

ORDINANCE NO. 01-714

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA APPROVING A GENERAL DEVELOPMENT PLAN AND ELEVATIONS FOR THE WINGATE INN AT RIVIERA DUNES, PARCEL 12A, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (WINGATE INN AT RIVIERA DUNES)

WHEREAS, the City of Palmetto approved a Conceptual Development Plan for the Riviera Dunes project on November 15, 1999; and

WHEREAS, the General Development Plan and elevations attached hereto as Exhibit "A" have undergone staff review and staff determined that the General Development Plan and elevations, with the conditions contained in Section One, substantially conforms to all applicable regulations of the Planned Development District, Ordinance No. 663, Ordinance No. 684, and Ordinance No. 685; and

WHEREAS, the City Council of the City of Palmetto has received and considered the recommendation of the City's Planning and Zoning Board which held a hearing on August 13, 2001; and

WHEREAS, the City Council reviewed the General Development Plan and elevations at a public hearing on October 1, 2001; and

WHEREAS, the City Council of the City of Palmetto finds said General Development Plan and elevations with the conditions contained herein to be consistent with both the City's Comprehensive Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA, IN REGULAR SESSION ASSEMBLED:

Section 1: The General Development Plan attached hereto as Exhibit "A" shall comply with the following conditions:

1. At the Final Site Plan review phase, details with respect to ingress and egress through other properties including, but not limited to, access easements shall be provided.
2. At the Final Site Plan review phase, all utility easements shall be shown.
3. At the Final Site Plan review phase, all utilities shall be labeled.
4. At the Final Site Plan review phase, details showing how the sanitation truck will access the dumpster shall be provided.

5. At the Final Site Plan review phase, loading and unloading areas shall be shown.
6. At the Final Site Plan review phase, the back flow prevention device arrangement pertaining to the domestic water to the building and fire main to the building shall be more clearly defined.
7. At the Final Site Plan review phase, more details shall be provided with respect to the "Proposed Storage Building and the Trash Enclosure".

Section 2: The General Development Plan and elevations attached hereto as Exhibit "A" shall comply with all applicable provisions of Ordinance No. 663 adopted by City Council on November 15, 1999.

Section 3: It is the intent of this Ordinance to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then such provisions or portions shall be deemed null and void but all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4: This Ordinance shall take effect as provided for by law and by City Charter, Section 13 upon execution by the Mayor or, if disapproval occurs, upon reconsideration by the City Council and passing of the Ordinance by at least four (4) votes.


APPROVED AND ADOPTED, in open session with a quorum present and voting, this 1st day of October 2001.

First Reading: September 17, 2001

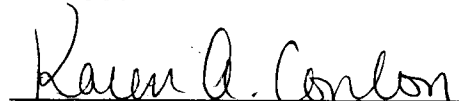
Publication: September 21, 2001

Second Reading: October 1, 2001

**CITY OF PALMETTO, FLORIDA BY AND
THROUGH ITS CITY COUNCIL OF THE
CITY OF PALMETTO**


Pat Whitesel, Mayor

ATTEST:


Karen A. Conlon, City Clerk

**STAFF REPORT
THE WINGATE AT RIVIERA DUNES
GENERAL DEVELOPMENT PLAN**

Location: Riviera Dunes, Parcel 12A

The Development Review Committee reviewed the attached site plan and elevations. The Committee recommends **CONDITIONAL APPROVAL** of the General Development Plan and the elevations and renderings. The conditions of approval are:

1. At the Final Site Plan review phase, details with respect to ingress and egress through other properties including, but not limited to, access easements shall be provided.
2. At the Final Site Plan review phase, all utility easements shall be shown.
3. At the Final Site Plan review phase, all utilities shall be labeled.
4. At the Final Site Plan review phase, details showing how the sanitation truck will access the garbage dumpster shall be provided.
5. At the Final Site Plan review phase, loading and unloading areas shall be shown.
6. At the Final Site Plan review phase, the back flow prevention device arrangement pertaining to the domestic water to the building and fire main to the building shall be more clearly defined.
7. At the Final Site Plan review phase, more details shall be provided with respect to the "Proposed Storage Building and the Trash Enclosure".

Manasota Commercial Construction Company, Inc. is aware of, and agrees to these conditions, and is working with the Fire Marshal and staff to address these concerns.

PLANNING AND ZONING BOARD ACTION

At the August 13, 2001 Planning and Zoning Board meeting, the Board unanimously recommended **APPROVAL** of the general development plan, renderings and elevations with the conditions contained in the Staff Report.

CITY COUNCIL ACTION

City Council shall **APPROVE, APPROVE WITH CONDITIONS or DENY** the General Development Plan, renderings, and elevations for the Wingate Inn at Riviera Dunes and Ordinance No. 01-714.

Memo

To: Mayor and City Council
From: Margaret C. Tusing, City Planner/Zoning Administrator
CC: Karen A. Conlon, City Clerk
Date: August 29, 2001
Re: Wingate Inn at Riviera Dunes (Ordinance No. 01-714)

The above referenced Ordinance is scheduled for first reading on September 17, 2001. Prior to the meeting, the backup information is available in my office for review. This information will be included in your Agenda for the October 1, 2001 meeting, which is the public hearing for this Ordinance.

If you have any questions, please do not hesitate to contact me.



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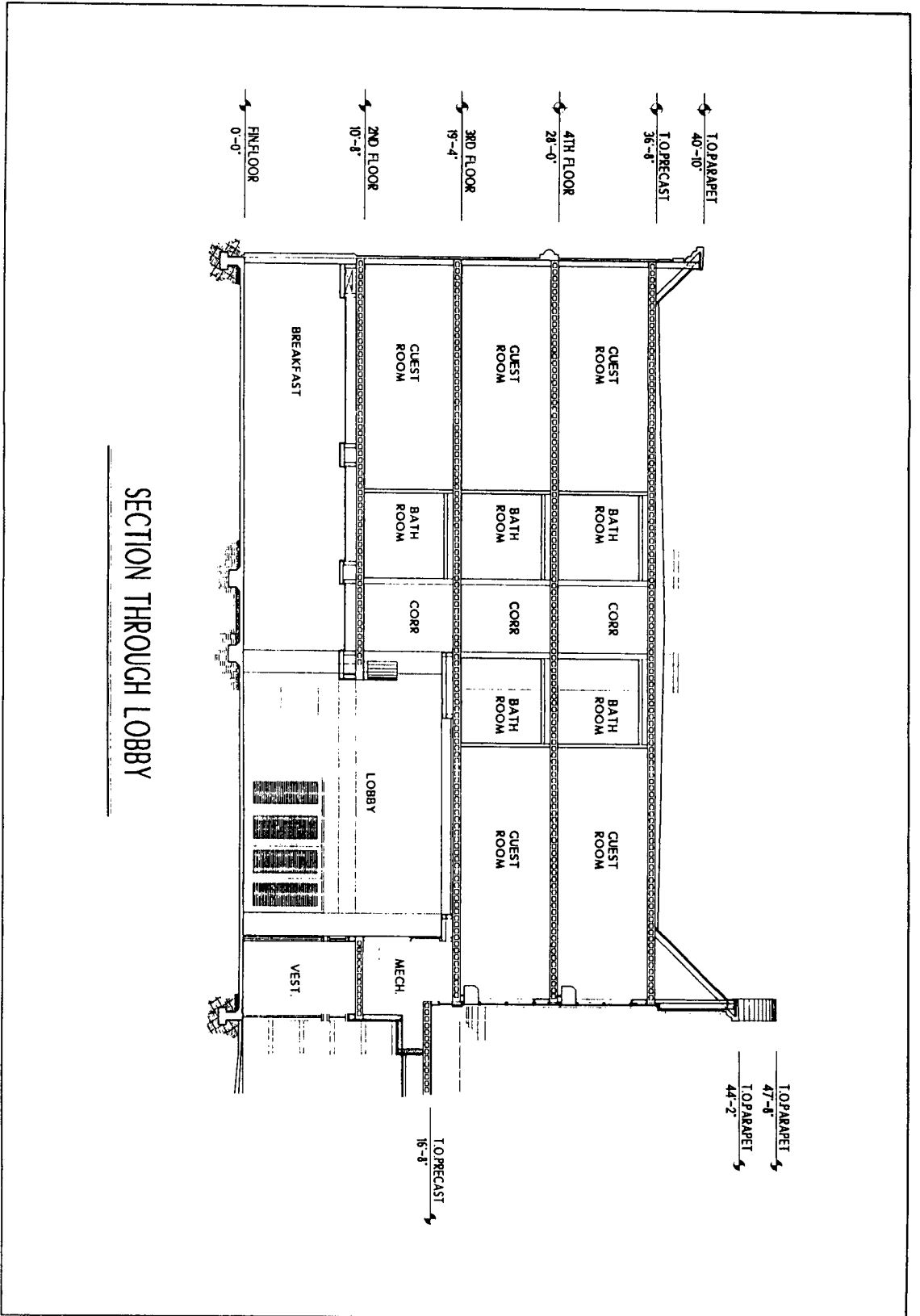
End Entrance Prototype Specifications

EXHIBIT 'A' - ORDINANCE NO. 01-714
WINGATE INN AT RIVIERA DUNES



PROTOTYPE
4 Story (Concrete Block & Plank Construction)

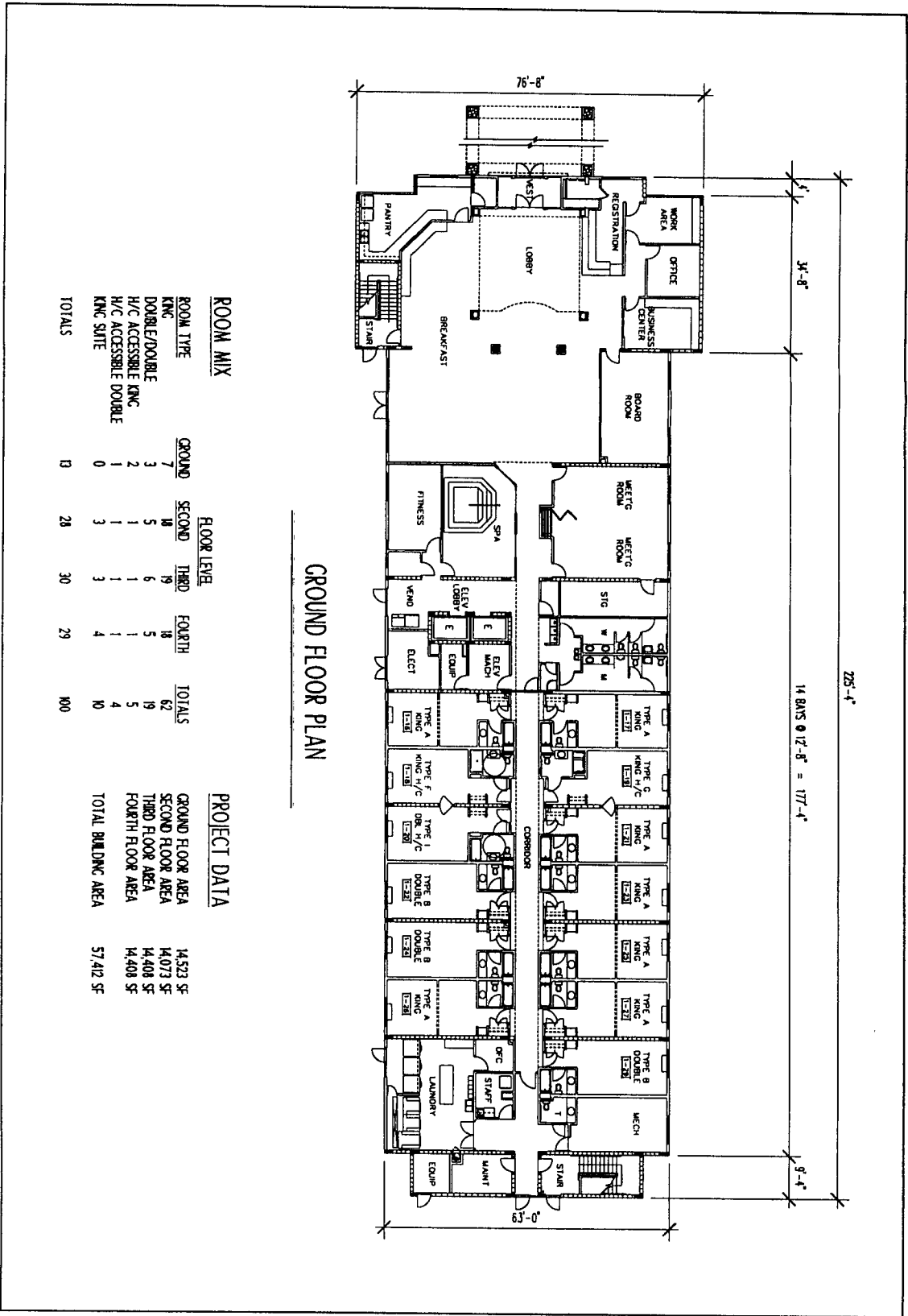
SECTION THROUGH LOBBY





END ENTRANCE PROTOTYPE
 4 Story (Concrete Block & Plank Construction)

GROUND FLOOR PLAN



GROUND FLOOR PLAN

ROOM MIX

ROOM TYPE	GROUND	SECOND	THIRD	FOURTH	TOTALS
KING	7	18	19	18	62
DOUBLE/DOUBLE	3	5	6	5	19
H/C ACCESSIBLE KING	2	1	1	1	5
H/C ACCESSIBLE DOUBLE	1	1	1	1	4
KING SUITE	0	3	3	4	10
TOTALS	13	28	30	29	100

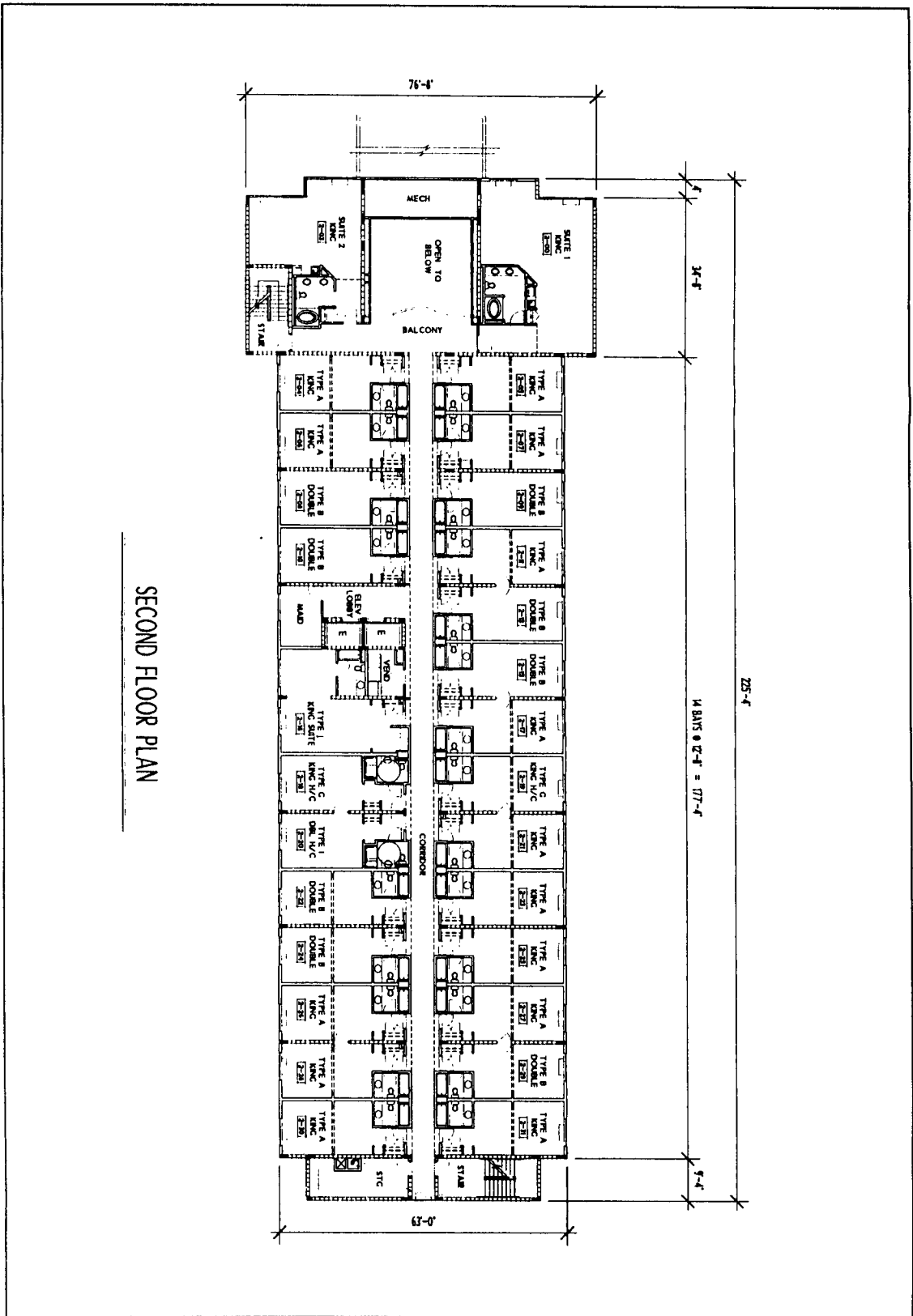
PROJECT DATA

GROUND FLOOR AREA	SECOND FLOOR AREA	THIRD FLOOR AREA	FOURTH FLOOR AREA	TOTAL BUILDING AREA
14,523 SF	14,073 SF	14,408 SF	14,408 SF	57,412 SF



END ENTRANCE PROTOTYPE
4 Story (Concrete Block & Plank Construction)

SECOND FLOOR PLAN 12

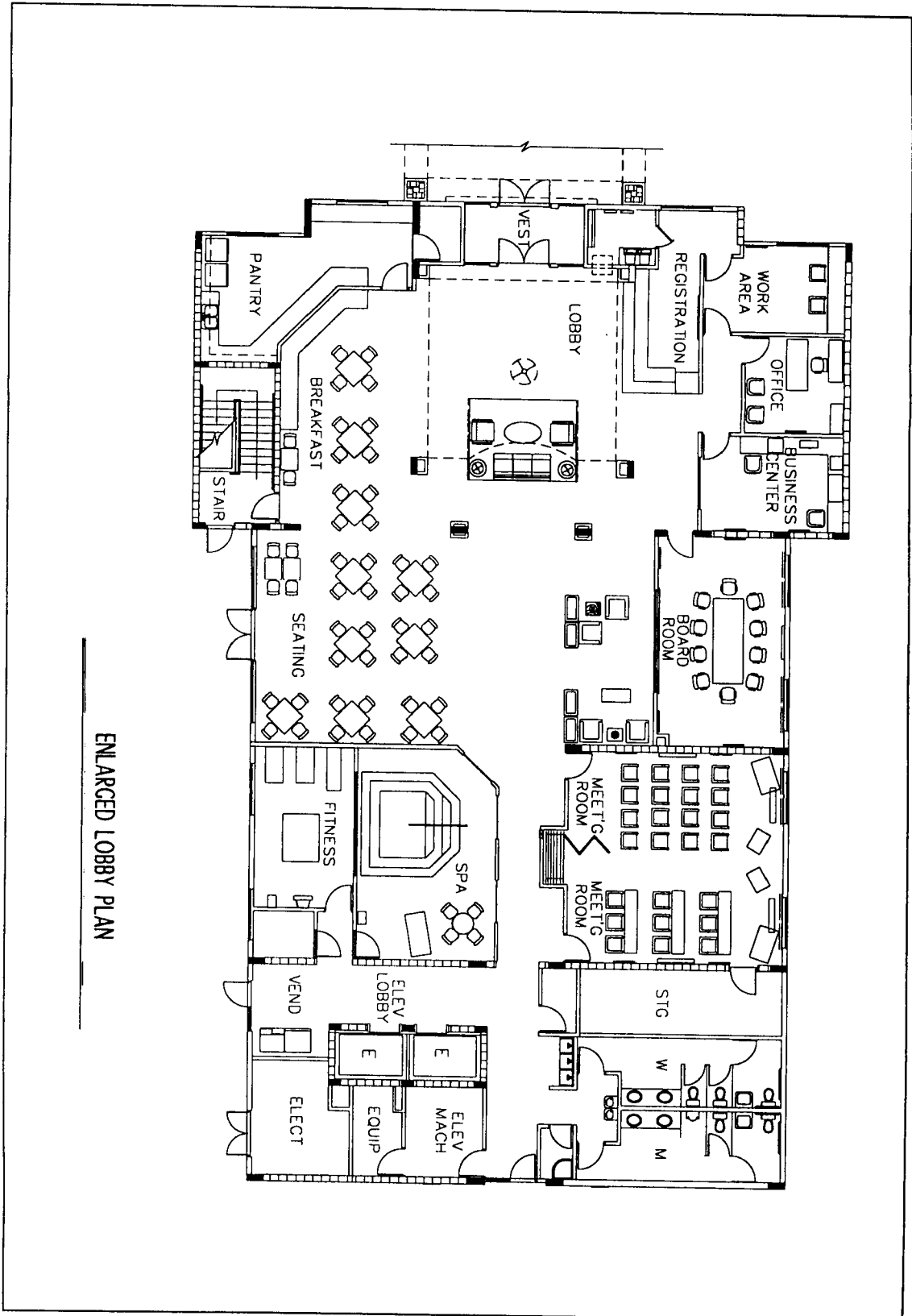


SECOND FLOOR PLAN

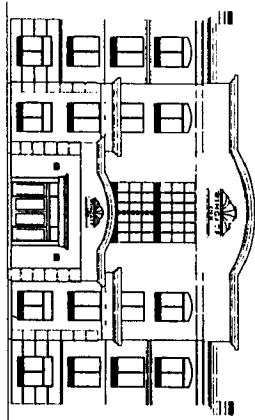


END ENTRANCE PROTOTYPE
4 Story (Concrete Block & Plank Construction)

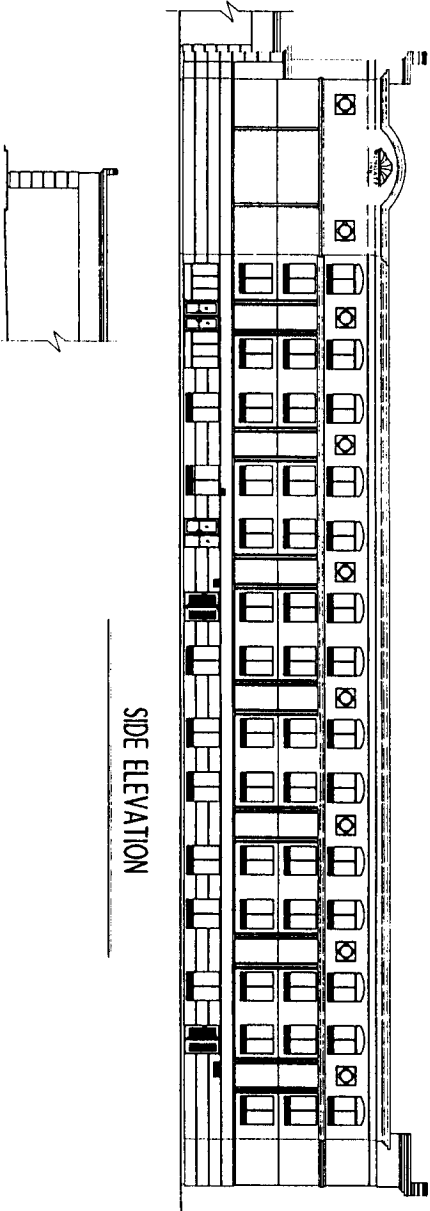
ENLARGED LOBBY PLAN 14



ENLARGED LOBBY PLAN



FRONT ELEVATION



SIDE ELEVATION

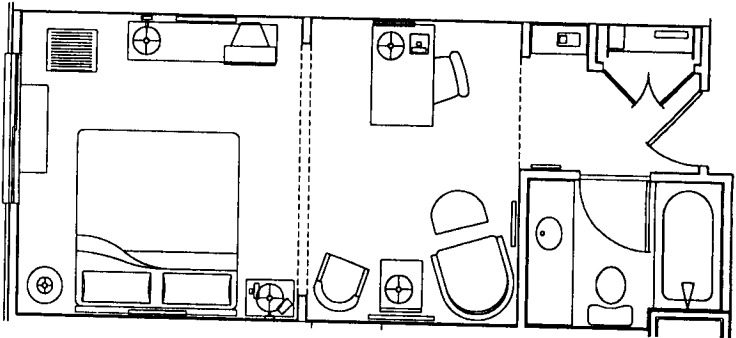


END ENTRANCE PROTOTYPE
4 Story (Concrete Block & Plank Construction)

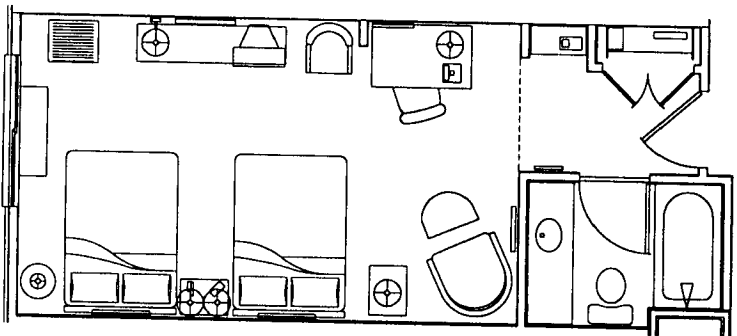
EXTERIOR ELEVATIONS



Units A & B



TYPE A
KING UNIT



TYPE B
DOUBLE / DOUBLE UNIT

BRADENTON HERALD

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Bradenton, FL 34205-8894
941/748-0411 ext. 7065

Bradenton Herald
Published Daily
Bradenton, Manatee, Florida

STATE OF FLORIDA
COUNTY OF MANATEE;

Before the undersigned authority personally appeared Sandy Riley, 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, being a Legal Advertisement in the matter of NOTICE OF PUBLIC HEARING in the Court, was published in said newspaper in the issues of 9/21,'01.

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.

Sandy Riley
(Signature of Affiant)

Sworn to and subscribed before me this
24th Day of September 2001

DIANE S. BACRO
Notary Public - State of Florida
My Commission Expires Aug 15, 2003
Commission # CC263180

Diane S. Bacro
SEAL & Notary Public
Personally Known X OR Produced Identification _____
Type of Identification Produced _____

CITY OF PALMETTO NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Section 166.041 (3) (a), Florida Statutes that the Palmetto City Council will hold a public hearing during its meeting of October 1, 2001 beginning at 7:00 p.m. at Palmetto City Hall, 516 8th Avenue West, Palmetto, Florida, or as soon thereafter as the issue may be heard, to consider adoption of the following:

ORDINANCE NO. 01-714
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA APPROVING A GENERAL DEVELOPMENT PLAN AND ELEVATIONS FOR THE WINGATE INN AT RIVIERA DUNES, PARCEL 12A. ATTACHED HERETO AS EXHIBIT "A", PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (WINGATE INN AT RIVIERA DUNES)

The Public Hearing may be continued from time to time until final action is taken by the City Council.

All interested persons are invited to appear and be heard. Written comments filed at City Hall will be heard and considered.

Copies of the proposed ordinance are available for inspection in the Office of the City Clerk, Palmetto City Hall, 516 8th Ave. West, Palmetto, Florida on Monday thru Friday 8:00 AM until 5:00 PM.

If any person desires to appeal any decision of the City Council or any other Board or Commission 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 handicap status in employment or in the provision of services. 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 or FAX 941-723-4576. E-mail: cityclerk@mail.state.fl.us

City of Palmetto, Florida
Karen A. Conlon,
City Clerk
POSTED: Sept. 18, 2001
Pub. 9/21/01