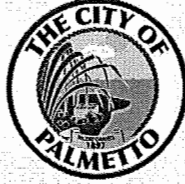


TAB 14



City of Palmetto Commission Agenda

City of Palmetto Commission Chambers

Meeting Date:
5/7/2018

Presenter/Department: Karla Owens, Development Services Director.

Title: Ordinance No. 2018-10 approving a General Development Plan for property located at 917 11th Avenue West.

Background and Discussion:

In January 2018, the applicant submitted an application for rezoning, small scale future land use amendment, and a general development plan (GDP) for the subject property. Approval of this GDP is contingent on prior approval of Rezoning Ordinance No. 2018-08 and Future Land Use Map Amendment No. 2018-09. The applicant proposes to develop the property with 204 multi-family apartment houses along with limited commercial uses.

Surrounding Area Information:

North: P, Public Zoning, PF, Public Facilities Future Land Use. This property is owned by the City and used as the Police Department and retention/drainage facilities for 10th Street West.

South: RS-3 Zoning, RES-6, Residential (6 du/acre) Future Land Use. The properties to the south are currently occupied single family housing. In addition, between the subject property and the houses, there is a platted thirty (30) foot roadway designated as 8th Street Drive West. The applicant intends to petition for vacation of this easement to provide additional buffering between the proposed and existing development.

West: P, Public Zoning, PF, Public Facility Future Land Use. This property is used as the City Cemetery.

East: CG, Business and Light Commercial Zoning, GCOM, General Commercial Future Land Use. The proposed Lawson commercial office/retail development and a boat repair business are currently operating on the east side of 11th Avenue West.

Consistency with Zoning and Comprehensive Plan:

Pursuant to Objective 1.3 of the City’s 2030 Comprehensive Plan, the PC, Planned Community future land use category is appropriate for development connected with a General Development Plan consistent with the existing pattern of development. Permitted uses include but are not limited to general commercial and residential use. The applicant has proposed a maximum density of 25 du/acre. The PC future land use designation allows a base density of 16 du/acre with a maximum allowable density of 45 du/acre with applicable density bonuses. In this case, the applicant has proposed the following amenities pursuant to Section 9.5, Density Bonuses, set forth in the Palmetto Code of Ordinances:

1. *The restoration and preservation of buildings, structures, or sites that have unique historic, archaeological or architectural significance.* The applicant is redeveloping an iconic and agriculturally historic site in the City. The project has been named “Heartland Groves” to honor the heritage of the site. In addition, the elevation of the proposed multi-family units are consistent with the agricultural architecture of the prior structure; and
2. *A portion of developable land is dedicated for public facility sites.* The applicant has proposed to construct a ten (10) foot asphalt multi-modal trail open for public use adjacent to the development. This trail will become part of the City’s interconnected multi-modal trail system. In addition, the applicant has proposed construction of a .18 acre fenced public dog park which will be accessible through the trail; and
3. *Redevelopment or infill development within the Community Redevelopment Area.* This property is located within the City’s Community Redevelopment Area and will provide a compatible buffer between the commercial uses to the east and the residential uses to the south and in neighboring areas.

Based upon this analysis, the owner/applicant’s density request is consistent with both PD, Planned Development zoning requirements and with the PC, Planned Community future land use designation. Buffering and setbacks designated on the General Development Plan will insure compatibility with the existing development in the surrounding area. Finally, the proposed development will facilitate the infill of vacant property and promote orderly, compact urban growth. It will also eliminate an intense industrial use existing in the midst of residential and light commercial uses. Finally, the City has utility service in this area, and the proposed development will serve to maximize the use of existing potable water and sewer facilities pursuant to Objectives 4.2 and 7.2 of the Comprehensive Plan.

Requested Deviations: Pursuant to Section 8.5 of the Code of Ordinances, the applicant has requested deviation from the following requirements:

1. *Side setback reduction from thirty-five (35) feet to ten (10) feet along the north boundary of the subject property.* Staff recommends approval of this request for deviation upon the subsequent execution of an easement agreement for use of adjacent Parcel I.D. No.: 2707100059 currently owned by the City. This easement will be utilized for retention/drainage, secondary access to the project, and public parking and a trailhead access point. This language has been included as a stipulation on Ordinance No. 2018-10/General Development Plan; and

2. *Reduction of required on-site parking from 408 spaces (2 spaces/du) to 311 spaces (1.5 spaces/du).* Staff recommends approval of this request for deviation. The majority of Florida jurisdictions require only 1.5 spaces/unit for multi-family development. In addition, a stipulation has been included in Ordinance No. 2018-10/General Development Plan requiring the subsequent execution of an easement agreement for use of the City-owned parcel to the north. This easement property would be used for various public uses as described above along with additional overflow and guest parking for the residents of the proposed development; and

3. *Side setback reduction from thirty-five feet to twenty-five (25) feet along the south boundary of the subject property.* Staff recommends approval of this request specifically contingent on the approval of a Petition to Vacate the platted roadway easement a/k/a 8th Street Drive North. Should the Petition to Vacate this easement be denied, the applicant acknowledges that this General Development Plan shall not become effective and shall be formally amended to comply with setback requirements. Finally, a stipulation has been added requiring the inside and outside of the proposed multi-family units to be substantially similar to the Preserve at Riverwalk Apartment Homes in Bradenton, Florida.

Conclusion: As set forth in the attached Ordinance No. 2018-10, numerous stipulations have been included to address matters including open space, vacation of adjacent easements, school board requirements and requests, potential transportation improvements, environmental remediation, buffering of adjacent properties, etc. At this time, Staff recommends approval of the first reading of Ordinance No. 2018-10 as written including all included conditions and stipulations as set forth in the Ordinance. Should the applicant fail to address contingencies regarding vacation of the roadway easement along the southern boundary and access to the City-owned parcels along the north and south boundaries of the property by the time of the public hearings on this matter, Staff will reconsider its recommendation regarding Ordinance No. 2018-10.

City Attorney Review: Yes

City Staff Recommendation: Staff recommends the Commission approve the first reading of Ordinance No. 2018-10 and direct staff to advertise the ordinance for the appropriate public hearings. Funding for the advertisement of this matter has previously been budgeted.

Direction Requested/Potential Motion: I move to approve the first reading of Ordinance No. 2018-10, and to authorize staff to advertise same for the appropriate public hearing.

Attachments: Maps and survey of the subject property, legal description, agent of record letter, proposed general development plan, School Board of Manatee County review comments.

**CITY OF PALMETTO
ORDINANCE NO.: 2018-10**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING ADOPTION OF A GENERAL DEVELOPMENT PLAN AS DESCRIBED HEREIN FOR A MULTIPLE USE, PLANNED DEVELOPMENT CONTAINING APPROXIMATELY 204 MULT-FAMILY RESIDENTIAL USES AND OTHER COMMERCIAL USES ON 8.26 ACRES OF PROPERTY GENERALLY LOCATED AT 917 11TH STREET WEST; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (HEARTLAND PROPERTY)

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 of Palmetto has received a request for approval of a General Development Plan for a Multiple Use Planned Development containing both multi-family and commercial development upon approximately 8.26 acres of property generally located at 917 11th Street West, and more specifically described in Exhibit “A” attached hereto and incorporated herein by reference; and

WHEREAS, the City Commission has previously adopted Ordinance No. 2018-09 to approve a small scale future land use amendment to re-designate the subject property as PC, Planned Community; and

WHEREAS, the City Commission has previously adopted Ordinance No. 2018-08 to approve a rezoning of the subject property to PD-MU, Planned Development, Multiple Use; and

WHEREAS, the Planning and Zoning Board of the City of Palmetto held a properly noticed public hearing on May 17, 2018 regarding the proposed general development plan, and received public comment and testimony at said hearing; and

WHEREAS, the City Commission finds that approval of the proposed General Development Plan attached as Exhibit “B” and subject to stipulations as set forth in Section 2 below, benefits the public health, safety, and welfare.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY COMMISSION OF PALMETTO, FLORIDA, AS FOLLOWS:

Section 1: Findings of Fact.

A. The above “Whereas” clauses are hereby adopted and incorporated herein as findings of fact; and

B. The Planning and Zoning Board has recommended conditional approval of the proposed General Development Plan attached hereto as Exhibit “B”, and subject to the approved deviations and stipulations as set forth below in Section 2; and

C. The proposed General Development Plan, read together with the stipulations and approved deviations as set forth below, is consistent with the City of Palmetto’s Comprehensive Plan; and

D. The proposed General Development Plan, read together with the approved deviations and the stipulations set forth below, 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 General Development Plan attached hereto as Exhibit “B” is hereby approved with the following deviations and stipulations:

Deviations:

1) A DEVIATION is approved to reduce the side setback along the north side of the property from thirty-five (35) feet to ten (10) feet; and

2) A DEVIATION is approved to reduce required parking from 408 spaces (2 spaces/unit) to 325 (1.5 spaces/unit). Parking spaces shall otherwise comply with Sections 28-71 through 28-79 of the Palmetto Code of Ordinances and will all federal handicap parking requirements; and

3) A DEVIATION is approved to reduce the side setback along the south side of the property from thirty-five (35) feet to twenty-five (25) feet specifically contingent on the approval of a Petition to Vacate the platted roadway easement a/k/a 8th Street Drive North. Should the Petition

to Vacate this easement be denied, the applicant acknowledges that this General Development Plan shall not become effective and shall be formally amended to comply with setback requirements.

Stipulations:

- 1) The proposed four story buildings will be limited to a maximum height of fifty-five (55) feet. Proposed three story buildings will be limited to a maximum height of forty-five (45) feet; and
- 2) The proposed multi-modal trail shall be a minimum of ten (10) feet and constructed of asphalt. Said trail shall be constructed and maintained by the applicant, and shall at all times be open to use by the public. Minimum 25% open space pursuant to Section 8.5(l) must otherwise be provided including amenities shall otherwise be provided and maintained as depicted on the General Development Plan; and
- 3) All landscape buffers shall be constructed and maintained by the applicant as depicted on the General Development Plan and so as to meet the requirements of Sections 7-216 through 7-222 of the Palmetto Code of Ordinances. In addition, the applicant shall provide enhanced landscaping to create additional opacity and separation along the southern boundary of the property and the northern setback area abutting the Police Department; and
- 4) Prior to approval of any construction plans or building permits, a traffic study must be submitted to and approved by the City to properly determine and address impacts to the area transportation system; and
- 5) This General Development Plan shall not become effective until a vacation ordinance is approved for the roadway easement designated as 8th Street Drive West and located along the southern boundary of the subject property. If the vacation ordinance is not subsequently approved, this General Development Plan shall become void and the applicant shall submit an amendment to its original application revising setbacks and other pertinent issues in this area (south boundary); and
- 6) This General Development Plan shall not become effective until appropriate legal documentation is submitted and approved by the City Attorney, and City Commission, as appropriate, providing a secondary driveway access and use of the retention area on Parcel I.D. No. 2707100059 immediately abutting the subject property to the north and owned by the City of Palmetto; and
- 7) This General Development Plan shall not become effective until appropriate legal documentation is submitted and approved by the City Attorney, and City Commission, as appropriate, transferring ownership of Parcel I.D. No. 2707500506 immediately abutting the subject property to the southwest and owned by the City of Palmetto; and

- 8) Prior to issuance of any certificate of occupancy, the applicant shall construct and shall subsequently maintain a public dog park as depicted on the General Development Plan; and
- 9) Prior to issuance of any certificate of occupancy, the applicant shall construct a sidewalk conforming to City standards on 11th Avenue West along the property boundaries; and
- 10) This General Development Plan shall not become effective until all current taxes are paid on the subject property; and
- 11) At this time, the School District of Manatee County has indicated that school capacity is available or will be available within the school service area (SSA) or the contiguous SSA. However, prior to site/construction plan approval, the applicant shall submit a School Concurrency Analysis along with appropriate fees in order to reserve school capacity. If school capacity is not sufficient at that time, the applicant shall amend its General Development Plan to achieve school concurrency and capacity; and
- 12) An internal sidewalk shall be provided within the project connecting to the multi-modal trail; and
- 13) Prior to issuance of any building permits, all environmental remediation work required as set forth in the Cardno, Phase II ESA shall be completed by the applicant; and
- 14) The applicant acknowledges that approval of this General Development Plan does not establish vested rights with respect to construction of the project. Further, an appeal may be filed against the decision of the City Commission within thirty (30) days of the date of this approval. Any development that takes place within the thirty (30) day appeal deadline shall not establish vested rights with respect to construction of the project; and
- 15) This approval shall expire three (3) years from the date of approval of this General Development Plan by the City Commission if a completed application for Construction/Final Site Plan is not submitted to the City within that three (3) year period. Two (2), one (1) year extensions may be granted by the Director of Public Works or his designee, if appropriate; and
- 16) Unless specifically altered herein, the applicant shall otherwise comply with all requirements set forth in Sections 8.1 through 8.8 and Sections 9.1 through 9.5 of the Palmetto Code of Ordinances. Development of the project shall follow the General Development Plan as approved by the City Commission and as may be subsequently amended by the City Commission; and
- 17) The approved General Development Plan and these stipulations shall run with the land and shall be applicable to the applicant and its successors in interest; and
- 18) The General Development Plan cover sheet shall be revised to reflect any deviations as approved by the City Commission; and

19) If mechanical gates are installed, then compliance with the Manatee County Gate Code Ordinance is required, and the North River Fire District must be provided with five (5) remotes; and

20) The interior and exterior architecture and design of the proposed apartments shall be substantially similar to the Preserve at Riverwalk Apartment Homes on Manatee Avenue in Bradenton, Florida.

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 ____ day of _____, 2018.

First Reading: May 7, 2018

Publication:

Second Reading and Public Hearings:

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

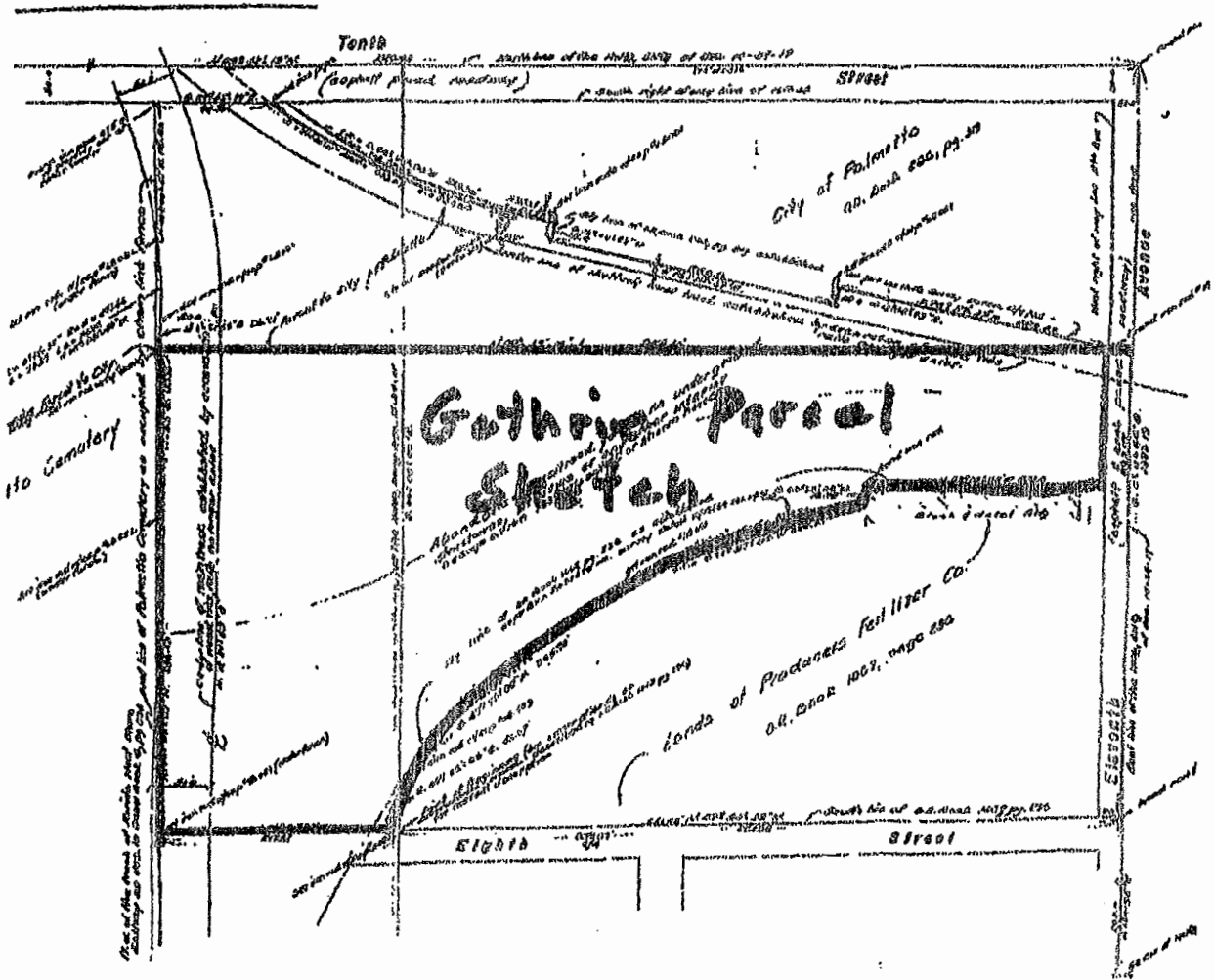
By: _____

SHIRLEY GROOVER BRYANT, MAYOR

ATTEST: James R. Freeman
City Clerk

By: _____
City Clerk/Deputy Clerk

EXHIBIT "A"
DESCRIPTION OF THE GUTHRIE PARCEL



See

[Handwritten signature]

12/12/2017

Manatee County Property Appraiser

PARID: 2707500050

GUTHRIE GARY S

NO ASSIGNED ADDRESS

Legal

Description

THAT PORTION OF THE NW1/4 OF SW1/4 OF SEC 14 DESC AS FOLLOWS: FROM THE SE COR OF SD 1/4 1/4 SEC AS A PT OF REFERENCE, TH N 00 DEG 11 MIN 54 SEC W, ALG THE E LN OF SD 1/4 1/4 SEC, 660.00 FT; TH N 89 DEG 54 MIN 39 SEC W, ALG THE S LN OF LANDS AS DESC IN OR 1067 P 236, A DIST OF 881.58 FT TO THE SW COR THEREOF & THE POB; TH CONT N 89 DEG 54 MIN 39 SEC W, 217.51 FT TO THE OCCUPIED E LN OF THE PALMETTO CEMETERY; TH N 00 DEG 00 MIN 07 SEC W, ALG SD E LN A DIST OF 286.19 FT TO A PT OF INTERSECTION WITH A LN PARALLEL WITH & 50.00 FT WLY OF C/L OF MAIN TRACK OF FLORIDA WEST SHORE RAILROAD (DB 6 P 554); TH ALG SD PARALLEL LN THE FOLLOWING TWO COURSES: N 01 DEG 21 MIN 55 SEC E, 182.82 FT TO A PT OF CURVE; TH NWLY ALG A CURVE TO THE LEFT HAVING A RADIUS OF 493.46 FT & BEING CONCAVE WLY 74.78 FT (CHORD BEARING N 02 DEG 50 MIN 42 SEC W, 74.73 FT) TO THE OCCUPIED E LN OF SD CEMETERY; TH N 00 DEG 00 MIN 07 SEC W, ALG SD OCCUPIED E LN, 115.80 FT TO THE S RAW LN OF 10TH ST (30.00 FT HALF RW); TH S 89 DEG 42 MIN 19 SEC E, ALG SD RW LN, 84.70 FT TO A PT OF INTERSECTION WITH THE SLY LN OF CITY OF PALMETTO PROPERTY AS DESC IN OR 286 P 319; TH SELY ALG SD SLY LN THE FOLLOWING SIX COURSES: ALG A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 633.07 FT & BEING CONCAVE NLY, 234.84 FT (CHORD BEARING S 86 DEG 29 MIN 28 SEC E, 233.30 FT) TO A PT OF TANGENCY; TH S 76 DEG 07 MIN 37 SEC E, 44.34 FT; TH S 13 DEG 02 MIN 23 SEC W, 16.00 FT; TH S 76 DEG 57 MIN 37 SEC E, 260.00 FT; TH N 13 DEG 02 MIN 23 SEC E, 15.00 FT; TH S 76 DEG 57 MIN 37 SEC E, 259.45 FT TO THE W RAW LN OF 11TH AVE (20.0 FT HALF RW); TH S 00 DEG 11 MIN 54 SEC E, ALG THE W RAW LN, 116.63 FT TO THE NE COR OF LANDS DESC IN SD OR 1067 P 236; TH ALG THE NLY LN OF SD LANDS THE FOLLOWING FOUR COURSES: N 89 DEG 26 MIN 56 SEC W, 226.00 FT; TH S 00 DEG 32 MIN 26 SEC W, 16.76 FT; TH ALG A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.20 FT & BEING CONCAVE SLY, 226.08 FT (CHORD BEARING S 71 DEG 57 MIN 05 SEC W, 224.81 FT) TO A PT OF COMPOUND CURVE; TH ALG A CURVE TO THE LEFT HAVING A RADIUS OF 676.04 FT & BEING CONCAVE SELY, 267.72 FT (CHORD BEARING S 49 DEG 22 MIN 62 SEC W, 266.08 FT) TO THE E LN OF NW1/4 OF SW1/4 OF SD SEC 14; TH S 00 DEG 06 MIN 08 SEC E, ALG SD E LN, 43.37 FT TO THE POB. CONTAINING 6.73 AC, M/L, (OR 1253 P 3434) SUBJ TO RAILROAD EASMT (OR 1253 P 3441); LESS THE FOLLOWING DESC PROPERTY: THAT PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC 14-34-17. FROM THE SE COR OF SD 1/4, 1/4 SEC AS A PT OF REFERENCE; TH N 00 DEG 11 MIN 54 SEC W ALG THE E LN OF SD 1/4, 1/4 SEC 660 FT; TH N 89 DEG 54 MIN 39 SEC W ALG



MS

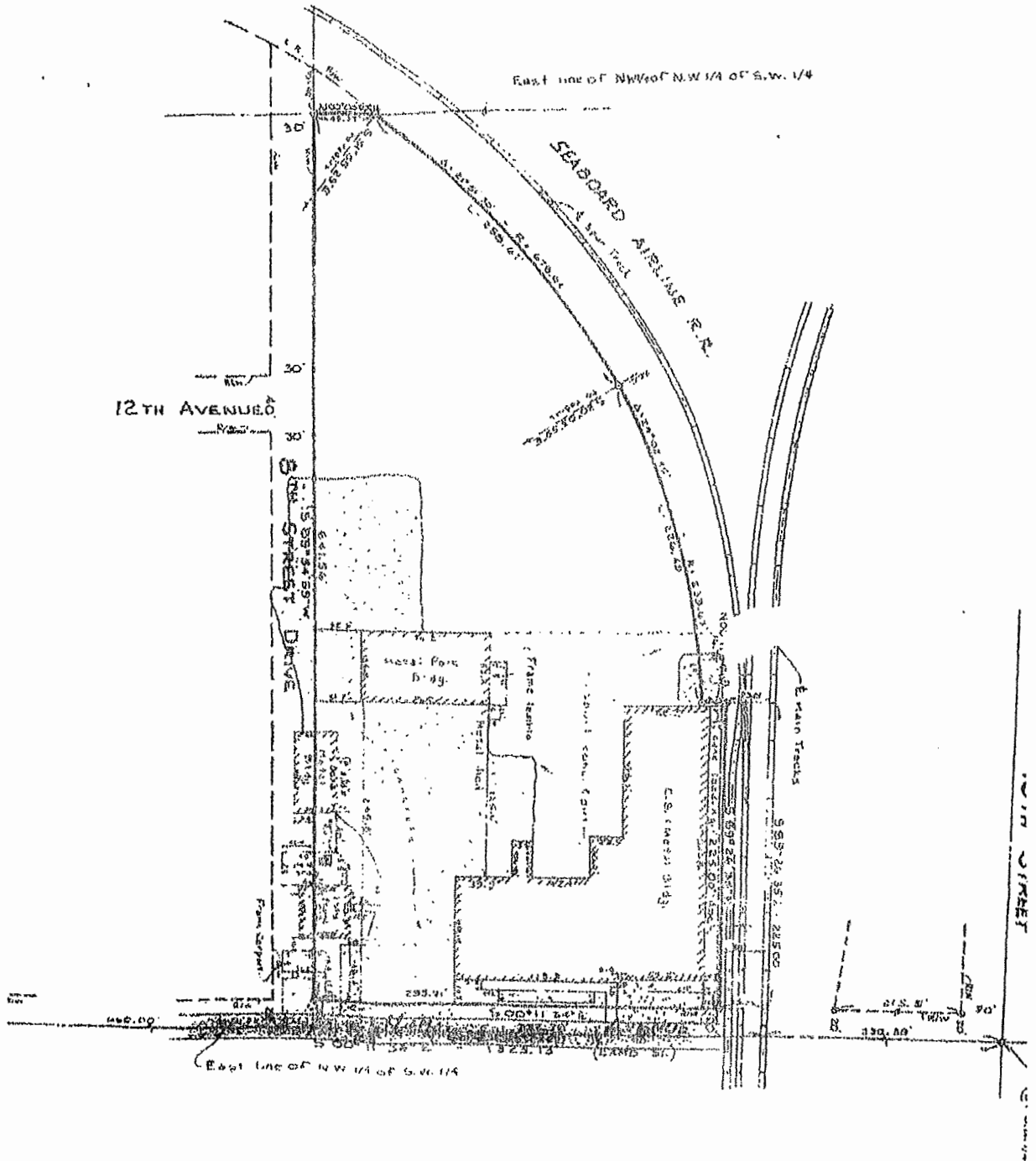
12/12/2017

Manatee County Property Appraiser

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OCCUPIED E LN OF THE PALMETTO CEMETERY; TH N 00 DEG
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FT TO A PT OF INTERSEC WITH A LN PARALLEL WITH AND 50
FT WLY OF C/L OF THE MAIN TRACK OF THE FLORIDA WEST
SHORE RAILWAY AS PER PETITION FOR CONDEMNATION
RECORDED IN DB 6 P 554; TH ALG SD PARALLEL LN N 01
DEG 21 MIN 55 SEC E, 135.92 FT TO THE POB. TH ALG SD
PARALLEL LN BY THE FOLLOWING 2 COURSES: 1. N 01 DEG
21 MIN 55 SEC E 26.71 FT TO A PT OF CURVE; 2. TH NWLY
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AND BEING CONCAVE WLY 74.75 FT (CHORD BEARING N 02
DEG 58 MIN 42 SEC W 74.72). TO THE OCCUPIED E LN OF SD
CEMETERY; TH N 00 DEG 00 MIN 07 SEC W ALG SD
OCCUPIED E LN 115.80 FT TO THE S R/W LN OF TENTH ST (A
30 FT HALF INW); TH S 89 DEG 42 MIN 19 SEC E ALG SD S
R/W LN 24.70 FT TO A PT OF INTERSEC WITH SLY LN OF THE
CITY OF PALMETTO PROPERTY AS DESC IN OR 268 P 319; TH
SELY ALG SD SLY LN BY THE FOLLOWING 5 COURSES; 1.
ALG A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS
OF 638.07 FT AND BEING CONCAVE NLY 234.84 FT (CHORD
BEARING S 65 DEG 20 MIN 28 SEC E 233.30 FT) TO A PT OF
TANGENCY; 2. S 78 DEG 57 MIN 37 SEC E 44.34 FT, 3. S 13
DEG 02 MIN 23 SEC W 15 FT, 4. S 78 DEG 57 MIN 37 SEC E 280
FT, 5. N 13 DEG 02 MIN 23 SEC E

30
A





B

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Rec

EXHIBIT "B"
DESCRIPTION OF THE ADJACENT HEARTLAND PARCEL

SURVEY OF:

THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 1067, PAGE 236, PUBLIC RECORDS OF NAHAYEE COUNTY, FLORIDA, TO-WIT:
BEGIN 660 FEET NORTH OF THE SE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, THENCE RUN WEST 685 FEET TO A POINT 60 FEET EAST OF SEABOARD AIRLINE RAILWAY TRACK, THENCE NORTHERLY AND EASTERLY ALONG SAID RAILWAY TO THE CENTER OF LAMB STREET, THENCE SOUTH 321 FEET TO POINT OF BEGINNING; EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED LAND THAT MAY LIE WITHIN THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND ANY PART THEREOF THAT LIES IN SAID LAMB STREET ALSO KNOWN ON 11TH STREET, ALSO: BEGINNING AT A POINT IN THE WEST LINE OF ELEVENTH AVENUE, FORMERLY LAMB STREET, IN PALMETTO, FLORIDA, DISTANCE 33 FEET 3 INCHES SOUTHERLY MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF THE MAIN TRACK OF SEABOARD AIR LINE RAILROAD COMPANY AS IT EXISTED ON JULY 1, 1947; RUN THENCE WESTERLY AND PARALLEL WITH SAID MAIN TRACK AND EVERYWHERE 33 FEET 3 INCHES FROM THE CENTER LINE THEREOF FOR A DISTANCE OF 225 FEET; RUN THENCE SOUTHERLY AT A RIGHT ANGLE FOR A DISTANCE OF 16.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEABOARD AIR LINE RAILROAD COMPANY; RUN THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 225 FEET TO THE WEST LINE OF SAID ELEVENTH AVENUE, FORMERLY LAMB STREET; RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID ELEVENTH AVENUE, FORMERLY LAMB STREET, A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING, CONTAINING 3768.75 SQUARE FT.
CONTAINING 3.485 ACRES.

FOR: PRODUCERS FERTILIZER COMPANY

B



nc

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:	Karla Owens
Project Name:	Heartland Grove	Fee:	\$650
Application Type:	Rezone/General Development Plan	Date:	04/18/18
Application Number:	18-734	CCL:	-
Address/PIN:	917 11th Ave W, Palmetto	SSA:	1
		Acres:	8.62

Projected Students					
Proposed Dwelling Unit	Dwelling Units	Elementary	Middle	High	Total
Multi-Family/Condo/Other	204	21	7	8	36

Development Plan Review - Summary		
	YES	NO
School Capacity Level-of-Service Exceed	-	X
Sidewalks and bicycle path comments	X	-
School crosswalks, signs, crossing guards and traffic comments	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 a Rezone/General Development Plan approval for a 204 multi-family dwelling unit project and a projected 36 total students on 8.62 acres located at 917 11th Ave W, Palmetto.

Preliminary School Concurrency Analysis

The proposed development is located within School Service Area (SSA) 1. School capacity is available or will be available within the SSA or the contiguous SSA. A School Concurrency Analysis (\$800) will be required upon submittal of a final site plan and the final analysis may differ from this preliminary analysis. This School Report does not reserve school capacity.

2017-18 School Attendance Zones

The current school attendance zones are as follows: Palmetto Elementary, Lincoln Middle and Palmetto High School. Lincoln Middle School is approved to open as a Conversion-Charter School for 2018-19 and the new Attendance Zone will be Buffalo Creek Middle.

Sidewalks and Bicycle Paths

The development is located within the two mile walking radius of Palmetto Elementary, Lincoln Middle and Palmetto High School. The plans show a complete sidewalk network on 11th Ave W along the property frontage and the Police Station property north to 10th St W. The School District request internal sidewalks connect to the 8' concrete trail proposed on the west side of the property.

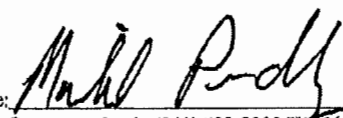
Crosswalks, Traffic Signalization, School Signs & Markings

The School District is not requesting school signs or markings for this project at this time. The Palmetto Police Department (PPD) may have reoccurring annual expense for crossing guards in this area.

Transportation, Bus Stops, and Bus Shelters

The development is not located within the two mile walking radius of Buffalo Creek Middle School which will be the 2018-19 Attendance Zone for this proposed development. At this time, the School District intends to utilize 10th St W & 11th Ave W as student pickup and drop off for the development.

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The applicant may want to work with the local government to establish a No Parking ordinance in the area due to the trend of vehicles parking in these areas for the bus stops. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area. If the applicant is interested in coordinating a centralized bus stop location, please contact Amy Anderson anders2a@manateeschools.net.

Signature:  Executive Planner
pendleym@manateeschools, (941) 708-8800 X1056

Date: 4/19/18

PROJECT FILE # B-734

SCANNED

RECEIVED

Civil
Engineering
Land Planning



MAR 14 2018
City of Palmetto
Planning Development

City Infrastructure Impact Analysis
for
Heartland Groves

This analysis serves to address the impact to the infrastructure that this General Development Plan will have on City services and facilities. Also included is a comparison of the applicable goals, policies and objectives of the City Plans.

An application for a GDP to the City of Palmetto has been made. The application area encompasses two tax parcel numbers. These parcels are identified as parcel 2707500050 and 2707900003 consisting of 8.25 acres. The entirety of the land located in Section 14, Township 34 South, Range 17 East. The parcel is currently occupied by an existing fertilizer building with accessory structures and is currently located in a CHI zoning district. This application is requesting approval of a General Development Plan.

Infrastructure Impact Analysis

Access

Primary access to the property is via 10th St. West and 11th Avenue West. Adequate access is provided for emergency services, mass transit and other essential services. The roadway is currently operating at a sufficient Level of Service. Final Development Plans will be required from the City of Palmetto will be required to address access. Trip generation are estimated at 1,357 daily trips and 126 PM Peak.

Natural Resources

The site is believed to contain wetlands although no approved delineations from The Southwest Florida Water Management District exist.

Water and Sewer

The City of Palmetto currently provides water service down 11th Avenue West and Sewer service down 12th Avenue West. Water generation is anticipated at 160 gpd/unit for a total of 32,640 gpd. Sewer generation is anticipated at 190 gpd/unit for a total of 38,760gpd. The city has adequate water and sewer capacity for these generators.

Solid Waste

Solid waste collection will be provided by the City of Palmetto with disposal to the Manatee County landfill. The landfill has adequate capacity to continue to serve the facility.

Stormwater

A stormwater management system including stormwater facilities, pipes, swales, drainage structures etc. will be designed and permitting to meet all governing local and state requirements. This will include 1/2" of treatment and attenuation to meet a 25year/24hour storm event.

Emergency Services

The site will be served with City police protection, North River Fire Department, and Manatee County emergency services. It is not anticipated that these services will be degraded due to the development of this site.

In summary, requests contained in this proposed General Development Plan is not anticipated to create any adverse impact to public facilities or services.

RECEIVED

MAR 12 2018

City of Palmetto
Planning Development



City of Palmetto
Affidavit of Ownership/Agent Authorization

File Number: _____

To be filled out by the property Owner

Owner Name: GARY GUTHRIER

Mailing Address: 917 11TH AVE W. PALMETTO, FL 34221

Officer's Name: GARY GUTHRIER

Title: PRESIDENT

Being first duly sworn, depose(s) and say(s):

- 1. That I am (we are) the owner's and recorded title holders(s) of the following described property legal description, to wit:

PID 270750050

PID 270900003

(if necessary attach the property's legal description as exhibit "A")

- 2. That this property constitutes the property for which a request for

RE-ZONE ? GDP

_____ is being applied for to the City of Palmetto,
Florida

(Type of application approval requested)

- 3. That the undersigned has (have) appointed and does (do) appoint

STEPHAN D. CONTARINO (KRONOS CAPITAL)

as agent(s) execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

- 4. This affidavit has been executed to induce The City of Palmetto, FL to consider and act on the forgoing request;

5. That I (we) the undersigned authority, hereby certify the foregoing is true and correct

[Handwritten Signature] President
Owner's signature / Print Title

Owner's signature / Print Title

To be Filled out by a licensed Notary Republic



State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 2/15/2018
(Date)

by Gary Autherie which is personally known to me or who has
(Name of persons acknowledging)

produced FL D.L. as identification.
(Type of Identification)

[Handwritten Signature]
Signature of person Taking acknowledgement/ Serial Number, if any

Deena Jones
Print Name

Relationship Banker
Title or rank

My Commission expires: Apr. 18, 2021

Commission Number: GG 95588

This Indenture,

Made this 1st day of June, A. D. 1971

Whichever used hereinafter, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Between Lucas-Williams Manufacturing Company
a corporation existing under the laws of the State of Florida
having its principal place of business in the County of Manatee and
State of Florida party of the first part, and
Producers Fertilizer Company

of the County of Manatee and State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of
the sum of Ten and 00/100 Dollars,
to it in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said party of the second part
forever, the following described land, situate, lying and being in the County of
Manatee, State of Florida, to wit:

See Attached



And the said party of the first part does hereby fully warrant the title to said land,
with title and the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has
caused these presents to be signed in its name by its President,
and its corporate seal to be affixed, attested by its
the day and year above written.

Lucas-Williams Manufacturing Company
R. Earle Lucas, Jr. President.

April B. Lucas,
President and Secretary

Witnessed and Believed in Our Presence:

Ruth L. Hupp
Notary Public

State of Florida

County of MANATEE

I, Ruth L. Hupp, Notary Public, do hereby certify that on this 1st day of June, A. D. 1971,
before me personally appeared R. Earle Lucas, Jr. and
April B. Lucas, President and Assistant Secretary
respectively of Lucas-Williams Manufacturing Company, a corporation
under the laws of the State of Florida, to me known to be the
persons described in and who executed the foregoing conveyance to
Producers Fertilizer Company

and severally acknowledged the execution thereof to be their free act and deed as
such persons, for the uses and purposes therein mentioned; and that they affixed
therein the official seal of said corporation, and the said instrument is the act and
deed of said corporation.

Witness my signature and official seal at Bradenton
in the County of Manatee and State of Florida, the day and
year above written.

Ruth L. Hupp
Notary Public
My Commission Expires

Parcel
ID 2707900003

This instrument was recorded by
Manatee National Bank, Bldg.
Bradenton, Florida 33505

Begin 660 feet North of the South East Corner of the NW 1/4 of the SW 1/4 of Section 14, Township 34 South, Range 17 East, thence run West 685 feet to a point 50 feet East of Seaboard Airline Railway track, thence Northerly and Easterly along said railway to the center of Lamb Street, thence South 321 feet to Point of Beginning; excepting any portion of the above described land that may lie within the NW 1/4 of the NW 1/4 of the SW 1/4 of said Section 14, Township 34 South, Range 17 East. ALSO: Beginning at a point in the West line of Eleventh Avenue, formerly Lamb Street, in Palmetto, Florida, distance 33 feet 3 inches southerly measured at a right angle from the center line of Grantor's main track; run thence westerly and parallel with said main track and everywhere 33 feet 3 inches from the center line thereof for a distance of 225 feet; run thence southerly at a right angle for a distance of 16.75 feet to Grantor's southerly right of way line; run thence easterly along Grantor's southerly property line for a distance of 225 feet to the west line of said Eleventh Avenue, formerly Lamb Street; run thence northerly along the west line of said Eleventh Avenue, formerly Lamb Street, for a distance of 16.75 feet to the point of beginning, containing 3768.75 square feet, more or less, and being substantially located as shown in Yellow on Blue print of Map SF-23-T attached to deed of record in Deed Book 239, page 575, Public Records of Manatee County, Florida, being a parcel 16 feet by 225 feet approximately.

407548

FILED At... 3:28 PM

JUN 7 9 59 AM '71

H. T. MANNING, CLERK
MANATEE COUNTY, FLA.

Rec #44.00

Prepared by and Return to:
L. Howard Payne, Esquire
The Payne Law Group, P.A.
240 South Pineapple Avenue
Suite 401
Sarasota, FL 34236
(without title examination)

OR BOOK 02254 PAGES 6902 - 6905
MANATEE COUNTY CLERK COURT
4 PAGES(S)
RECORDED; 4/11/2008 1:42:49 PM



OR BOOK 02268 PAGES 6174 - 6178
MANATEE COUNTY CLERK COURT
5 PAGES(S)
RECORDED; 7/31/2008 3:55:48 PM



Tax I.D. #27075.0005/0

WARRANTY DEED

This Indenture, made this 26 day of March, 2008, between R. EARLE LUCAS, JR., Grantor, and GARY S. GUTHRIE, Grantee, whose mailing address is P. O. Box 877, Palmetto, Florida 34220.

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Manatee County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH ANY REVERSIONARY INTEREST GARY S. GUTHRIE AND R. EARLE LUCAS, JR. HAVE IN THE REAL PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF, AS DESCRIBED IN QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1563, PAGE 7354, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Subject to restrictions, reservations and easements of record and taxes for the year 2008 and subsequent years.

Grantor hereby warrants and represents that the property described on Exhibit "A" attached hereto does not constitute his homestead property, is not contiguous with any of his homestead property, and does constitute the homestead property of his dependents.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

THIS DEED IS BEING RE-RECORDED TO INCLUDE PAGE 3 OF THE LEGAL DESCRIPTION WHICH WAS ACCIDENTALLY OMITTED.

Signed, sealed and delivered
in the presence of:

Barbara A Keegan
* Barbara J Keegan
(print name of witness)

Ringo Fortoul
* Ringo Fortoul
(print name of witness)

R. Earle Lucas, Jr. (SEAL)
R. EARLE LUCAS, JR.

Address: 1050 Riverside Drive A-103
Palmetto Fl 34221

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing was acknowledged before me this 26 day of
March, 2008 by R. EARLE LUCAS, JR., who is personally known or has
produced his _____ as
identification.



Mary Beth Lockhart
Notary Public, State of Florida at Large
Commission No. _____
My commission expires: _____

OVERALL LEGAL DESCRIPTION

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 34 South, Range 17 East Manatee County, Florida, described as follows: From the Southeast corner of said 1/4, 1/4 Section as a point of reference; thence North $00^{\circ}11'54''$ West along the East line of said 1/4, 1/4 Section 660.00 feet; thence North $89^{\circ}54'39''$ West along the South line of lands as described in O.R. Book 1067, page 236 of the public records of Manatee County, Florida a distance of 661.56 feet to the Southwest corner thereof and the Point of Beginning of this description; thence continuing North $89^{\circ}54'39''$ West, 217.51 feet to the occupied East line of the Palmetto Cemetery; thence North $00^{\circ}00'07''$ West along said occupied East line a distance of 286.19 feet to a point of intersection with a line parallel with and 50.00 feet Westerly of centerline of the main track of the Florida West Shore Railway as per Petition for Condemnation recorded in Deed Book 6 page 554, of the public records of Manatee County Florida; thence along said parallel line by the following 2 courses;

1. North $01^{\circ}21'55''$ East 162.62 feet to a point of curve;
2. thence Northwesterly along a curve to the left having a radius of 493.46 feet and being concave Westerly 74.79 feet (chord bearing North $02^{\circ}58'42''$ West 74.72 feet)

to the occupied East line of said cemetery; thence North $00^{\circ}00'07''$ West along said occupied East line 115.60 feet to the South right of way line of Tenth Street (a 30.0 foot half right of way); thence South $89^{\circ}42'19''$ East along said South right of way line 94.70 feet to a point of intersection with the Southerly line of the City of Palmetto property as described in O.R. Book 266, page 319, public records of Manatee County Florida; thence Southeasterly along said Southerly line by the following 6 courses;

1. along a nontangent curve to the left having a radius of 633.07 feet and being concave Northerly 234.64 feet (cord bearing South $66^{\circ}20'29''$ East 233.30 feet) to a point of tangency;
2. South $76^{\circ}57'37''$ East 44.34 feet
3. South $13^{\circ}02'23''$ West 15.00 feet
4. South $76^{\circ}57'37''$ East 260.00 feet
5. North $13^{\circ}02'23''$ East 15.00 feet
6. South $76^{\circ}57'37''$ East 259.45 feet

to the West right of way line of Eleventh Avenue (a 20.0 foot half right of way); thence South $00^{\circ}11'54''$ East along said West right of way line 116.63 feet to the Northeast corner of lands described in said O.R. Book 1067, page 236; thence along the Northerly line of lands as described in said O.R. Book 1067, page 236 by the following 4 courses;

1. North $89^{\circ}26'56''$ West 225.00 feet;
2. South $00^{\circ}32'26''$ West 16.75 feet;
3. along a nontangent curve to the left having a radius of 575.20 feet and being concave Southerly 226.06 feet (cord bearing South $71^{\circ}57'05''$ West 224.61 feet) to a point of compound curve;
4. along a curve to the left having a radius of 678.04 feet and being concave Southeasterly 267.72 feet (cord bearing South $49^{\circ}22'52''$ West 265.98 feet)

to the East line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 14; thence South $00^{\circ}06'06''$ East along said line 43.37 feet to the point of beginning. or less.

EXHIBIT A

LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL PROPERTY:

Exhibit "A"

LEGAL DESCRIPTION OF LANDS TO CITY OF PALMETTO

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 34 South, Range 17 East Manatee County, Florida, described as follows: From the Southeast corner of said 1/4, 1/4 Section as a point of reference; thence North 00°11'54" West along the East line of said 1/4, 1/4 Section 660.00 feet; thence North 89°54'39" West along the South line of lands as described in O.R. Book 1067, page 236 of the public records of Manatee County, Florida and along the Westerly extension of said line, a distance of 879.07 feet to the occupied East line of the Palmetto Cemetery; thence North 00°00'07" West along said occupied East line a distance of 286.19 feet to a point of intersection with a line parallel with and 50.00 feet Westerly of centerline of the main track of the Florida West Shore Railway as per Petition for Condemnation recorded in Deed Book 6 page 554, of the public records of Manatee County Florida; thence along said parallel line North 01°21'55" East, 135.92 feet, to the Point of Beginning; thence along said parallel line by the following 2 courses;

1. North 01°21'55" East 26.71 feet to a point of curve;
2. thence Northwesterly along a curve to the left having a radius of 493.46 feet and being concave Westerly 74.79 feet (chord bearing North 02°58'42" West 74.72 feet)

to the occupied East line of said cemetery; thence North 00°00'07" West along said occupied East line 115.60 feet to the South right of way line of Tenth Street (a 30.0 foot half right of way); thence South 89°42'19" East along said South right of way line 94.70 feet to a point of intersection with the Southerly line of the City of Palmetto property as described in O.R. Book 266, page 319, public records of Manatee County Florida; thence Southeasterly along said Southerly line by the following 6 courses;

1. along a nontangent curve to the left having a radius of 633.07 feet and being concave Northerly 234.64 feet (cord bearing South 66°20'29" East 233.30 feet) to a point of tangency;
2. South 76°57'37" East 44.34 feet
3. South 13°02'23" West 15.00 feet
4. South 76°57'37" East 260.00 feet
5. North 13°02'23" East 15.00 feet
6. South 76°57'37" East 259.45 feet

to the West right of way line of Eleventh Avenue (a 30.0 foot half right of way); thence North 89°42'19" West, 854.40 feet to Point of Beginning. Containing 1.96 acres more or less.

FILED AND RECORDED
MANATEE COUNTY, FL.
NOV 11 1 28 PM '89

EXHIBIT B

**Description of property at: Palmetto, Florida
To: CSX Transportation, Inc.
Deed File No.: 12081-005-999-GJK**

BEGINNING at the northeast corner of now or formerly Producers Fertilizer Company, recorded in Official Records Book 1067, Page 276, said point also being in the west line of 11th Avenue; thence with said property N 89°26'56" W 225.00 feet to a point; thence S 00°32'26" W 2.10 feet to a point; thence leaving said property in a southwesterly direction with a curve to the left, and being 8.00 feet from and parallel to Grantor's existing track, 51.00 feet, more or less, to a point; thence at a northwesterly direction 16.00 feet to a point; thence in an eastwardly direction on a curve to the right and tangent, being 8.00 feet from and parallel to said track, 276.00 feet, more or less, to a point on said 11th Avenue; thence with said Avenue S 00°11'54" east 16.00 feet, more or less, to the POINT OF BEGINNING; containing 0.05 of an acre, more or less, as indicated on Exhibit B-1, attached hereto.

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 FROM THE SOUTHEAST CORNER OF SAID 1/4, 1/4 SECTION AS POINT OF REFERENCE; THENCE NORTH 15°14'30"W ALONG THE EAST LINE OF SAID 1/4, 1/4 SECTION 166.00 FEET; THENCE NORTH 89°34'33"W ALONG THE SOUTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1007, PAGE 236 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 521.56 FEET TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89°34'33"W, 217.51 FEET TO THE OCCUPIED EAST LINE OF THE PALMETTO CEMETERY; THENCE NORTH 00°00'00"W, ALONG SAID OCCUPIED EAST LINE, A DISTANCE OF 206.19 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND 50.00 FEET WESTERLY OF CENTERLINE OF THE MAIN TRACT OF THE FLORIDA WEST SPONGE RAILWAY AS PER PERMIT FOR CONDEMATION RECORDED IN DEED BOOK 6, PAGE 254, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE BY THE FOLLOWING 2 COURSES:
 (1) NORTH 12°15'57", 162.62 FEET TO A POINT OF CURVE;
 (2) THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 493.46 FEET AND BEING CONVEX WESTERLY 74.79 FEET (CHORD BEARING N60°30'42"W, 74.72 FEET)
 TO THE OCCUPIED EAST LINE OF SAID CEMETERY; THENCE NORTH 00°00'00"W, ALONG SAID OCCUPIED EAST LINE 113.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 10TH STREET (A 30.0 FOOT HALF RIGHT-OF-WAY); THENCE SOUTH 89°42'19"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE 54.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE CITY OF PALMETTO PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 204, PAGE 319, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE BY THE FOLLOWING 4 COURSES:
 (1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 433.07 FEET AND BEING CONVEX NORTHERLY, 234.64 FEET (CHORD BEARING S65°20'22"E, 233.30 FEET) TO A POINT OF TANGENCY;
 (2) S7°25'37"W, 44.34 FEET;
 (3) S13°02'23"W, 13.00 FEET;
 (4) S7°25'37"E, 202.00 FEET;
 (5) S7°25'37"E, 15.00 FEET;
 (6) S7°25'37"E, 259.45 FEET
 TO THE WEST RIGHT-OF-WAY LINE OF 11TH AVENUE (A 20.0 FOOT HALF RIGHT-OF-WAY); THENCE SOUTH 15°14'30"W ALONG THE WEST RIGHT-OF-WAY LINE, 116.63 FEET TO THE NORTHEAST CORNER OF LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1007, PAGE 236; THENCE ALONG THE NORTHERLY LINE OF LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1007, PAGE 236 BY THE FOLLOWING 4 COURSES:
 (1) NORTH 89°35'20"W, 236.00 FEET;
 (2) SOUTH 32°29'W, 16.78 FEET;
 (3) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 576.20 FEET AND BEING CONVEX SOUTHERLY 226.00 FEET (CHORD BEARING S71°57'05"W, 224.61 FEET) TO A POINT OF COMPOUND CURVE;
 (4) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 678.04 FEET AND BEING CONVEX SOUTHERLY 267.72 FEET (CHORD BEARING S49°52'23"W, 265.26 FEET)
 TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 00°00'00"E, ALONG SAID EAST LINE 43.37 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 FROM THE SOUTHEAST CORNER OF SAID 1/4, 1/4 SECTION AS POINT OF REFERENCE; THENCE NORTH 15°14'30"W ALONG THE EAST LINE OF SAID 1/4, 1/4 SECTION 166.00 FEET; THENCE NORTH 89°34'33"W ALONG THE SOUTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1007, PAGE 236 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND ALONG THE WESTERLY EXTENSION OF SAID LINE, A DISTANCE OF 479.07 FEET TO THE OCCUPIED EAST LINE OF THE PALMETTO CEMETERY; THENCE NORTH 00°00'00"W, ALONG SAID OCCUPIED EAST LINE, A DISTANCE OF 206.19 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND 50.00 FEET WESTERLY OF CENTERLINE OF THE MAIN TRACT OF THE FLORIDA WEST SPONGE RAILWAY AS PER PERMIT FOR CONDEMATION RECORDED IN DEED BOOK 6, PAGE 254, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE, NORTH 12°15'57", 135.02 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE BY THE FOLLOWING 2 COURSES:
 (1) NORTH 12°15'57", 26.71 FEET TO A POINT OF CURVE;
 (2) THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 493.46 FEET AND BEING CONVEX WESTERLY 74.79 FEET (CHORD BEARING N60°30'42"W, 74.72 FEET)
 TO THE OCCUPIED EAST LINE OF SAID CEMETERY; THENCE NORTH 00°00'00"W, ALONG SAID OCCUPIED EAST LINE 113.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 10TH STREET (A 30.0 FOOT HALF RIGHT-OF-WAY); THENCE SOUTH 89°42'19"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE 54.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE CITY OF PALMETTO PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 204, PAGE 319, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE BY THE FOLLOWING 4 COURSES:
 (1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 433.07 FEET AND BEING CONVEX NORTHERLY, 234.64 FEET (CHORD BEARING S65°20'22"E, 233.30 FEET) TO A POINT OF TANGENCY;
 (2) S7°25'37"W, 44.34 FEET;
 (3) S13°02'23"W, 13.00 FEET;
 (4) S7°25'37"E, 202.00 FEET;
 (5) S7°25'37"E, 15.00 FEET;
 (6) S7°25'37"E, 259.45 FEET
 TO THE WEST RIGHT-OF-WAY LINE OF 11TH AVENUE (A 20.0 FOOT HALF RIGHT-OF-WAY); THENCE NORTH 89°42'19"W, 854.40 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

566.66 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE RUN WEST 625 FEET TO A POINT 50 FEET EAST OF SEABOARD AIRLINE RAILWAY TRACK; THENCE NORTHERLY AND EASTERLY ALONG SAID RAILWAY TO THE CENTER OF LAND STREET; THENCE SOUTH 381 FEET TO POINT OF BEGINNING, EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED LAND THAT MAY BE WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND ANY PART THEREOF THAT LIES IN SAID LAND STREET ALSO KNOWN AS 11TH STREET. ALSO BEGINNING AT A POINT IN THE WEST LINE OF 11TH AVENUE, FORMERLY LAND STREET, IN PALMETTO, FLORIDA, DISTANCE 23 FEET S-NORTH SOUTHERLY MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF THE MAIN TRACT OF SEABOARD AIRLINE RAILROAD COMPANY AS IT EXISTED ON JULY 1, 1947; RUN THENCE WESTERLY AND PARALLEL WITH SAID MAIN TRACT AND EVERYWHERE 33 FEET 3 INCHES FROM THE CENTER LINE THEREOF FOR A DISTANCE OF 225 FEET; RUN THENCE SOUTHERLY AT A RIGHT ANGLE FOR A DISTANCE OF 16.75 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEABOARD AIRLINE RAILROAD COMPANY; RUN THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 225 FEET TO THE WEST LINE OF SAID 11TH AVENUE, FORMERLY LAND STREET; RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID 11TH AVENUE, FORMERLY LAND STREET, A DISTANCE OF 16.75 FEET TO THE POINT OF BEGINNING.

* - SEE VENDOR ORDER - 11TH STREET SHOULD BE 11TH AVENUE.

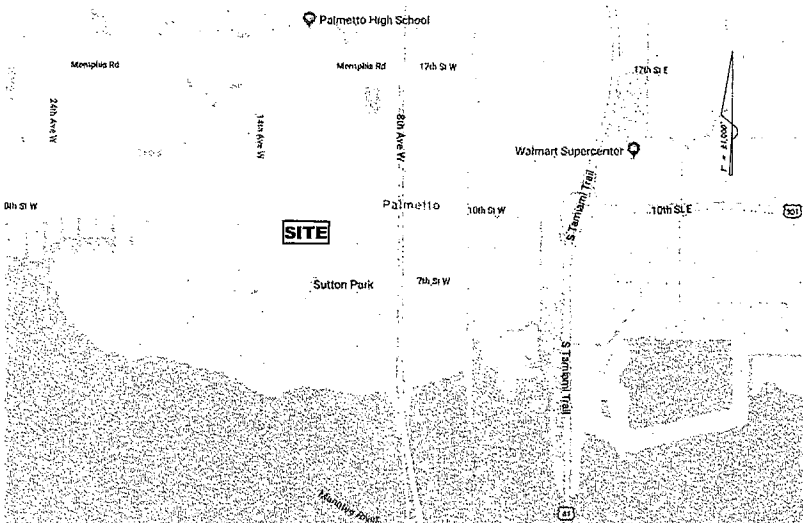
PREPARED FOR:
MR. DANNY CONTARINO
KRONOS CAPITAL, INC.
8380 BAY PINES BLVD., 3RD FLOOR
ST. PETERSBURG, FL 33709

RECEIVED
MAY 01 2018
 City of Palmetto
 Planning Development

PROJECT FILE # 18-734

GENERAL DEVELOPMENT PLAN
 FOR
HEARTLAND GROVE
PDMU-25

LOCATED AT
917 11TH AVENUE WEST, PALMETTO, FL 34221
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST
CITY OF PALMETTO, FLORIDA



VICINITY MAP

TITLE	INDEX	SHEET
COVER SHEET		1
EXISTING CONDITIONS/DEMOLITION PLAN		2
GENERAL DEVELOPMENT PLAN		3
ENGINEERING INTENT		4
PRELIMINARY LANDSCAPE PLAN		151

- NOTES:**
1. PREVIOUS APPROVAL: N/A
 2. THE SITE LIES WITHIN FLOOD ZONE "X", AS SCALED FROM MANATEE COUNTY FLOOD HOUSING RATE MAP, PANEL NO. 13081E-01-64-12, EFFECTIVE DATE MARCH 17, 2014.
 3. DESIGN ELEVATION CONTROL INFORMATION SHOWN ON THIS SITE PLAN IS PROVIDED BY THE CITY OF PALMETTO GEOGRAPHICAL INFORMATION SYSTEM (GIS), BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 4. THERE ARE NO KNOWN FOUNDATIONS, MOHAWD OR MEDICA AREAS OF HISTORIC ORIGIN, OR PLATED STREETS LOCATED ON THIS SITE.
 5. THERE ARE NO KNOWN WETLANDS UNDER THE JURISDICTION OF DFWPMD AND DEEP WITHIN THE BOUNDARIES OF THIS PLAN.
 6. THERE ARE NO KNOWN EXISTING WELLS ON SITE. ANY EXISTING WELLS DISCOVERED WITHIN THE LIMITS OF DISTURBANCE SHALL BE SEALED AND ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH REG 405.34, LRS SECTION 704.
 7. THERE ARE NO KNOWN PERENNIAL STREAMS ON OR ADJACENT TO THE SITE.
 8. ARCHITECTURAL CONSTRUCTION WILL COMMENCE JANUARY 2019 AND WILL BE CONSULTED WITHIN THREE YEARS OF PLAN APPROVAL AND CERTIFICATE OF LEVEL OF SERVICE APPROVAL.
 9. ELECTRIC SERVICES WILL BE PROVIDED BY TEL.
 10. SOLID WASTE DISPOSAL SERVICES WILL BE PROVIDED BY CITY OF PALMETTO DUMPSTER SERVICE PICK-UP.
 11. POTABLE WATER SERVICES WILL BE PROVIDED BY CITY OF PALMETTO. SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF PALMETTO.
 12. SPECIFIC APPROVAL IS BEING REQUESTED FOR:
 - a. REDUCED PARKING FROM 400 SPACES TO 333 SPACES.
 - b. ENCROACHMENT TO CITY PROPERTY IN SOUTHWEST CORNER OF APPLICANT PROPERTY.

SITE DATA:

APPLICANT AREA	30.26 ACRES
CITY OF PALMETTO AREA	32.09 ACRES
PROJECT AREA	± 10.01 ACRES
EXISTING ZONING	PDMU-25
FUTURE LAND USE	INDUSTRIAL
EXISTING LAND USE	NIGHT INDUSTRIAL
PROPOSED LAND USE	PLANNED DEVELOPMENT
PROPOSED RESIDENTIAL UNITS	204
RESIDENTIAL DENSITY	24.70
RESIDENTIAL DENSITY AREA	± 260,100 SF (76,200 SQ FOOTPRINT)
GARAGE UNIT BUILDING AREA	± 11,000 SF
STORAGE UNIT BUILDING AREA	± 3,500 SF
ANGRY CENTER BUILDING AREA	± 6,000 SF
MAIL LOCKER BUILDING AREA	± 3,000 SF
OPEN SPACE	27% (82.21 AC) SEE OPEN SPACE DETAIL ON SHEET 3
MAXIMUM BUILDING HEIGHT	4 STORY (55' ± 5 STORY MAX)
MAXIMUM BUILDING SETBACKS	
POINT	29'
SIDE	15'
REAR	10'
PARKING	REQUIRED PARKING MULTI-FAMILY RESIDENTIAL @ 2 SPACES / UNIT; 400 SPACES
	REQUIRED PARKING MULTI-FAMILY RESIDENTIAL @ 1.5 SPACES / UNIT; 306 SPACES
	PROVIDED PARKING
	± 333 SPACES (INC. 10 IN-COURT SPACES) (PER 100 GARAGE SPACES)

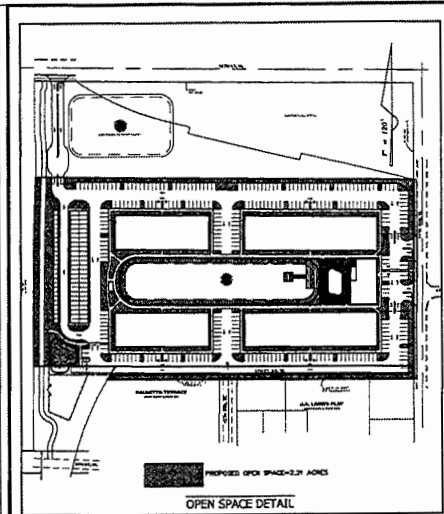
City of Palmetto Signature Block

City Member	OK	Signature	Date
Director of Public Works			
City Planner			
Building Official			
City Engineer			
Fire Marshal			
Water Approval			
Sewer Approval			
Storm Water Approval			
Stipulations	Yes		
	No		

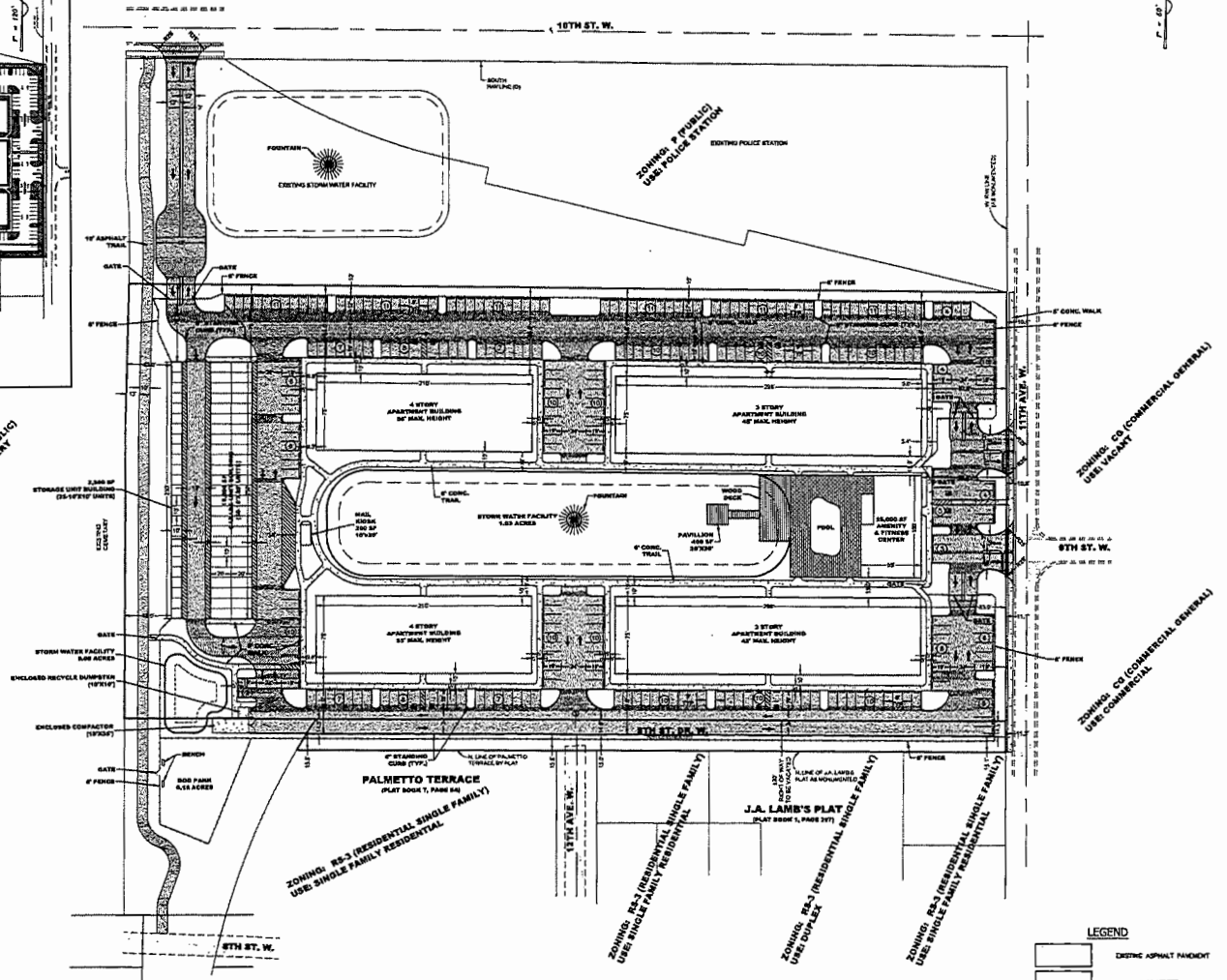
The Engineer of the development project for the City of Palmetto does not warrant or create any right in the part of the applicant to obtain a permit from a state or federal agency and does not create any liability for the part of the City of Palmetto for issuance of the permit if the applicant fails to obtain a permit. The Engineer of the development project for the City of Palmetto does not warrant or create any liability for the part of the City of Palmetto for issuance of the permit if the applicant fails to obtain a permit.

PREPARED BY:
ANDREW ALLISON
ENGINEERING
705 10TH AVE. W., SUITE 101
PALMETTO, FL 34221
TEL: (941) 708-5410

M. ANDREW ALLISON
 PE # 53986



ZONING: P (PUBLIC)
USE: POLICE STATION



- STORAGE UNIT BUILDING (25-15'x10' UNIT)
- EXISTING CONCRETE
- GATE
- STORM WATER FACILITY 3.83 ACRES
- ENCLOSED RECYCLE DIVERSION (10'x15')
- ENCLOSED COMPACTOR (8'x10')
- GATE
- 800 PARK 4.55 ACRES

PALMETTO TERRACE
PLAT BOOK 7, PAGE 84

J.A. LAMB'S PLAT
PLAT BOOK 1, PAGE 371

LEGEND

[Pattern]	EXISTING ASPHALT PAVEMENT
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT PAVEMENT

ALLISON ENGINEERING
Civil Engineering | Land Planning
761 505 Avenue West, Suite 101 Palmetto, FL 34221
813.941.7614 FAX
www.allison-engineering.com

REVISION	DATE	BY
1	05/20/20	AS/DA
2		
3		
4		
5		
6		
7		

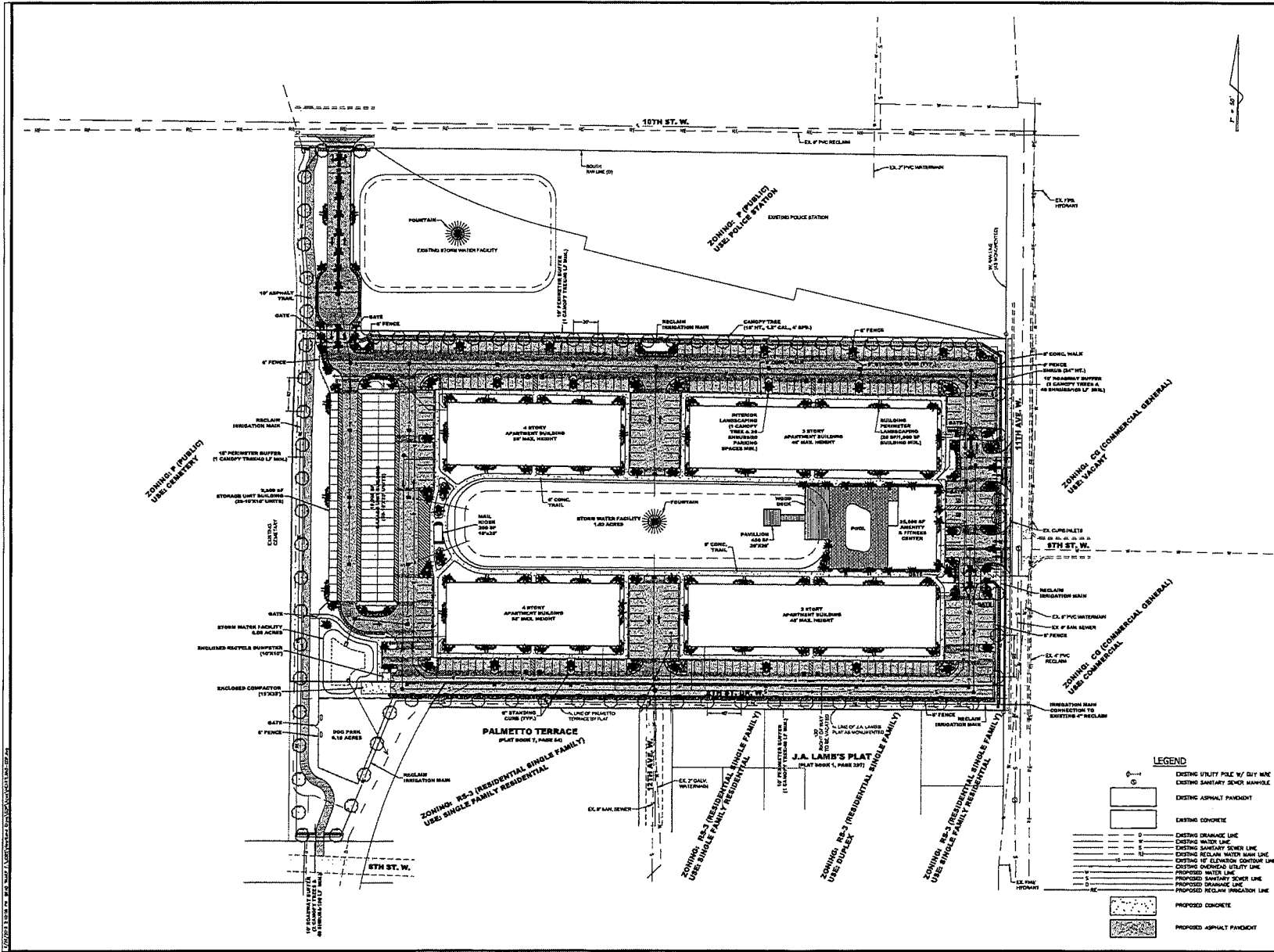
HEARTLAND GROVE

LOCATED AT:
817 11TH AVENUE WEST
PALMETTO, FL 34221
SECTION 14
TOWNSHIP 34 SOUTH
RANGE 17 EAST
CITY OF PALMETTO, FLORIDA

GENERAL DEVELOPMENT PLAN

3

M. Andrew Allison
PE#33668



DESIGNED: MAA
 DATE: 01/10
 DRAWN: MHT
 APPROVED: MAA
 SCALE: 1"=10'

REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR C.O.D.	1/29/10
2		
3		
4		
5		

HEARTLAND GROVE

 LOCATED AT:
 817 15TH AVENUE WEST
 PALMETTO, FL 34221
 SECTION 14
 TOWNSHIP 24 SOUTH
 RANGE 17 EAST
 CITY OF PALMETTO, FLORIDA

PRELIMINARY LANDSCAPE PLAN

LS1

 M. Andrew Allison
 PE#53356

LEGEND

---	EXISTING UTILITY POLE BY CITY MAP
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING ASPHALT PAVEMENT
---	EXISTING CONCRETE
---	EXISTING DRAINAGE LINE
---	EXISTING WATER LINE
---	EXISTING RECLAIM WATER MAIN LINE
---	EXISTING 16' ELEVATION GROUND LINE
---	EXISTING OVERHEAD UTILITY LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED DRAINAGE LINE
---	PROPOSED RECLAIM IRRIGATION LINE
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT PAVEMENT