

**DESIGN CRITERIA:**

1. MAXIMUM CUL DE LENGTH SHALL BE 2,283'.
2. CORNER LOTS - CORNER LOTS SHALL HAVE ONE FRONT YARD. THE FRONT YARD SHALL BE THE BOUNDARY OF THE LOT FROM WHICH THE OWNER WILL GAIN VEHICULAR INGRESS TO AND EGRESS FROM THE LOT. ANY OTHER BOUNDARY THAT ABUTS A STREET OR ROADWAY SHALL BE A SIDE YARD.

DEVELOPMENT SCHEDULE		
PHASE	START CONSTRUCTION	CONSTRUCTION DURATION
SINGLE FAMILY	1/1/12	7 YEARS
4-STORY MULTI FAMILY	CONCURRENT WITH ABOVE	7 YEARS
12-STORY TOWERS WEST	CONCURRENT WITH ABOVE	7 YEARS
12-STORY TOWERS CENTRAL	CONCURRENT WITH ABOVE	7 YEARS
12-STORY TOWERS SOUTH	CONCURRENT WITH ABOVE	7 YEARS
COMMERCIAL	CONCURRENT WITH ABOVE	7 YEARS

APPROVED SWFWMD ERP# 43022864-003  
1-30-07

**GENERAL SITE NOTES:**

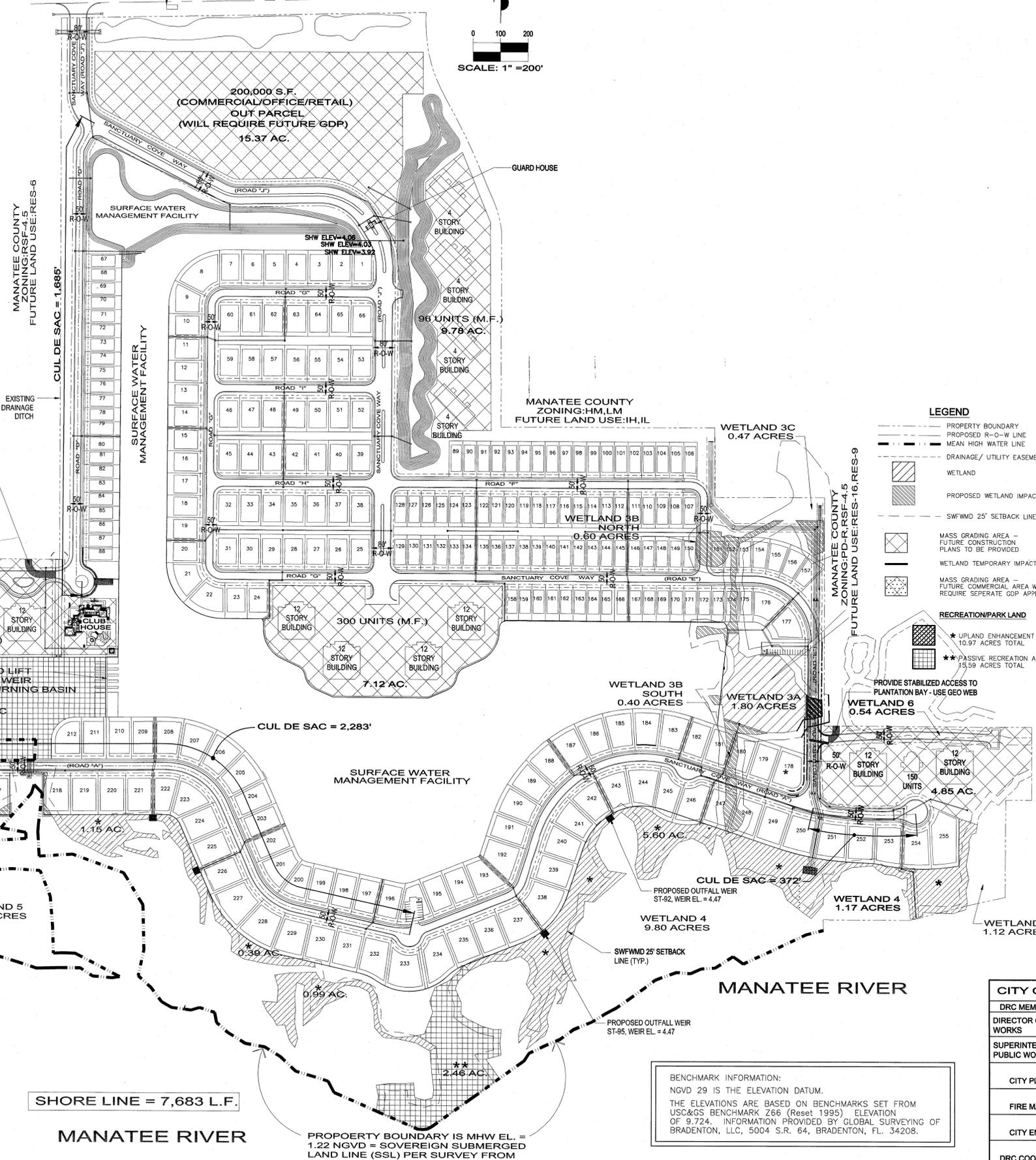
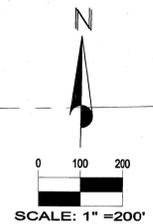
- 1.) LANDSCAPING & IRRIGATION SHALL BE IN ACCORDANCE WITH THE CITY OF PALMETTO REQUIREMENTS.
- 2.) FINAL DUMPSTER LOCATION SHALL BE APPROVED BY THE CITY OF PALMETTO FOR MULTI-FAMILY AND COMMERCIAL PARCELS.
- 3.) SIDEWALKS SHALL BE CONSTRUCTED ON THE NORTH OR WEST SIDE OF ALL ROADS WITHIN THE PROPOSED RIGHT OF WAY.
- 4.) PROJECT SHALL MEET ALL FIRE PROTECTION REQUIREMENTS OF THE NORTH RIVER FIRE DISTRICT.
- 5.) EACH OF THE MULTI-FAMILY RESIDENTIAL BUILDINGS SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM AND A STANDPIPE SYSTEM. EACH OF THE WORKMANSHIP SYSTEMS MUST COMPLY WITH THE RESPECTIVE NFPA CODES.
- 6.) APPROPRIATE FIRE FLOW SHALL BE PROVIDED TO MEET CONCURRENCE REQUIREMENTS (1500 GPM MIN).
- 7.) THE GATED ENTRANCE/EXIT ARRANGEMENT SHALL BE IN COMPLIANCE WITH THE FIRE PREVENTION CODE (NECESSARILY PLANS INDICATING SPECIFIC DETAILS OF THE AFORESAID ENTRANCE/EXIT ARRANGEMENT SHALL BE SUBMITTED TO THE NFR FOR REVIEW & APPROVAL).
- 8.) FIRE HYDRANTS AND BACKFLOW PREVENTION DEVICES FOR THE FIRE PROTECTION SYSTEMS SHALL BE SHOWN ON THE FINAL SITE PLAN.

**UTILITY INFORMATION:**

- 8.) EXISTING UTILITIES ARE LOCATED IN THE EXISTING RIGHT-OF-WAY.
- 9.) THE PROPOSED PROJECT SHALL CONNECT TO ALL UTILITIES IN THE R/W ADJACENT TO THE PROJECT OR IN AN APPROVED SUBBASEMENT ON THE PROJECT. THESE UTILITIES ARE WATER, SEWER, GAS, TELEPHONE AND CABLE TV. ALL UTILITIES SHALL BE UNDERGROUND.
- 10.) STORMWATER WILL BE COLLECTED IN THE STREETS WITH INLETS AND DISCHARGED DIRECTLY INTO CANAL/SURFACE WATER MANAGEMENT AREA.
- 11.) WATER AND SANITARY SEWER SYSTEMS WILL BE INSTALLED WITHIN THE PROPOSED ROAD RIGHT-OF-WAYS AND DEDICATED TO THE CITY OF PALMETTO.
- 12.) ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF PALMETTO REQUIREMENTS.
- 13.) PROPOSED DOOR TYPE AND QUANTITIES ARE AS FOLLOWS:  
INDIVIDUAL = 69  
GROUP = 211  
TURNING BASIN = 60  
TOTAL = 359

FUTURE BUS STATION EXACT LOCATION TO BE COORDINATED WITH MANATEE COUNTY TRANSIT

**U.S. HIGHWAY 301**



**SITE INFORMATION**

1) **SITE DATA:** (SECTIONS 13,18,19 & 24, T 34 SOUTH, R 18 EAST)  
 TOTAL AREA: 227.52 ACRES MOL  
 PROJECT AREA: 225.22 ACRES MOL  
 ZONING JURISDICTION: CITY OF PALMETTO  
 EXISTING LAND USE: VACANT  
 EXISTING ZONING: PD  
 PROPOSED LAND USE: SINGLE FAMILY, MULTIFAMILY, COMMERCIAL  
 ADJACENT ZONING: NORTH-CG EAST-HM,LM SOUTH-MANATEE RIVER WEST-PDMU  
 ADJACENT LAND USE: NORTH-ROAD EAST-LIGHT INDUSTRIAL SOUTH-MANATEE RIVER WEST-RESIDENTIAL  
 FLOOD ZONE: B,C & A8(EL8) #120153 0193 B (DATED 3/15/84)

**BUILDING DATA**  
 MULTI-FAMILY - 13 BUILDINGS - 771 UNITS TOTAL  
 BLDG. HEIGHT (9 BLDGS.) - 160 FT., 12 STORIES MAX. MULTI-FAMILY  
 EACH BLDG. - 1ST FLR PARKING, 2ND FLR AMENITIES, 3RD-12TH UNITS  
 BUILDING HEIGHT (4 BLDGS.) - 50 FEET, 4 STORY MULTI-FAMILY  
 SINGLE FAMILY - 255 UNITS  
 COMMERCIAL OUTPARCEL FLOOR AREA RATIO - 200,000 S.F./669,519 S.F. = 0.30  
 RESIDENTIAL DENSITY - 1,026 DWELLING UNITS/212.15 AC. = 4.8 D.U./AC.

- A. REQUIRED LANDSCAPE BUFFER: - 25' MINIMUM ALONG ALL AREAS OF DEVELOPMENT.  
 B. REQUIRED BUILDING TO BUILDING SETBACK: - 25' MINIMUM  
 C. REQUIRED SINGLE FAMILY SETBACKS:
- |        |          |                |
|--------|----------|----------------|
|        | 50' LOTS | ALL OTHER LOTS |
| FRONT: | 20'      | 20'            |
| SIDE:  | 5'       | 7.5'           |
| REAR:  | 15'      | 15'            |
- D. MAXIMUM BUILDING HEIGHT - 160' (12 STORIES) MAXIMUM  
 E. REQUIRED BUILDING TO RIGHT OF WAY SETBACK - 20' FOR THE 4-STORY 50' HIGH BUILDINGS  
 F. MAXIMUM CUL-DE-SAC LENGTH - MAXIMUM CUL-DE-SAC LENGTH 2,283'

3) **AREA CALCULATIONS (TOTAL SITE):**

BUILDING AREA:	38.30 AC.	17.00%
IMPERVIOUS AREA:	45.62 AC.	20.26%
OPEN SPACE: **	55.49 AC.	24.64%
PERVIOUS AREA:	51.10 AC.	22.69%
SURFACE WATER MANAGEMENT AREA:	34.71 AC.	15.41%
TOTALS:	225.22 AC.	100.00%

\* - PERVIOUS AREA FOR COMMERCIAL & MULTI-FAMILY PARCELS DETERMINED USING: PARCEL AREA - MAX. BLDG. AREA x 15%  
 \*\* - 25% OPEN SPACE IS REQUIRED

4) **PARKING CALCULATIONS (MULTI-FAMILY):**  
 TOTAL REQUIRED: 1542 SPACES (2 PER UNIT)  
 TOTAL PROVIDED: 1542 SPACES (AT GRADE AND BELOW BUILDING PARKING AREAS)

5) **OWNER:**  
 SANCTUARY COVE (BRADENTON), ASLI VI, LLLP  
 ATTN: LINDA SVENSON  
 1409 1ST AVENUE EAST  
 BRADENTON, FLORIDA 34208

6) **ENGINEER / APPLICANT:**  
 FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.  
 ATTN: DAVID W. BARTELT, P.E.  
 4519 GEORGE ROAD, SUITE 130  
 TAMPA, FLORIDA 33634  
 PH: (813) 880-9106 FAX: (813) 880-9055

7) **BOUNDARY, TOPOGRAPHIC & TREE SURVEY PROVIDED BY:**  
 GLOBAL SURVEYING  
 ATTN: MR. TONY PURSLEY  
 5004 STATE ROAD 64  
 BRADENTON, FLORIDA 34204  
 PH: (941) 746-1512 FAX: (941) 747-2450

8) ALL OPEN SPACE OF WHICH THE PARK LAND IS A PART OF, WILL BE DEDICATED TO THE SANCTUARY COVE COMMUNITY. MAINTENANCE TO BE DONE BY H.O.A.

**INFRASTRUCTURE IMPACTS**

POTABLE WATER			
LOS(GAL)	PERSONS/UNIT	UNITS	DEMAND(GAL)
105	2.2	1,026	237,006
105	2.2	86.58*	20,000
			257,006

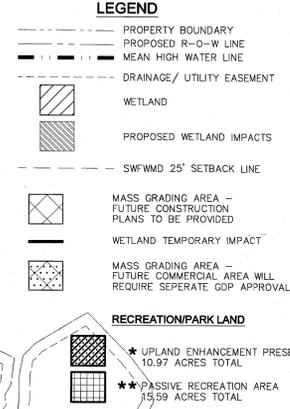
WASTEWATER			
LOS(GAL)	PERSONS/UNIT	UNITS	DEMAND(GAL)
100	2.2	1,026	225,720
100	2.2	90.91**	20,000
			245,720

RECREATION			
LOS(ACRES)	PERSONS/UNIT	UNITS	DEMAND(ACRES)
4/1000 PEOPLE	2.2	1,026	9.00

SOLID WASTE			
LOS(POUNDS)	PERSONS/UNIT	UNITS	DEMAND(POUNDS)
7.1 LBS/DAY	2.2	1,026	16,026

**COMMERCIAL COMPONENT CONVERSION TO EQUIVALENT RESIDENTIAL CONNECTIONS (ERC'S)**

200,000 S.F. @ 0.10 G.P.D./S.F. = 20,000 G.P.D.  
 \* POTABLE WATER 20,000 G.P.D. => 20,000 / (2.2 \* 105) = 86.58 ERC  
 \*\* WASTEWATER 20,000 G.P.D. => 20,000 / (2.2 \* 100) = 90.91 ERC



PROVIDE STABILIZED ACCESS TO SUNKIST ACRES - USE GEO WEB

EXISTING DITCH MAINTAINED BY CITY OF PALMETTO

WETLAND 1 0.42 ACRES

WETLAND 2 3.86 AC.

WETLAND 3 0.60 ACRES

WETLAND 3B NORTH 0.60 ACRES

WETLAND 3B SOUTH 0.40 ACRES

WETLAND 3A 1.80 ACRES

WETLAND 4 9.80 ACRES

WETLAND 4 1.17 ACRES

WETLAND 5 21.30 ACRES

WETLAND 6 0.54 ACRES

WETLAND 6 1.12 ACRES

PROPOSED DREDGING 1.75 AC.

SHORE LINE = 7,683 L.F.

MANATEE RIVER

**BENCHMARK INFORMATION:**  
 NGVD 29 IS THE ELEVATION DATUM.  
 THE ELEVATIONS ARE BASED ON BENCHMARKS SET FROM USC&GS BENCHMARK 256 (Re-set 1995) ELEVATION OF 9.724'. INFORMATION PROVIDED BY GLOBAL SURVEYING OF BRADENTON, LLC, 5004 S.R. 64, BRADENTON, FL. 34208.

**CITY OF PALMETTO SIGNATURE BLOCK**

DRC MEMBER	OK	SIGNATURE	DATE
DIRECTOR OF PUBLIC WORKS		<i>John King</i>	1-18-11
SUPERINTENDENT OF PUBLIC WORKS		<i>Mark King</i>	1-19-11
CITY PLANNER	X	<i>Doraine Dyer</i>	1/18/11
FIRE MARSHALL	X	<i>Bob Coe</i>	1/18/11
CITY ENGINEER	X	<i>Neil Kelly</i>	1-18-11
DRC COORDINATOR		<i>Doraine Dyer</i>	1-17-11



DAVID W. BARTELT, P.E.  
 PROFESSIONAL ENGINEER  
 NO. 35466

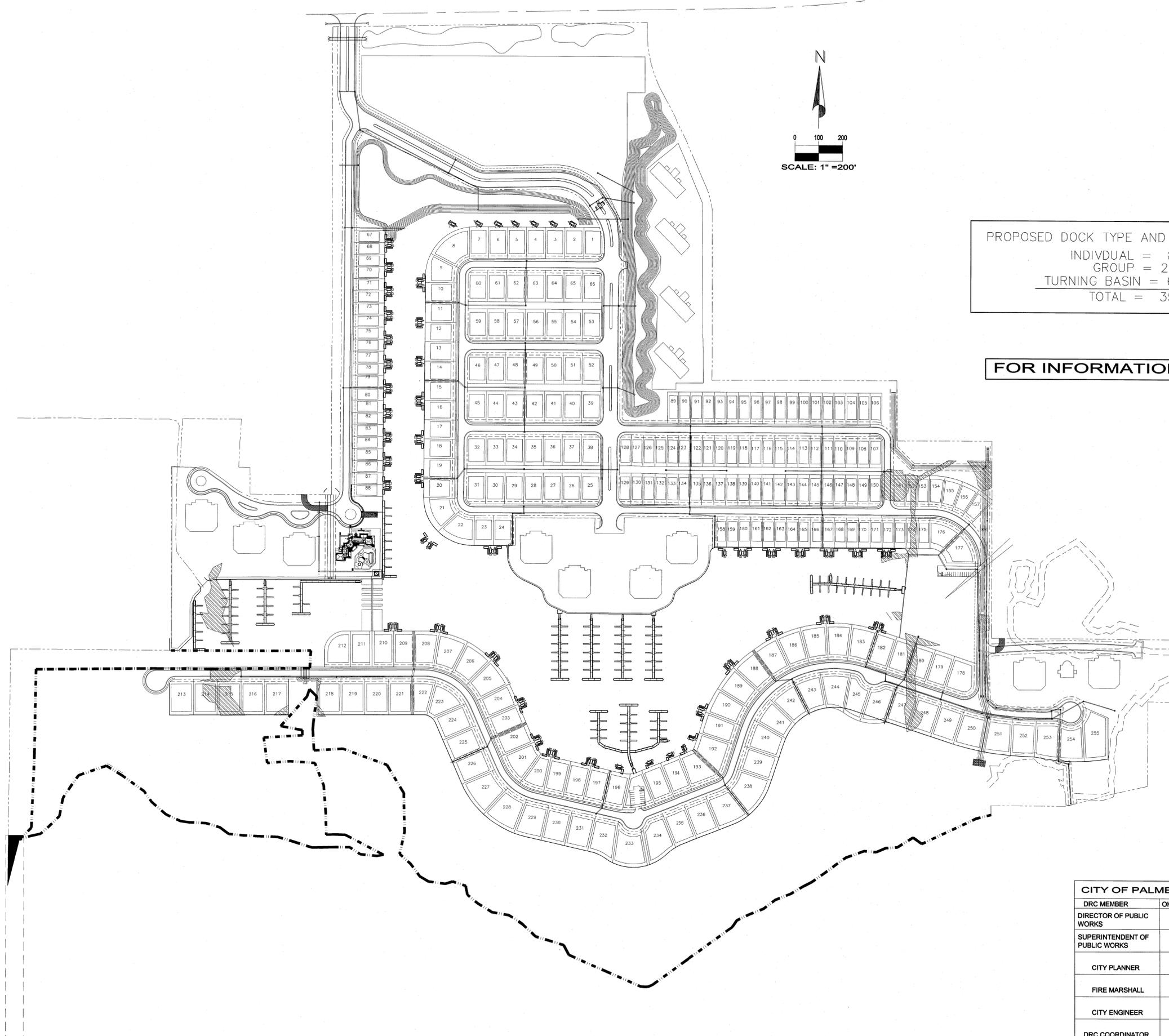
**FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.**  
 CERTIFICATE OF AUTHORIZATION: EB 5804  
 4519 George Road, Suite 130  
 Tampa, Florida 33634  
 Tel: (813) 880-9106 Fax: (813) 880-9055

**SANCTUARY COVE CITY OF PALMETTO, FLORIDA**

**SANCTUARY COVE GENERAL DEVELOPMENT PLAN**

**1 OF 1**

F:\projects\eng\06-029 SANCTUARY-RE\DESIGN\BOMA GDP\E06029 SANCTUARY GDP\_1 OF 1-1.dwg, 1/10/2011 11:10:35 AM, Oca TDS600.pc3, 1:200



PROPOSED DOCK TYPE AND QUANTITIES ARE AS FOLLOWS:

INDIVIDUAL	= 89
GROUP	= 210
TURNING BASIN	= 60
<b>TOTAL</b>	<b>= 359</b>

**FOR INFORMATIONAL PURPOSES ONLY**

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

<b>FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.</b> CERTIFICATE OF AUTHORIZATION: EB 5804 4519 George Road, Suite 130 Tampa, Florida 33634 Tel: (813) 880-9106 Fax: (813) 880-9055	REUSE OF DOCUMENT THE IDEAS AND DESIGN INCORPORATED IN THIS DOCUMENT ARE THE PROPERTY OF FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC. (F.E.E.S.) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN AUTHORIZATION OF F.E.E.S.	PR. NO.: E06-029.07 DATE: 12/7/10	R/B: CUB
	REVISIONS DATE	REVISIONS DATE	REVISIONS DATE

**SANCTUARY COVE  
CITY OF PALMETTO, FLORIDA**

**SANCTUARY COVE  
DOCK PLAN EXHIBIT**

**1 OF 1**

**CITY OF PALMETTO**  
**ORDINANCE NO. 2010-18**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; AMENDING ORDINANCE NO. 08-972 TO APPROVE AN AMENDED GENERAL DEVELOPMENT PLAN FOR THE PROPERTIES DESCRIBED IN THE ATTACHED EXHIBIT "A", LOCATED IN THE PDMU (PLANNED DEVELOPMENT - MIXED-USE) ZONING DISTRICT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (GDP 2010-18 Sanctuary Cove (Bradenton), ASLI VI, LLLP , approx. 225.22 acres).**

**WHEREAS**, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and,

**WHEREAS**, Chapter 166, Florida Statutes, the "Municipal Home Rule Powers Act," implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and,

**WHEREAS**, the City Commission of the City of Palmetto has certain regulatory authority granted to it by the Florida Constitution, the Florida Statutes and the City Charter to regulate the use of land within its corporate boundaries; and,

**WHEREAS**, in 2008, the City Commission of the City of Palmetto approved a PDMU Zoning and General Development plan pursuant to Ordinance 08-972, subject to certain conditions ("Project"); and

**WHEREAS**, one of the conditions of such approval was to require compliance of the Project with the Attainable Housing Ordinance; and

**WHEREAS**, the City of Palmetto has received a request for approval of a proposed Amended General Development Plan for the Project to include the lands described in **Exhibit A** (approximately 225.22 acres) to eliminate the conditions of approval (i) to require the Project to be developed in compliance with the City's Attainable Housing Ordinance and (ii) to require construction of a boardwalk along the perimeter of the property fronting on the Manatee River that would be tied in with the proposed Manatee Riverwalk; and

**WHEREAS**, conditions have changed in this development and within the City such that the City Commission has determined that it is not necessary to 1) assure compliance of the project with the Attainable Housing Ordinance, and 2) require construction of a boardwalk along the perimeter of the property fronting the Manatee River that would be tied with the proposed Manatee Riverwalk; and

**WHEREAS**, as the project was originally approved in 2005 and it has undergone no major modifications since that approval, the project is considered vested pursuant to Section 17-55(b) of the Palmetto Code of Ordinances; and

**WHEREAS**, the City has determined that a public boardwalk is no longer required along waterfront of the project; and

**WHEREAS**, the Planning and Zoning Board of the City of Palmetto reviewed the proposed Amended General Development Plan, held a properly noticed public hearing on October 21, 2010, 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 December 13, 2010, and received public comment and testimony at said hearing; and,

**WHEREAS**, the City Commission of the City of Palmetto finds that approval of the proposed Amended General Development Plan benefits the public health, safety, and welfare;

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

**Section 1. 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 with certain conditions of the proposed Amended General Development Plan, C. The proposed Amended General Development Plan, read together with the stipulations set forth below, is consistent with the City of Palmetto's Comprehensive Plan.

D. The proposed Amended General Development Plan a copy of which is attached hereto and incorporated herein as **Exhibit B** is compatible with adjacent land uses and complies with all pertinent provisions of the City of Palmetto's Zoning Code, as conditioned by the City Commission.

**Section 2. Plan Approval.** The proposed Amended General Development Plan is hereby approved with the following stipulations:

1. Construction drawings for the BOMA Parcel Addition and the Rogers Parcel Addition must be submitted and approved by the City.

2. An interface for Manatee County transit shall be established on the northernmost section of the property adjacent to US 301 and currently reserved for commercial/mixed use.

3. At time of construction plan approval, the Dock Plan must be approved consistent with the City of Palmetto Ordinance No. 07-946 (completed).

4. All infrastructure improvements must be complete and accepted by the City prior to issuance of any certificates of occupancy.

5. Any reference to the "Future City of Palmetto Boardwalk Pending Permitting Approval" on the site plan shall be considered deleted with the approval of this Ordinance.

**Section 3. Repeal of Ordinance.** This Ordinance hereby repeals and replaces Ordinance 08-972 in its entirety.

**Section 4. Recognition of Vested Rights.** The approval of this Ordinance shall not act to redate any prior approvals of the General Development Plan or Amended General Development Plan, and for all purposes, the approval date of the project is recognized as being September 10, 2005 (the date on which the City Commission adopted Ordinance Number 05-863 approving the first General Development Plan for the project). -

**Section 5. 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 6. Effective Date.** This Ordinance shall take effect as provided for by law and by City Charter, Section 14 upon execution by the Mayor, or if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

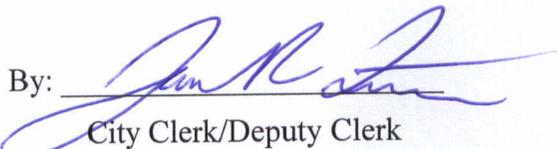
**PASSED AND DULY ADOPTED**, by the City Commission, in open session, with a quorum present and voting, this 13th day of December, 2010.

First Reading: December 6, 2010  
Publication: December 3, 2010  
Second Reading and  
Public Hearing: December 13, 2010

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 (MASTER LAYOUT WITH BOMA)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 18 AND 19, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E. ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 660.51 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°07'57"E., ALONG SAID WEST LINE, A DISTANCE OF 1,947.52 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43); THENCE N.89°05'42"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1,318.44 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S.00°04'23"W., A DISTANCE OF 39.17 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES S.89°53'02"E., A RADIAL DISTANCE OF 530.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'55", A DISTANCE OF 266.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°16'30"E., A DISTANCE OF 263.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHWEST, OF WHICH THE RADIUS POINT LIES S.61°20'59"W., A RADIAL DISTANCE OF 3,486.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°29'03", A DISTANCE OF 333.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.25°54'30"E., A DISTANCE OF 333.54 FEET; THENCE S.23°08'56"E., A DISTANCE OF 93.27 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE WEST, OF WHICH THE RADIUS POINT LIES S.66°47'49"W., A RADIAL DISTANCE OF 375.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°02'30", A DISTANCE OF 111.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°40'56"E., A DISTANCE OF 111.13 FEET; THENCE S.00°07'33"W., A DISTANCE OF 699.28 FEET; THENCE S.89°59'12"E., A DISTANCE OF 774.03 FEET; THENCE S.00°00'02"W., A DISTANCE OF 250.59 FEET; THENCE S.89°58'24"E., A DISTANCE OF 397.18 FEET; THENCE S.00°00'48"W., A DISTANCE OF 823.94 FEET; THENCE S.89°48'21"E., A DISTANCE OF 750.98 FEET; THENCE S.00°00'20"E., A DISTANCE OF 174.11 FEET; THENCE S.64°40'54"W., A DISTANCE OF 51.50 FEET; THENCE S.20°41'44"W., A DISTANCE OF 15.39 FEET; THENCE S.45°26'47"W., A DISTANCE OF 74.42 FEET; THENCE S.42°54'25"W., A DISTANCE OF 23.43 FEET; THENCE N.57°34'10"W., A DISTANCE OF 30.28 FEET; THENCE S.39°25'31"W., A DISTANCE OF 26.42 FEET; THENCE S.38°35'12"W., A DISTANCE OF 46.53 FEET; THENCE S.09°22'44"W., A DISTANCE OF 59.83 FEET; THENCE S.73°11'37"W., A DISTANCE OF 15.36 FEET; THENCE S.23°44'01"W., A DISTANCE OF 27.70 FEET; THENCE S.04°56'33"E., A DISTANCE OF 21.82 FEET; THENCE S.09°55'38"W., A DISTANCE OF 67.46 FEET; THENCE S.10°36'23"E., A DISTANCE OF 50.64 FEET; THENCE S.13°05'16"W., A DISTANCE OF 42.35 FEET; THENCE S.06°13'46"E., A DISTANCE OF 45.71 FEET; THENCE S.14°07'02"W., A DISTANCE OF 9.35 FEET; THENCE S.75°06'20"W., A DISTANCE OF 106.37 FEET; THENCE N.87°31'59"W., A DISTANCE OF 56.81 FEET; THENCE S.08°12'26"E., A DISTANCE OF 12.61 FEET; THENCE S.69°11'23"W., A DISTANCE OF 33.50 FEET; THENCE N.89°09'48"W., A DISTANCE OF 14.38 FEET; THENCE N.07°03'18"W., A DISTANCE OF 20.27 FEET; THENCE N.00°54'02"W., A DISTANCE OF 22.90 FEET; THENCE N.11°42'49"W., A DISTANCE OF 40.93 FEET; THENCE S.59°22'45"W., A DISTANCE OF 9.17 FEET; THENCE N.22°16'10"W., A DISTANCE OF 32.06 FEET; THENCE S.65°13'43"E., A DISTANCE OF 20.86 FEET; THENCE N.01°51'14"E., A DISTANCE OF 35.86 FEET; THENCE N.00°25'50"E., A DISTANCE OF 15.97 FEET; THENCE S.72°52'59"W., A DISTANCE OF 20.90 FEET; THENCE N.65°24'33"W., A DISTANCE OF 31.29 FEET; THENCE N.82°57'58"W., A DISTANCE OF 33.56 FEET; THENCE N.59°55'53"W., A DISTANCE OF 31.39 FEET; THENCE N.44°07'49"W., A DISTANCE OF 20.49 FEET; THENCE S.84°50'14"W., A DISTANCE OF 78.46 FEET; THENCE S.65°19'50"W., A DISTANCE OF 39.34 FEET; THENCE S.26°48'57"W., A DISTANCE OF 37.82 FEET; THENCE N.87°04'28"W., A DISTANCE OF 23.12 FEET; THENCE S.10°44'12"E., A DISTANCE OF 27.64 FEET; THENCE S.44°14'41"W., A DISTANCE OF 42.10 FEET; THENCE S.00°00'48"W., A DISTANCE OF 122.28 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE NORTHERLY SHORE OF THE MANATEE RIVER AS ESTABLISHED BY GEORGE F. YOUNG 05/15/03; THENCE

## EXHIBIT A

ALONG SAID NORTHERLY SHORE IN A WESTERLY DIRECTION THE FOLLOWING NINETY FIVE COURSES; THENCE S.75°54'29"W., A DISTANCE OF 64.70 FEET; THENCE S.59°28'26"W., A DISTANCE OF 32.35 FEET; THENCE S.75°46'39"W., A DISTANCE OF 59.11 FEET; THENCE S.42°31'58"W., A DISTANCE OF 72.97 FEET; THENCE S.75°47'56"W., A DISTANCE OF 45.72 FEET; THENCE S.77°50'37"W., A DISTANCE OF 48.76 FEET; THENCE N.55°08'56"W., A DISTANCE OF 45.67 FEET; THENCE S.58°01'06"W., A DISTANCE OF 76.81 FEET; THENCE S.86°05'35"W., A DISTANCE OF 49.04 FEET; THENCE S.66°35'11"W., A DISTANCE OF 43.26 FEET; THENCE N.85°05'52"W., A DISTANCE OF 50.60 FEET; THENCE S.70°05'53"W., A DISTANCE OF 81.61 FEET; THENCE S.53°41'01"W., A DISTANCE OF 53.79 FEET; THENCE S.54°25'33"W., A DISTANCE OF 56.20 FEET; THENCE S.54°58'42"W., A DISTANCE OF 65.48 FEET; THENCE S.62°25'55"W., A DISTANCE OF 42.55 FEET; THENCE S.58°37'17"W., A DISTANCE OF 57.71 FEET; THENCE S.68°35'50"W., A DISTANCE OF 70.71 FEET; THENCE S.53°19'19"W., A DISTANCE OF 60.82 FEET; THENCE S.67°48'50"W., A DISTANCE OF 61.68 FEET; THENCE S.64°42'39"W., A DISTANCE OF 61.56 FEET; THENCE S.36°10'42"W., A DISTANCE OF 34.33 FEET; THENCE S.54°21'47"W., A DISTANCE OF 232.40 FEET; THENCE S.54°09'35"W., A DISTANCE OF 179.97 FEET; THENCE S.66°18'21"W., A DISTANCE OF 17.59 FEET; THENCE S.85°02'55"W., A DISTANCE OF 14.20 FEET; THENCE N.85°05'52"W., A DISTANCE OF 19.58 FEET; THENCE N.66°41'21"W., A DISTANCE OF 147.08 FEET; THENCE N.66°26'07"W., A DISTANCE OF 182.11 FEET; THENCE N.28°25'21"W., A DISTANCE OF 46.26 FEET; THENCE N.72°40'49"W., A DISTANCE OF 66.73 FEET; THENCE N.73°29'51"W., A DISTANCE OF 56.18 FEET; THENCE N.46°40'21"W., A DISTANCE OF 75.26 FEET; THENCE N.58°27'25"W., A DISTANCE OF 67.39 FEET; THENCE N.80°24'56"W., A DISTANCE OF 71.73 FEET; THENCE N.58°14'35"W., A DISTANCE OF 70.96 FEET; THENCE N.50°34'03"W., A DISTANCE OF 55.34 FEET; THENCE N.10°58'04"W., A DISTANCE OF 38.12 FEET; THENCE N.72°07'55"W., A DISTANCE OF 57.93 FEET; THENCE S.73°06'53"W., A DISTANCE OF 31.89 FEET; THENCE N.82°30'25"W., A DISTANCE OF 70.78 FEET; THENCE N.59°58'50"W., A DISTANCE OF 42.15 FEET; THENCE N.36°52'12"W., A DISTANCE OF 63.87 FEET; THENCE N.47°45'55"W., A DISTANCE OF 62.35 FEET; THENCE N.12°24'46"E., A DISTANCE OF 94.47 FEET; THENCE N.01°09'40"W., A DISTANCE OF 162.78 FEET; THENCE N.31°01'12"W., A DISTANCE OF 136.34 FEET; THENCE N.69°59'27"W., A DISTANCE OF 196.93 FEET; THENCE S.86°25'13"W., A DISTANCE OF 120.63 FEET; THENCE N.03°30'54"W., A DISTANCE OF 87.57 FEET; THENCE N.04°33'31"E., A DISTANCE OF 28.59 FEET; THENCE N.07°07'06"E., A DISTANCE OF 32.68 FEET; THENCE S.89°51'26"W., A DISTANCE OF 99.54 FEET; THENCE S.41°41'41"W., A DISTANCE OF 62.03 FEET; THENCE S.79°33'41"E., A DISTANCE OF 91.77 FEET; THENCE S.01°34'02"E., A DISTANCE OF 21.71 FEET; THENCE S.86°38'17"W., A DISTANCE OF 161.96 FEET; THENCE S.07°53'56"E., A DISTANCE OF 107.59 FEET; THENCE N.85°35'15"E., A DISTANCE OF 95.07 FEET; THENCE S.86°14'58"E., A DISTANCE OF 104.83 FEET; THENCE S.21°38'48"E., A DISTANCE OF 100.95 FEET; THENCE S.04°13'16"E., A DISTANCE OF 112.20 FEET; THENCE S.01°42'28"E., A DISTANCE OF 94.17 FEET; THENCE N.87°44'10"E., A DISTANCE OF 36.42 FEET; THENCE S.87°51'16"E., A DISTANCE OF 42.19 FEET; THENCE S.62°45'37"E., A DISTANCE OF 180.99 FEET; THENCE S.80°12'39"W., A DISTANCE OF 26.98 FEET; THENCE N.84°56'31"W., A DISTANCE OF 70.95 FEET; THENCE N.56°43'03"W., A DISTANCE OF 53.30 FEET; THENCE N.89°36'46"W., A DISTANCE OF 66.59 FEET; THENCE S.88°47'50"W., A DISTANCE OF 45.66 FEET; THENCE S.88°34'39"W., A DISTANCE OF 46.09 FEET; THENCE N.72°25'39"W., A DISTANCE OF 77.67 FEET; THENCE N.73°38'52"W., A DISTANCE OF 71.36 FEET; THENCE N.87°39'29"W., A DISTANCE OF 87.84 FEET; THENCE N.87°12'21"W., A DISTANCE OF 57.45 FEET; THENCE N.83°49'13"W., A DISTANCE OF 62.50 FEET; THENCE N.53°22'26"W., A DISTANCE OF 45.10 FEET; THENCE N.72°59'51"W., A DISTANCE OF 60.95 FEET; THENCE N.86°59'35"W., A DISTANCE OF 71.36 FEET; THENCE N.82°22'09"W., A DISTANCE OF 34.83 FEET; THENCE N.65°24'26"W., A DISTANCE OF 67.56 FEET; THENCE N.49°02'28"W., A DISTANCE OF 79.68 FEET; THENCE N.35°15'03"W., A DISTANCE OF 55.45 FEET; THENCE N.54°26'36"W., A DISTANCE OF 116.19 FEET; THENCE N.58°37'44"W., A DISTANCE OF 73.45 FEET; THENCE S.71°19'45"W., A DISTANCE OF 122.93 FEET; THENCE S.35°13'51"W., A DISTANCE OF 61.16 FEET; THENCE S.33°13'10"W., A DISTANCE OF 53.56 FEET; THENCE S.10°42'23"W., A DISTANCE OF 77.03 FEET; THENCE S.45°18'37"W., A DISTANCE OF 59.28 FEET; THENCE S.48°36'21"W., A DISTANCE OF 49.60 FEET; THENCE S.77°25'23"W., A DISTANCE OF 43.14 FEET; THENCE S.72°05'57"W., A DISTANCE OF 47.65 FEET; THENCE S.70°06'51"W., A DISTANCE OF

## EXHIBIT A

60.72 FEET; THENCE LEAVING SAID NORTHERLY SHORE, N.00°12'30"W., A DISTANCE OF 35.93 FEET; THENCE N.01°53'00"E., A DISTANCE OF 389.85 FEET; THENCE N.00°56'28"E., A DISTANCE OF 393.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE ALONG SAID SOUTH LINE S.89°22'20"E., A DISTANCE OF 670.55 FEET TO A POINT ON THE EAST LINE OF HAMMOCKS AT RIVIERA DUNES AS RECORDED IN PLAT BOOK 44, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°01'00"E., ALONG SAID EAST LINE, A DISTANCE OF 770.72 FEET; THENCE S.89°23'56"E., A DISTANCE OF 27.28 FEET; THENCE N.04°09'41"E., A DISTANCE OF 97.59 FEET; THENCE N.05°43'21"E., A DISTANCE OF 102.58 FEET; THENCE S.89°26'12"E., A DISTANCE OF 248.15 FEET; THENCE S.03°56'05"W., A DISTANCE OF 99.93 FEET; THENCE S.02°41'46"W., A DISTANCE OF 100.04 FEET; THENCE S.89°23'45"E., A DISTANCE OF 48.42 FEET; THENCE S.00°07'29"W., A DISTANCE OF 112.01 FEET; THENCE S.89°35'52"E., A DISTANCE OF 342.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,810,736 SQUARE FEET OR 225.22 ACRES, MORE OR LESS.  
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.





# BRADENTON HERALD

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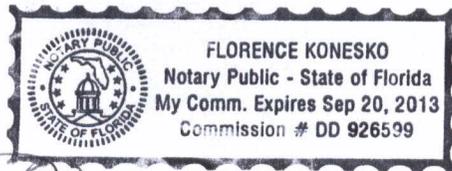
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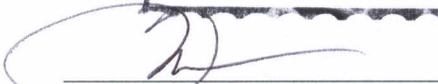
Before the undersigned authority personally appeared Danica Sherrill, who, on oath, says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, **LEGAL NOTICE OF PUBLIC HEARING** as published in said newspaper in the issue **12/03/2010**.

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
(Signature of Affiant)

Sworn to and subscribed before me this  
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# BRADENTON HERALD

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**CITY OF PALMETTO**  
**NOTICE OF PUBLIC HEARING**

The City of Palmetto proposes to adopt the following ordinance:

**ORDINANCE NO. 2010-18**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; AMENDING ORDINANCE NO. 08-972 TO APPROVE AN AMENDED GENERAL DEVELOPMENT PLAN FOR THE PROPERTIES DESCRIBED IN THE ATTACHED EXHIBIT "A", LOCATED IN THE PDMU (PLANNED DEVELOPMENT - MIXED-USE) ZONING DISTRICT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (GDP 05-03 Rev II (2010) Sanctuary Residential Partners, LLC/ Sanctuary Development Partners East, L.L.C./Sanctuary Development Partners, L.L.C./ Manatee Island Partners, LLC, approx. 225.22 acres).**

The City Commission will hold a public hearing December 13, 2010 at 6:15 PM, or as soon thereafter as the issue may be heard, at City Hall, 516 8th Ave. W., Palmetto, FL, to consider the ordinance. The Public Hearing may be continued until final action is taken. All interested persons are invited to appear and be heard. Written comments filed at City Hall will be heard and considered.

If any person desires to appeal any decision of the City Commission or any other Board of the City, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

The City of Palmetto does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status or handicapped status in employment or in the provision of services.

Handicapped individuals may receive special accommodation in services on 48 hours' notice (Fla. Stat. 286.26). Anyone requiring reasonable accommodation for this meeting, as provided for in the American with Disabilities Act, should contact the City Clerk at 941-723-4570, FAX 941-723-4576 or email:

[jfreeman@palmettofl.org](mailto:jfreeman@palmettofl.org) or  
[dponder@palmettofl.org](mailto:dponder@palmettofl.org).

**Jim Freeman, City Clerk**  
12/03/2010