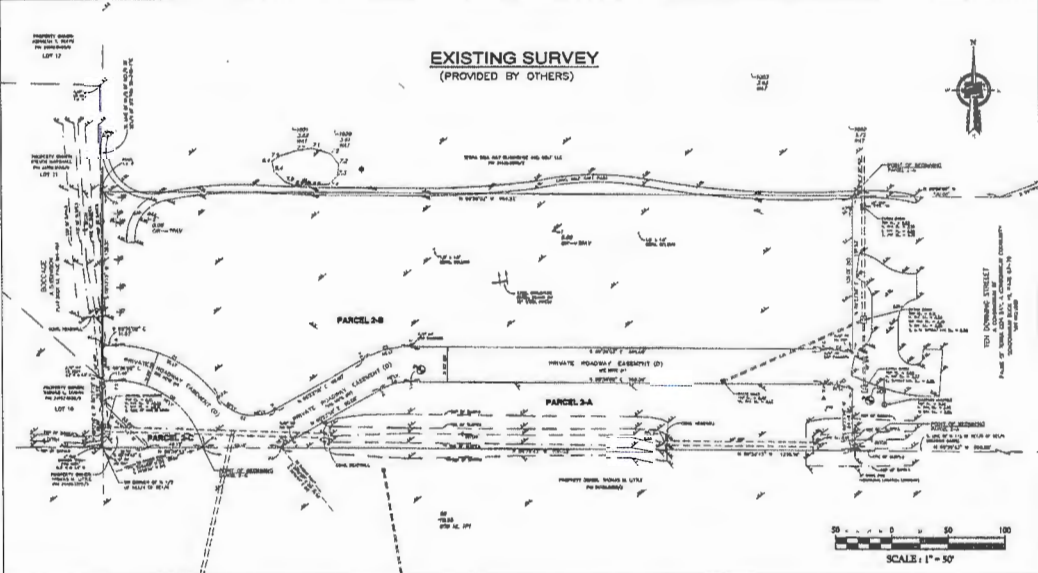
### UTILITY PROVIDERS

**WATER**  
CITY OF PALMETTO  
401 17TH STREET WEST  
PALMETTO, FLORIDA 33602  
PHONE: (941) 723-4580

**SEWER**  
CITY OF PALMETTO  
401 17TH STREET WEST  
PALMETTO, FLORIDA 33602  
PHONE: (941) 723-4580

**DEVIATION REQUEST FOR THE CONCEPTUAL GDP**

1. THE BUILDING SETBACK BETWEEN BUILDINGS IS BEING REDUCED FROM 25 FEET TO 18.5 FEET BETWEEN THE PROPOSED BUILDINGS.
2. PUBLIC OR PRIVATE RIGHT-OF-WAY SETBACK: 35 FEET IS REQUIRED FROM ANY STRUCTURE TO RIGHT-OF-WAY, THIS IS BEING REDUCED TO 20 FEET.
3. 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. THE PARCEL IS PART OF A PD PLAN AND THE GOLF COURSE SHOULD MEET THIS REQUIREMENT FOR THE DEVELOPMENT.



SHEET INDEX	
C1	COVER SHEET
C2	CONSTRUCTION NOTES
C3	SITE DEMOLITION PLAN
C4	DIMENSION PLAN
C5	GRADING PLAN
C6	UTILITY AND PROFILE PLAN
C7	LANDSCAPING PLAN
C8	CONSTRUCTION DETAILS
C9	CONSTRUCTION DETAILS

**MASER CONSULTING P.A.**  
Professional Sealing and Commissioning  
Professional Sealing and Commissioning  
Professional Sealing and Commissioning

Office Locations:  
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St. Petersburg, FL  
Palmetto, FL  
Spring Hill, FL  
Lakewood Ranch, FL  
Wesley Chapel, FL  
Bradenton, FL  
Tallahassee, FL  
Cocoa, FL  
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Melbourne, FL  
Winter Springs, FL  
Orlando, FL  
Daytona Beach, FL  
Jacksonville, FL  
Maitland, FL  
Altamonte Springs, FL  
Deerfield Beach, FL  
Fort Lauderdale, FL  
Miami, FL  
Naples, FL  
West Palm Beach, FL  
Deltona, FL  
Tampa, FL  
Lakewood Ranch, FL  
Wesley Chapel, FL  
Bradenton, FL  
Tallahassee, FL  
Cocoa, FL  
Gainesville, FL  
Fort Myers, FL  
Sanford, FL  
Melbourne, FL  
Winter Springs, FL  
Orlando, FL  
Daytona Beach, FL  
Jacksonville, FL  
Maitland, FL  
Altamonte Springs, FL  
Deerfield Beach, FL  
Fort Lauderdale, FL  
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DATE	BY	REVISION / DESCRIPTION

*LSB*  
5-15-17

**LAURIE S. BURCAW**  
FLORIDA PROFESSIONAL  
REGISTERED LICENSE NUMBER: 0484

TERRA CELA TOWNHOMES  
FOR  
ZIRKELBACH SIGNATURE HOMES, LLC

MUNICIPALITY  
MANATEE COUNTY  
CITY OF PALMETTO

3 WORKING DAYS BEFORE YOU DIG CALL FLORIDA STATE ONE CALL OF FLORIDA 1-800-432-4770

NO.	DATE	ISSUED BY	REVISION
1	05/15/17	HT	ISS
2	05/15/17	HT	REV
3	05/15/17	HT	REV

FOR THE LOCATION OF UNDERGROUND UTILITIES

THE LOCATION OF SOUTHERN UNDERGROUND UTILITIES HAS BEEN SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL RESPONSIBLY REPRESENTATIVE, THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL SOUTHERN UNDERGROUND UTILITIES BEFORE COMMENCING WORK AND ACCEPT TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES AND ALL UNDERGROUND UTILITIES.

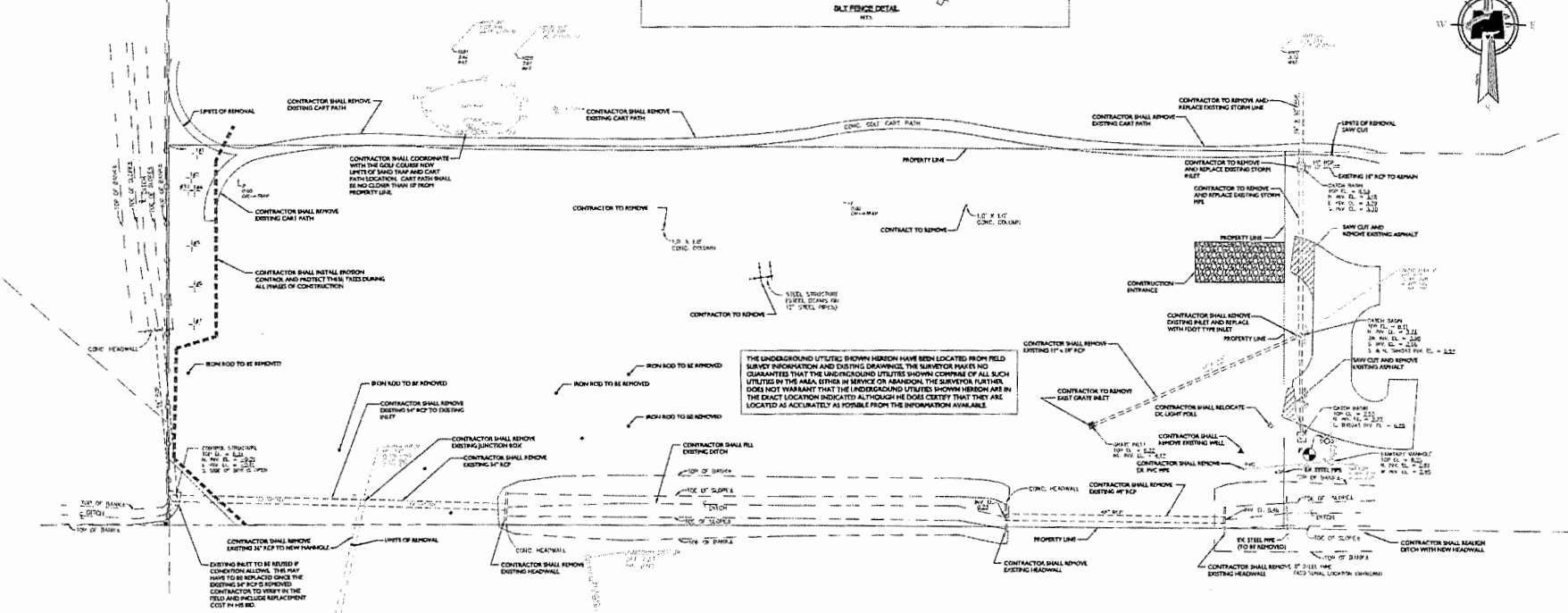
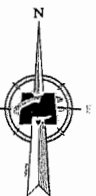
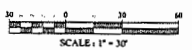
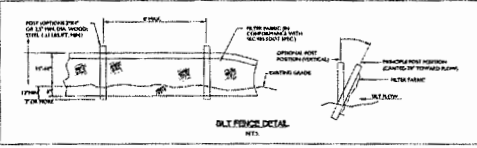
SCALE: 1" = 50'

COVER SHEET

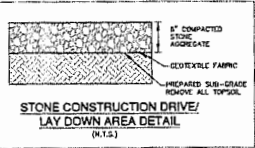
C1



TRUCK	TYPE	TRUCK HEIGHT	SPAN
1	TRUCK	24'	40'
2	TRUCK	32'	60'
3	TRUCK	36'	80'
4	TRUCK	40'	100'
5	TRUCK	44'	120'
6	TRUCK	48'	140'
7	TRUCK	52'	160'
8	TRUCK	56'	180'



THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.



#### DEMOLITION NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC (POWER FEEDING EXISTING LIGHT POLE TO BE RELOCATED), COMMUNICATION, CABLE TV, SANITARY AND STORM SEWER BOTH ON AND ADJACENT TO THE SITE PRIOR TO BEGINNING DEMOLITION.
- ALL DEBRIS AND DIRT SHALL NOT BE SUBMITTED IN THE PROPOSED CONSTRUCTION SHALL BE REMOVED AND PROPERLY DEPOSITED OFF SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REMOVAL OR RELOCATION OF EXISTING ELECTRICAL SYSTEM COMPONENTS, POLE STRUCTURES ETC. WITH ELECTRIC UTILITY AND THE OWNER PRIOR TO BEGINNING DEMOLITION. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR CONTINUED USE IF SERVICE IS REQUIRED.
- A STAFFED DUT FENCE FOR SITE EROSION AND SEDIMENT CONTROL SHALL BE PLACED AROUND THE PERIMETER OF THE CONSTRUCTION AREA PRIOR TO BEGINNING DEMOLITION AS SHOWN ON PLAN.
- THE CONTRACTOR SHALL MAINTAIN FUGITIVE DEMOLITION DUST EMISSIONS AT AN ACCEPTABLE LEVEL. FUGITIVE DEMOLITION DUST EMISSIONS SHALL BE CONTROLLED IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND TESTING SCHEDULE SHEET C3.
- THE CONTRACTOR SHALL ADJUST THE HEIGHT ALL REPAIRING HYDRANTS, VALVES, MANHOLES, STRUCTURE WATER METERS, METERS BOPES, ETC. TO PROPOSED FINISHED GRADES, SEE UTILITY AND GRADING, PAVING AND DRAINAGE PLANS.
- THE NATIONAL EMISSION STANDARDS FOR AIR POLLUTANTS (NEMAPS) REQUIRES THE REMOVAL OF ASBESTOS CONTAINING MATERIAL PRIOR TO THE DEMOLITION OR DEMOLITION OF THESE FACILITIES IF ASBESTOS IS FOUND IT REQUIRES THE PROPER REMOVAL BY A FLORIDA LICENSED ASBESTOS CONTRACTOR OR PROPER WORK PROCEDURES DURING DEMOLITION ACTIVITY.
- LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITY STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS PROJECT PRIOR TO CONSTRUCTION.
- DEMOLITION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL ASBESTOS REPORTS PREPARED FOR SUBJECT PROPERTY. CONTRACTOR SHALL OBTAIN FINAL COPIES OF SUCH REPORTS FROM OWNER.
- EXISTING MONITORING WELLS SHALL BE REMOVED IN ACCORDANCE WITH ANY AND ALL ASBESTOS REPORTS PREPARED FOR SUBJECT PROPERTY. CONTRACTOR SHALL OBTAIN FINAL COPIES OF SUCH REPORTS FROM OWNER.



#### DEMOLITION LEGEND



**MASER**  
 LANDSCAPE ARCHITECTS  
 1001 N. W. 15th Ave., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (561) 534-5555  
 Fax: (561) 534-5556  
 www.maserfl.com

**811**  
 FUTURE COURTESY  
 FOR THE CITY OF PALMETTO  
 1001 N. W. 15th Ave., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (561) 534-5555  
 Fax: (561) 534-5556  
 www.maserfl.com

DATE	REVISION	DESCRIPTION

**Laurie S. Burcaw**  
 FLORIDA PROFESSIONAL  
 ENGINEER LICENSE NUMBER: 36554

**TERRA CIELO TOWNHOMES**  
 FOR  
**ZIRKELBACH SIGNATURE HOMES, LLC**

**MUNICIPALITY MANATEE COUNTY CITY OF PALMETTO**

**TOWN OFFICE**  
 400 North Bay Avenue  
 Palmetto, FL 34291  
 Phone: 813.337.5101  
 Fax: 813.337.5103

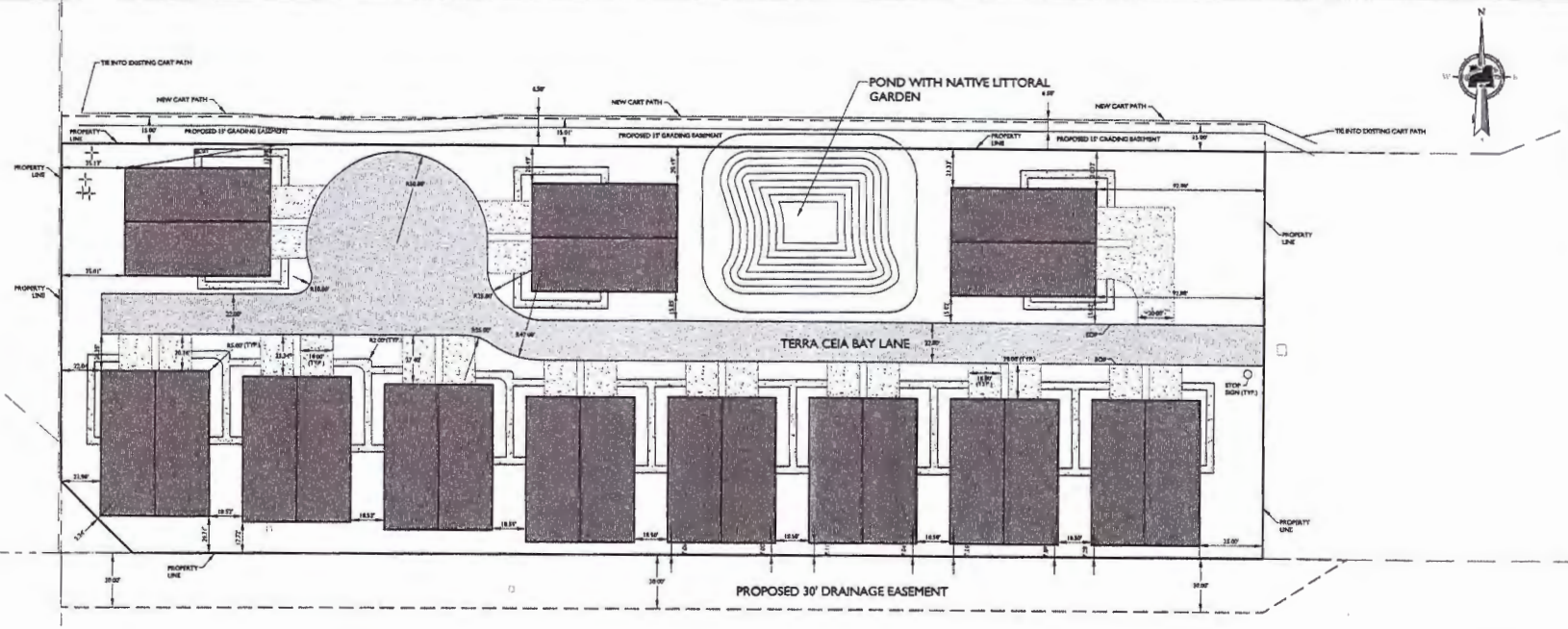
**SITE DEMOLITION PLAN**  
 C3

**MASER CONSULTING, INC.**  
 Customized Landscaping, Site Planning, and Construction Services  
 11000 W. Bruce B. Downs Blvd., Suite 100  
 Tampa, FL 33613  
 Phone: (813) 972-4400  
 Fax: (813) 972-4401  
 Email: info@maserconsulting.com

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State of FL Certificate of Professional Registration: 20091 / 108970

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NO.	DATE	REVISION
1	11/21/2023	ISSUED FOR PERMIT
2		
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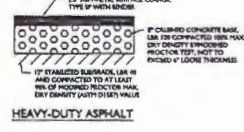
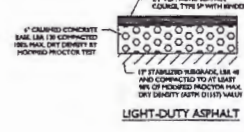
**SITE INFORMATION:**

TOTAL SITE AREA: 3.42 AC  
 ZONING JURISDICTION: CITY OF PALMETTO  
 CURRENT ZONING: PDAM (PLANNED DEVELOPMENT - HOUSING)  
 FLOOD FE: 34 FEET ABOVE  
 EXISTING USE: VACANT  
 PROPOSED USE: RESIDENTIAL VILLAS  
 TOTAL UNITS: 22 UNITS (SINGLE-STORY)  
 UNIT SIZE: 3,279 SF  
 MAX HEIGHT: 23 FEET

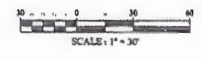
IMPERVIOUS CALCULATIONS  
 PAD AREA = 1.31 AC  
 DRIVEWAY/DRIVEWAY AREA = 0.25 AC  
 ASPHALT ROAD AREA = 0.48 AC  
 TOTAL IMPERVIOUS AREA = 2.04 AC  
 GREEN SPACE = 1.38 AC (40%)

**SITE NOTES**

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE ON SITE BURNAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN BURIED UTILITIES ON THE SITE AND NONE WILL BE ALLOWED DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL WORK SHALL COMPLY WITH CITY OF PALMETTO/MANATEE COUNTY, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE OF FLORIDA TRANSPORTATION STANDARD SPECIFICATIONS, CURRENT EDITION.
7. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. SEE SHEET C-010 FOR DETAILS.
9. ALL DISTURBED AREAS WITHIN DRIVEWAY CURBS AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
10. ALL DRIVEWAYS SHALL BE A MINIMUM OF 30' IN LENGTH AND 10' WIDE.
11. A CONSTRUCTION DRAWING ELEVATION CERTIFICATE IS REQUIRED FOR EACH TOWNHOME BUILDING PERMIT SUBMITTAL.



- ASPHALT NOTES**
1. THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
  2. THE BASE COURSE SHOULD CONFORM TO THE LATEST EDITION OF ROAD AND BRIDGE CONSTRUCTION SPECIFICATION SURFACE COURSE SH-2. BASE COURSE SHALL BE COMPACTED TO 98% OF THE HOOVER PROCTOR METHOD (100% HUMIDITY BY DRY WEIGHT).
  3. ASPHALT SHOULD BE COMPACTED TO A MINIMUM OF 1% OF LABORATORY MAXIMUM DENSITY PER DENSITY DETERMINED FROM SPECIFIC QUANTITY PITCHES WITH 10% TOTAL TOLERANCE OF +2% AND -1% OF DESIGN GRADE.
  4. PLASTIC CLAY SHALL NOT BE ALLOWED TO STRAGGLE THE SURFACE.
  5. COLORED CONCRETE SHALL BE SOURCED FROM APPROVED FOOT SUPPLIER.
- ASPHALT DETAIL**  
 N.T.S.



*L.S. 5-15-23*

**Laurie S. Burcaw**  
 FLORIDA PROFESSIONAL ENGINEER - LICENSE NUMBER 90841

**TERRA CEIA TOWNHOMES**

FOR  
**ZIRKELBACH SIGNATURE HOMES, LLC**

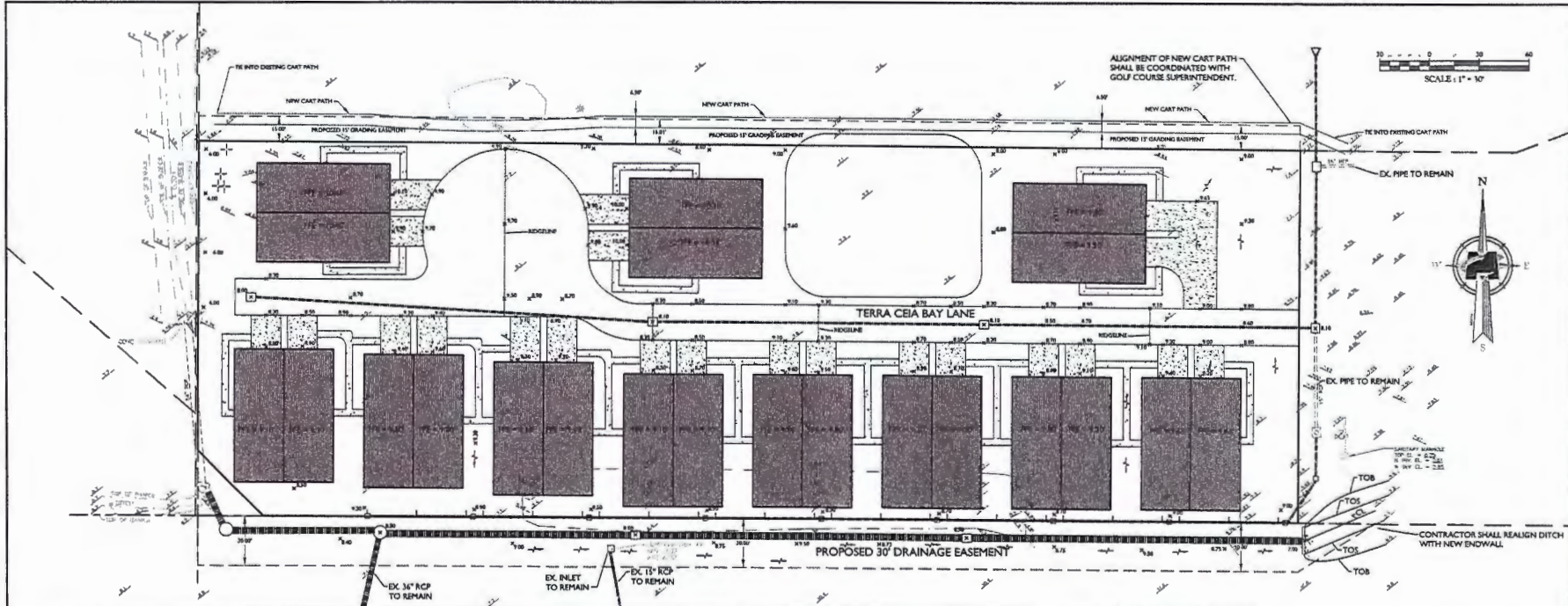
**MUNICIPALITY MANATEE COUNTY CITY OF PALMETTO**

**TAMPA OFFICE**  
 400 NORTH TROPIC SQUARE  
 TAMPA, FL 33609  
 PHONE 813.277.1561  
 FAX 813.277.1550

CALL NO.	SHEET	DATE	DATE

**DIMENSION PLAN**

**C4**



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 Florida Professional Landscape Architect License No. 12882  
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DATE	1/11/2024
SCALE	AS SHOWN
PROJECT	TERRA CELA TOWNHOMES
CLIENT	ZIRKELBACH SIGNATURE HOMES, LLC
LOCATION	1411 S. PALM BLVD., PALM BEACH, FL 33480
CONTRACT NO.	24-001
PROJECT NO.	24-001
DATE	1/11/2024
SCALE	AS SHOWN
PROJECT	TERRA CELA TOWNHOMES
CLIENT	ZIRKELBACH SIGNATURE HOMES, LLC
LOCATION	1411 S. PALM BLVD., PALM BEACH, FL 33480
CONTRACT NO.	24-001
PROJECT NO.	24-001

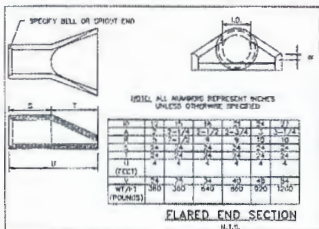
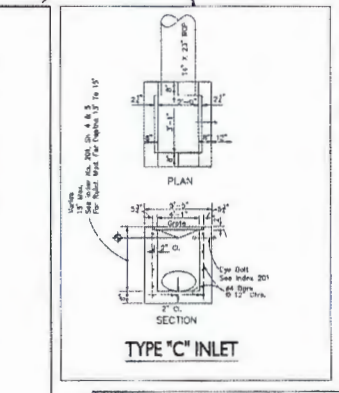
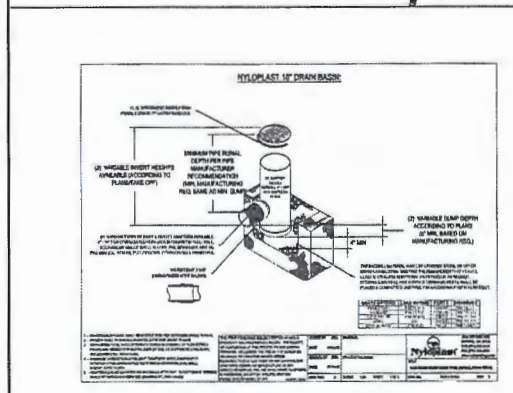
**Laurie S. Burcaw**  
Professional Engineer  
License No. 12882

**TERRA CELA TOWNHOMES**  
FOR  
**ZIRKELBACH SIGNATURE HOMES, LLC**

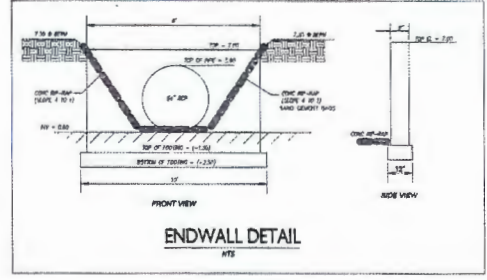
**MUNICIPALITY OF MANATEE COUNTY CITY OF PALMETTO**

**TERRA CELA TOWNHOMES**  
1411 S. PALM BLVD., PALM BEACH, FL 33480  
Phone: 561.881.8811  
Fax: 561.881.1960

**GRADING PLAN**  
CS



- GRADING & DRAINAGE NOTES**
- SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
  - SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%.
  - MAXIMUM CUT OF FILL SLOPES IS 4:1.
  - THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION OF THE SITE.
  - ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 4") AND COMPACTED TO AT LEAST 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (MATH DATA). THE UPPER 6 INCHES OF SOIL, SLAGGERS, FAVORITES AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 95% COMPACTION. MUST BE CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
  - RETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
  - LENGTH OF PAVED PADS AT PIPE OUTLET STRUCTURES TO BE A MINIMUM LENGTH OF (4) SIX TIMES THE DIAMETER OF THE PIPE.
  - DIRECTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAN VIEW FROM A PUBLIC ROAD OR STREET.
  - SEE SHEET CS-C10 FOR DETAILS.



**LEGEND**

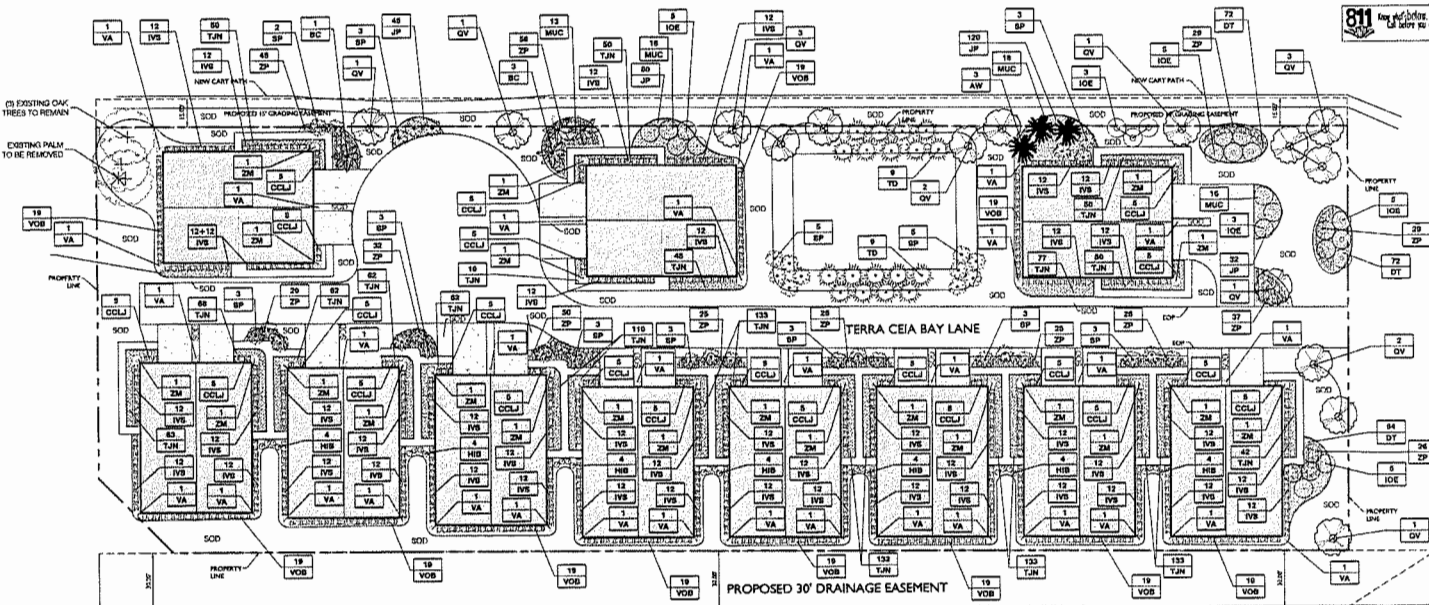
TURNED LINE, CENTER LINE OR SIDE LINE (SAME AS SUDS)	PROPOSED
HEIGHT OF WALKWAY	12" @ 12"
PROPERTY LINE	---
FACE OF PAVEMENT	---
CLUB	---
DOWNWARD CURB	---
SIDEWALK	---
FINISH	---
FINISH LINE	---
ROADWAY BOUNDARY	---
WETLAND LINE	---
MUNICIPAL BOUNDARY LINE	---
W-BUILT	---
W-BEST	---
STORM MANHOLE	---
SANITARY MANHOLE	---
FLARED END SECTION	---
HEADWALL	---
HYDRAULIC	---
POLE MOUNTED LIGHT	---
COURTYARD	---
10' @ 10'	---
DIRECTION OF OVERLAND FLOW	---
TOP OF CURB ELEVATION	1" TC 2' @
BOTTOM OF CURB ELEVATION	1" BC 2' @
TOP OF COMPRESSED CURB SURFACING	1" TC 2' @

- BUILDING NOTES**
- MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION. IN TIMES OF RAIN OR FLOOD, ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVE A CRUSHED STONE BASE ETC., WITH A MINIMUM WIDTH OF 30 FT. THE ACCESS TO BUILDINGS HAVE SPRAWLER OR STANDOFF SYSTEMS SHALL BE TO WITHIN 40 FT. OF THE FIRE DEPARTMENT CONNECTION (NFPA 1411 3-1).
  - CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING. INSTALL FRENCH DRAIN IN LANDSCAPED AREAS ADJACENT TO BUILDING AND CONNECT TO DRAINAGE SYSTEM.
  - SEE SHEET CS-C10 FOR DETAILS.



### GENERAL LANDSCAPE NOTES

- All plant material to be planted in the field shall be specified by the owner within the FDCS Guidelines and Standards for Nursery Stock.
- The caliper measurements shall be taken at an (8) inch above the root crown. Measurements for trees over (4) inches of caliper shall be taken at the base (12) inches above the root crown. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
- The Plant Material Schedule to be used with the Plans is provided only for the Contractor's convenience; it shall not be construed as a contract or modification of the Plans.
- In the event of discrepancies in the quantities shown on the Plant Material Schedule and Form and those shown on the Plans, the Contractor shall list the quantity shown on the Plant Material Schedule. Discrepancies shall be made as to the quantity shown on the Plans.
- If a conflict between the Plans and the Specifications exists, the Plans shall prevail and be considered the controlling document.
- Contractor shall provide documentation of plant variety when specified. Plants specified by Common Name Species shall not require documentation.
- All materials shall be installed as specified on the Plans. If material and labor not set out in the Details and Specifications, they will be governed by the Landscape Architect. Highest materials will be replaced by the Landscape Architect at no additional cost.
- All necessary permits are to be provided by the installing contractor for work shown on the Plans unless otherwise specifically stated in the Specifications or (Site Documents).
- The Contractor shall be responsible for verification and protection of all underground and overhead utilities. These utilities shown on the Plans that conflict with the design shall be reported to the attention of the Landscape Architect prior to installation.
- The Owner or Owner Representative shall provide site grading to within 0.1 foot of final grade. The Contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/ways with smooth graded transitions. Details larger than 1.5 inches shall be removed from installation. Details smaller than 1.5 inches shall be replaced and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the Contractor until final acceptance is granted by the Owner.
- All B&B trees shall have three (3) bags, each one removed from the top of the bag and all support lines, identification tags, and other devices shall be removed from the plant material prior to delivery to a Substantial Completion projection.
- Mulch shall be Fine Bark (minimum grade) and shall be 1/4" to 1/2" deep.
- The Contractor shall remove existing vegetation, including trees, shrubs, and other plants, in accordance with the Plans. Line of retention shall be in accordance with the Plans. The Contractor shall be responsible for the removal of existing vegetation and responsible to ensure that no growth shall occur.
- The Contractor shall keep the site clean and orderly at all times. Piled materials, debris, and other materials shall be removed from the site as they are generated and shall be disposed of in accordance with local laws and regulations.
- Soil shall be level with tight joints. Saturated areas shall be relevel within three days after installation. Contractor shall apply proper irrigation water quantities, prior to setting in stumps proper soil/soil contact but not produce intolerances from pesticides.
- All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect, (727) 343-1808.



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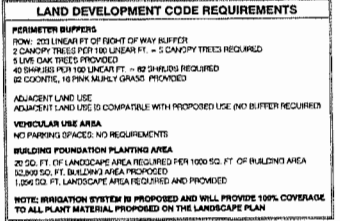
**HEARTWOOD BARK**  
 LANDSCAPE ARCHITECTURE & DESIGN  
 2025 W. BEAUFORT BLVD., SUITE 100, PALMETTO, FL 34107  
 (727) 343-1808 FAX (727) 343-1808



**TERRA CEIA TOWNHOMES**  
 ZIRKELBACH  
 SIGNATURE HOMES, LLC  
 PALMETTO, FLORIDA

### LAND DEVELOPMENT CODE REQUIREMENTS

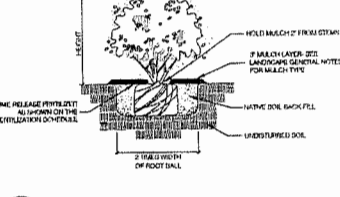
- LANDSCAPE BUFFER: 20' LINEAR FT. OF RIGHT WAY BUFFER. 2 CANOPY TREES PER 100' LINEAR FT. - 5 CANOPY TREES REQUIRED. 5 LIVE OAK TREES PROVIDED. 40 SHRUBS PER 100' LINEAR FT. - 20 SHRUBS REQUIRED. 20 COCONUTS, 10 PINK PALM GRASS PROVIDED.
- ADJACENT LAND USE: ADJACENT LAND USE IS COMPATIBLE WITH PROPOSED USE, NO BUFFER REQUIRED.
- VEHICULAR USE AREA: NO PARKING SPACES; NO REQUIREMENTS.
- BUILDING FOUNDATION PLANTING AREA: 20 SQ. FT. OF LANDSCAPE AREA REQUIRED PER 1000 SQ. FT. OF BUILDING AREA. 1000 SQ. FT. LANDSCAPE AREA PROVIDED.



### SMALL TREE PLANTING DETAIL (<3" CALIPER)

CODE	QTY	BOTANICAL NAME	PLANT MATERIAL SCHEDULE	SPECIFICATION	SPACING	NATIVE
AW	3	ACEDONIA LANCEOLATA	WAX PALM	8' C.A. HT. 3/5" DBH	AS SHOWN	YES
BC	3	BUTIA CAUTLETTA	PISTACHIO PALM	4' C.A. HT. STRAIGHT TRUNKS	AS SHOWN	YES
CCLJ	110	CALLISTEMON LANCEOLATUS	DWARF BUTTERFLY BUSH	3' C.A. HT. X 18" SPD.	2' O.C.	NO
DT	200	DAMPiera	BUTTERFLY PLANT	1' C.A. HT. X 1' SPD.	2' O.C.	NO
HB	20	HEBE	HEBE	3' C.A. HT. HEAVY	3' O.C.	NO
IB	20	IBERIS	IBERIS	12" HT. X 2" SPD.	3' O.C.	YES
JC	80	JUNIPERUS COMMUNIS	PARSONS JUNIPER	1' C.A. HT. SPD.	2' O.C.	NO
JP	277	JUNIPERUS PARSONIANA	PARSONS JUNIPER	1' C.A. HT. SPD.	2' O.C.	NO
MUC	63	MUNDTIA	PINK MURLY GRASS	3' C.A. HT. X 3" SPD.	2' O.C.	YES
OV	15	ORCHARDIA VIOLEACEA	LIVE OAK	14" HT. X 3" SPD. 4" CAL.	AS SHOWN	YES
SP	38	SABAL PALMETTO	CADDOGAN PALM	13' HT. C.T. 13' HT. C.T. 13' HT. C.T.	AS SHOWN	YES
TD	18	TARDEUM DISTRICHUM	BALD PATEL	AS SHOWN	AS SHOWN	YES
TUN	123	TROCHODENDRON ASIATICUM MINIMA	DWARF CONFEDERATE JASMINE	1' C.A. HT. SPD.	18" O.C.	NO
VA	33	VIBURNUM AWABUDII	MORNING LEAF VIBURNUM	3' C.A. HT. X 3" SPD.	AS SHOWN	NO
VOB	300	VIBURNUM OBOVATUM	WALTON VIBURNUM	2' C.A. HT. X 1" SPD.	2' O.C.	YES
ZM	22	ZAMIA NORTIANA	DWARF PALM GRASS	7" C.A. HT. X 3" SPD.	AS SHOWN	YES
ZP	424	ZAMIA PALMELLA	COCONUT	3' C.A. HT. 18" SPD.	2' O.C.	YES

### SHRUB & GROUND COVER PLANTING DETAIL

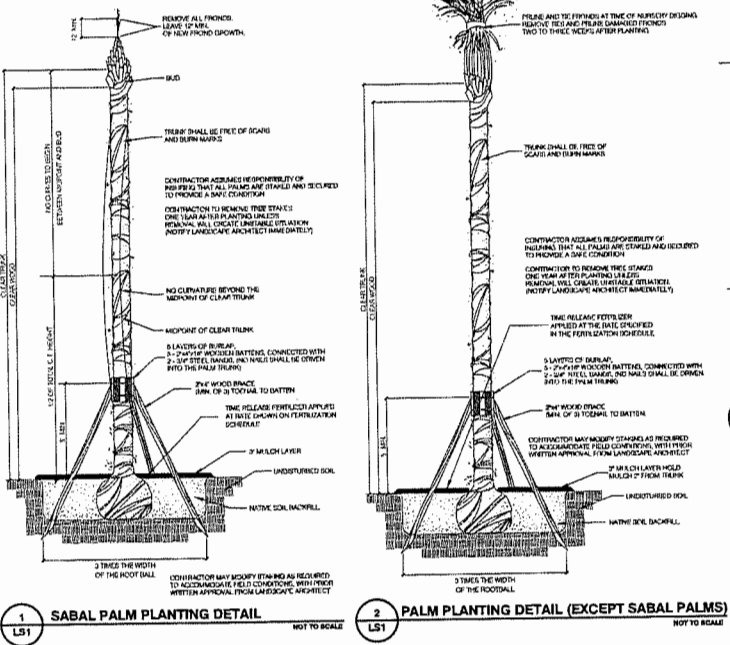


### FERTILIZATION SCHEDULE

- All plant material shall be fertilized upon installation but prior to mulching. Plant material installed on open bodies of water shall be installed through the water. Fertilization shall be applied to the root zone of the plant.
- Fertilizer shall be Scotts Osmocote Classic 15-15-12 (12) month release formulation. Contractor may use the standard of Scotts Osmocote Classic 15-15-12 (12) month release formulation. Contractor may use the standard of Scotts Osmocote Classic 15-15-12 (12) month release formulation. Contractor may use the standard of Scotts Osmocote Classic 15-15-12 (12) month release formulation.
- Each container shall be fertilized with the amount shown for each container size. One (1) can acquire two hundred (200) grams of Scotts Osmocote Classic 15-15-12 fertilizer.

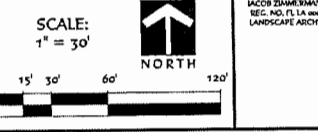
### OPTIONAL FERTILIZATION TECHNIQUES

- The Contractor may substitute Scotts Systemic 20-10-10 Systemic Tablets Plus for fertilization of trees and large ornamentals. The application rate shall be three (3) tablets per (10) gallon of water. The application rate shall be three (3) tablets per (10) gallon of water. The application rate shall be three (3) tablets per (10) gallon of water.
- Scotts Osmocote Classic 15-15-12 (12) month release formulation shall be applied to palms at a rate of (8) cups per one hundred (100) square feet of palm canopy. One (1) can acquire two hundred (200) grams of Scotts Osmocote Classic 15-15-12 (12) month release formulation.
- Scotts Osmocote Classic 15-15-12 (12) month release formulation shall be applied to palms at a rate of (8) cups per one hundred (100) square feet of palm canopy. One (1) can acquire two hundred (200) grams of Scotts Osmocote Classic 15-15-12 (12) month release formulation.



1 SABAL PALM PLANTING DETAIL

2 PALM PLANTING DETAIL (EXCEPT SABAL PALMS)



### REVISIONS:

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		

DRAWN BY: JAC  
 DATE: 08/11/11

17019

LANDSCAPE PLAN  
 LS1

JACOB ZIRKELBACH, RLA  
 REG. NO. FL 1A 00000001  
 LANDSCAPE ARCHITECT









**City of Palmetto  
Planning & Zoning Board  
Agenda Item**

**Meeting Date**

05/15/2017

**Presenter:** Karla Owens, City Planner

**Department:** Public Works

**Title: Terra Ceia Townhomes Conceptual/General Development Plan  
(Ordinance 2017-07)**

Project Description

The subject property was permitted as part of the master plan for Terra Ceia and is part of the Community Development District. The proposed project is to construct a new project containing 22 residential villas on the subject property. Each unit will be single story with attached garages. The property will also contain a proposed open space/playground area and will be a private, gated community. This proposal is consistent with the City's Comprehensive Plan, with the PD-H zoning district requirements, and with the surrounding neighborhood.

The Planning and Zoning Board will hold a public hearing on May 25, 2017 to discuss the project and to provide recommendations to the City Commission.

**City Attorney Reviewed:**

- Yes
- No
- N/A

**Advisory Board Recommendation:**

- For
- Against
- N/A

**Consistent With:**

- Yes
- No
- N/A

2030 Comp Plan, City Ordinances

**Motion Requested:**

Motion to schedule Ordinance 2017-07 for a Public Hearing on June 5, 2017 at 7:00PM or as soon thereafter as same can be heard in the Chambers.

**Staff Contact:**

Karla Owens, City Planner

Public Works

941-723-4580

**Attachments:**

Location Map



**CITY OF PALMETTO  
ORDINANCE NO. 2017-07**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING A CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR A 22-UNIT, ONE-STORY RESIDENTIAL VILLAS PROJECT ON A 3.42-ACRE SITE ZONED PD-H AND GENERALLY LOCATED WEST OF 14<sup>TH</sup> AVENUE WEST AND SOUTH OF TERRA CEIA BAY CLUBHOUSE & GOLF; SAID PARCEL IS PID#2416820005, PALMETTO, FLORIDA, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**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**, Terra Ceia Development Partners, LLC owns approximately 3.42 acres of property located west of 14<sup>th</sup> Avenue West and south of Terra Ceia Bay Clubhouse & Golf, Palmetto, and being collectively described in **Exhibit “A”** attached hereto (the “Property”); and

**WHEREAS**, Terra Ceia Development Partners, LLC will be further referred to herein as “Owner”; and

**WHEREAS**, Owner has requested approval of a Conceptual/General Development Plan for a 22-unit, one story-story, residential villas project on the Property, as depicted on the document attached as **Exhibit B** (the “Project”); and

**WHEREAS**, the Planning and Zoning Board reviewed the proposed Project, held a properly noticed public hearing on May 25, 2017, 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 June 5, 2017, and received public comment and testimony at said hearing; and

**WHEREAS**, the City Commission of the City of Palmetto finds that approval of the Project 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. Findings 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 Project with certain conditions as set forth in Section 2 below.
- C. The Project, as conditioned, is consistent with the City of Palmetto’s Comprehensive Plan.
- D. The Project, as conditioned, is compatible with adjacent land uses and complies with all pertinent provisions of the City of Palmetto’s Zoning Code.

**Section 2. Project Approval.** The Project is hereby approved with the following stipulations:

**Section 3. Repeal of Ordinances in Conflict.** This Ordinance hereby repeals and replaces any ordinances in 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 the Mayor vetoes the Ordinance, 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 5th day of June, 2017.

First Reading: May 15, 2017

Publication: May 5, 2017

Second Reading and

Public Hearing: June 5, 2017

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



## EXHIBIT A

### Legal description

#### DESCRIPTION:

##### PARCEL 2-A:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S00°23'58"W, ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S00°23'58"W, ALONG SAID SECTION LINE, 1838.31 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°39'43"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 660.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°39'43"W ALONG SAID LINE, 505.03 FEET TO THE INTERSECTION WITH A PRIVATE ROAD EASEMENT, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S39°06'20"E, 72.58 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°30'18", A DISTANCE OF 12.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N60°23'58"E, ALONG SAID ROADWAY EASEMENT, 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 55.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 28.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°36'02"E, ALONG SAID ROADWAY EASEMENT, 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'37", A DISTANCE OF 26.17 FEET; THENCE S00°23'58"W, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 54.44 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

##### PARCEL 2-B

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S00°23'58"W ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S00°23'58"W, ALONG SAID SECTION LINE, 1573.35 FEET; THENCE N89°36'02"W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 425.00 FEET; THENCE S69°19'09"W, 112.53 FEET; THENCE N89°36'02"W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 130.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°36'02"W, 664.22 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°17'15"W, ALONG SAID WEST LINE, 135.51 FEET TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT; THENCE S89°36'02"E, ALONG SAID ROADWAY EASEMENT, 11.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°57'35", A DISTANCE OF 104.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 39.00 FEET; THENCE RUN SOUTHEASTERLY AND NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°57'35", A DISTANCE OF 57.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N60°23'58"E, ALONG SAID ROADWAY EASEMENT, 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 86.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 45.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°36'02"E, ALONG SAID ROADWAY EASEMENT, 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH CENTRAL ANGLE OF 13°23'27", A DISTANCE OF 25.94 FEET; THENCE N00°23'58"E, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 138.53 FEET TO THE POINT OF BEGINNING BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

##### PARCEL 2-C:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S00°23'58"W, ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET TO THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S00°23'58"W, ALONG SAID SECTION LINE, 1838.31 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°39'43"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 1235.16 FEET TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT, FOR A POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S75°24'08"W, 80.00 FEET; THENCE CONTINUE N89°39'43"W, ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 49.12 FEET TO A POINT WHICH LIES S89°39'43"E, 39.50 FEET FROM THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N44°41'14"W, 55.89 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SAID POINT LYING N00°17'15"E, 39.50 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE N00°17'15"E, ALONG SAID WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 19.89 FEET TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT; THENCE S89°36'02"E, ALONG SAID PRIVATE ROADWAY EASEMENT, 11.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°00'10", A DISTANCE OF 104.72 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

**EXHIBIT B**  
**Approved General Development Plan**