MANATEE COUNTY ZONING ORDINANCE
Z-84-76/PSP-13-21(P) – WELLS FARGO BANK/CREEKWOOD COMMONS WEST
(DTS#20130206)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN FOR 112 LOTS FOR SINGLE—FAMILY ATTACHED RESIDENCES ON APPROXIMATELY 20.75 ON THE EAST SIDE OF CREEKWOOD BOULEVARD, APPROXIMATELY ½ MILES NORTHEAST OF THE INTERSECTION OF SR 70 AND CREEKWOOD BOULEVARD AT 7715 52ND TERRACE EAST, BRADENTON IN THE PDR/WP-E/ST (PLANNED DEVELOPMENT RESIDENTIAL/WATERSHED PROTECTION-EVERS/SPECIAL TREATMENT OVERLAY DISTRICTS); SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wells Fargo Bank, NA (the “Applicant”) filed an application for a Preliminary Site Plan for approximately 20.75 acres described in Exhibit “A”, attached hereto, (the “Property”) for 112 lots for single-family attached residences; and

WHEREAS, the applicant filed a request for Special Approval for: 1) a project in the MU (Mixed Use) Future Land Use Category; 2) Entranceway, 3) partially within the Watershed Protection Evers Overlay District, and 4) partially within Special Treatment Overlay District; and

WHEREAS, the applicant filed a request for Specific Approval for an alternative to Sections 702.6.8, 740.2.6.18, 722.1.4.3, 712.2.8, 714.8.7, 715.3.4, and 715.3.2.3 Option E of the Land Development Code; and

WHEREAS, Planning staff recommended approval of the Preliminary Site Plan, Special Approval and Specific Approval applications subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on December 12, 2013 to consider the Preliminary Site Plan, Special Approval and Specific Approval applications, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County’s Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code, and recommended approval of the applications, subject to the stipulations contained in the staff report.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:
Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners held a duly noticed public hearing on December 17, 2013 regarding the proposed Preliminary Site Plan described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and has further considered the information received at the public hearing.

D. The proposed Preliminary Site Plan regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

E. The Board finds that the purpose of the Special Approval regulation are satisfied by the analysis provided in the staff report and proposed design which indicates that proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

F. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 702.6.8, the Board finds that the request of the Land Development Code regulations are satisfied to an equivalent degree due to adequate accessibility to the existing stormwater facilities and separation distance to Normal Water Level.

G. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 740.2.6.18, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the roads will be private and the street turnover will be acknowledged in the Homeowners Association documents.

H. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 722.1.4.3, the Board finds that the public purpose and intent of the Land Development Code regulations are satisfied to an equivalent degree because safe and efficient pedestrian access will not be compromised, as this subdivision is gated, private, and has no inter-neighborhood ties.

I. Notwithstanding the failure of this plan to comply with the requirements of Land Development Section 712.2.8, the Board finds that the public purpose and intent of the Land Development Code regulations are satisfied to an equivalent degree because public safety will not be compromised.
J. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 714.8.7, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

K. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 715.3.4, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree, as providing less trees will prevent future removal to prevent conflicts with infrastructure.

L. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Sections 715.3.2.3, Option E, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design because adequate buffer and landscaping will be provided.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 112 lots for single-family attached residences upon the Property subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. Compliance with all applicable regulations of the Zoning Ordinance Z-84-76(R10) shall be demonstrated at time of Final Site Plan.

2. Pursuant to Ordinance No. Z-84-76(R10) a "Noise Analysis" shall be provided prior to the approval of the Final Site Plan.

3. Compliance will all applicable regulations of LDC Sections 604.1 – Evers Watershed Overlay District, 604.4 – Special Treatment Overlay District, and 737 - Entranceways shall be demonstrated at time of Final Site Plan.

4. No new detention or retention ponds shall be constructed within landscape buffers or greenbelt buffers.

5. Recreational amenities shall be shown on the Final Site Plan and installed prior to Final Plat.

6. A 6-foot high wall or fence shall be installed along the south property boundary on the areas adjacent to Lots 45 thru 74.

7. Any walls or fences within perimeter buffers shall be measured from the finished grade or the adjacent roadway or lot (exclusive any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

8. The gates to the project (entrance and emergency access) shall be accessible to EMS by either a remote control or siren activated system. Prior to Final Site Plan approval; the applicant shall receive written approval from EMS and the Fire Marshall approving the proposed system.
B. PUBLIC WORKS CONDITIONS:

1. The applicant shall demonstrate with the Final Site Plan submittal acceptable hammerhead turnaround pavement is provided for Public Safety, Fire, and Solid Waste Vehicles to maneuver and complete a turnaround movements. Such maneuvering analysis shall be provided with modeling analysis reviewed and approved by Public Works Department.

2. Prior to Final Plat approval, a sign shall be installed on the hammerhead turnaround indicating that no parking is allowed within these areas and shall be used for emergency vehicles only.

C. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by a full twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into Evers Reservoir/Braden River. Modeling shall be used to determine pre- and post-development flows.

2. This project shall be required to provide 150% water quality treatment for Evers Reservoir/Braden River Watershed.

D. ENVIRONMENTAL CONDITIONS:

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

2. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

3. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

E. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract and in the Final Site Plan shall include language to inform prospective homeowners of:

   a) All planned thoroughfares adjacent to the project (I-75 and Creekwood Boulevard) including the location and number of lanes for each one,

   b) Potential noise associated with the planned roadways,

   c) The location of an existing large commercial development (384,523 square feet) adjacent to south property boundary,

   d) The roads within the Creekwood West Common Subdivision will be privately
maintained, and are not designed to Manatee County Transportation Standards, i.e. sidewalk placement, right-of-way widths, etc. In order for the private streets to be accepted into the County maintained system, approval is required from the Manatee County Public Works Department and Board of County Commissioners. There are no assurances of acceptance by the Board, even if the roadways have been brought up to current Manatee County Standards.

Should the homeowners wish to proceed at a later date with the process for acceptance of maintenance, be advised that all costs associated with the up-grades to current Manatee County Standards shall be borne entirely by the homeowners.

Section 3. SPECIFIC AND SPECIAL APPROVALS. Specific Approval is hereby granted for an alternative to Sections 702.6.8, 740.2.6.18, 722.1.4.3, 712.2.8, 714.8.7, 715.3.4 AND 715.3.2.3 Option E. This Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Special Approval is hereby granted for: 1) a project in the Mixed Use Future Land Use Category; 2) in the Entranceway; 3) partially within the Watershed Protection Evers Overlay District, and 4) partially within the Special Treatment Overlay District. This Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 5. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, the ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 6. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 7. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 17th day of December, 2013.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Larry Bustle
Larry Bustle, Chairman

ATTEST: R. B. SHORE
Clerk of the Circuit Court

BY: Deputy Clerk
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 11, 12, 13 & 14, T.W.N. 35N, R.W. 18E, BEING MORE PARTICULARLY DESCRIPT AS FOLLOWS:

BEGS AT SW COR OF TRACT A-1 OF CREEKWOOD PH TWO, SUBURBAN H, A SUB REC IN PB 29, PG 28; TH S 88 DEG 26 MIN 54 SEC E, ALG S LN OF ST TRACT A-1, AND S LN OF TRACT A-2 OF CREEKWOOD PH TWO, SUBURBAN H AND SUBURBAN H, A SUB REC IN PB 29, PG 194, A DIST OF 725.84 FT; TH S 02 DEG 29 MIN 21 SEC W, A DIST OF 68.40 FT; TH S 06 DEG 37 MIN 53 SEC W, A DIST OF 50.48 FT; TH S 15 DEG 43 MIN 45 SEC W, A DIST OF 85.67 FT; TH S 02 DEG 12 MIN 15 SEC W, A DIST OF 47.88 FT; TH S 79 DEG 02 MIN 36 SEC E, A DIST OF 26.35 FT; TH S 23 DEG 55 MIN 44 SEC W, A DIST OF 312.24 FT; TH N 66 DEG 03 MIN 42 SEC W, A DIST OF 418.99 FT TO A PT OF CURVATURE TO LEFT, HAVING A RADIUS OF 212.37 FT; TH ALG SD CURVE TO LEFT, THROUGH A C/A OF 18 DEG 23 MIN 05 SEC, A DIST OF 58.16 FT HAVING CHORD BEARING OF N 77 DEG 49 MIN 40 SEC W, A CHORD DISTANCE OF 67.85 FT TO A PT OF REVERSE CURVE TO RIGHT HAVING A RADIUS OF 236.00 FT, TH ALG SD CURVE THROUGH A C/A OF 33 DEG 58 MIN 34 SEC, A DIST 98.76 FT, HAVING A CHORD BEARING OF N 73 DEG 33 MIN 40 SEC W, A CHORD DIST OF 98.04 FT TO A PT OF TANGENCY, TH N 60 DEG 04 MIN 32 SEC W, A DIST OF 78.65 FT; TH S 33 DEG 09 MIN 29 SEC W, A DIST OF 210.60 FT; TH N 61 DEG 57 MIN 49 SEC W, A DIST OF 184.73 FT; TH ALG SD CURVE TO RIGHT, THROUGH A C/A OF 75 DEG 54 MIN 45 SEC, A DIST OF 50.52 FT, A CHORD BEARING OF N 24 DEG 37 MIN 45 SEC W, A CHORD DIST OF 54.34 FT TO A PT OF TANGENCY, TH N 17 DEG 45 MIN 59 SEC E, A DIST OF 50.40 FT TO PT LYING ON SLY NW/LN OF CREEKWOOD PH TWO, SUBURBAN H, UNIT A-1, A SUB REC IN PB 25, PG 185, 110 FT ALSO BEING ON A CURVE CONCAVE NW/LY, HAVING A RADIUS OF 255.40 FT; THE FOLLOWING (2) COURSES ARE ALG SD LNY/RW (1) TH NELY ALG SD CURVE THROUGH A C/A OF 03 DEG 01 MIN 24 SEC, A DIST OF 29.27 FT, TH CHORD BEARING OF N 05 DEG 31 MIN 59 SEC E, A CHORD DIST OF 29.28 FT TO A PT OF CUMMURAL CURVE, HAVING A RADIUS OF 645.00 FT; (2) TH NELY ALG SD CURVE THROUGH A C/A OF 42 DEG 42 MIN 07 SEC, A DIST OF 514.46 FT, HAVING A CHORD BEARING OF N 64 DEG 31 MIN 18 SEC E, A CHORD Dist OF 500.95 FT TO PB 17 CONTAINING 9.77 AC.

A PARCEL OF LAND LYING IN SECTION 12, 13, A 14, T.W.N. 35N, R.W. 18E, BEING PARTICULARLY DESCRIPT AS FOLLOWS: COM AT THE SW COR OF TRACT A-1 OF CREEKWOOD PH 2, SP E, A SUB AS PER THE PLT THEREOF REC IN PB 29 PG 28, OF THE PRMF; TH S 08 DEG 26 MIN 54 SEC E, ALG S LN OF ST TRACT A-1, AND THE S LN OF TRACT A-2 OF CREEKWOOD PH 2, SP E, A SUB AS PER THE PLT THEREOF REC IN PB 29 PG 28, OF THE PRMF; A DIST OF 725.84 FT FOR A COM OF PB 37 PG 10 OF THE PRMF; TH CONT ALG SD LNY/MN OF PB 29 PG 28, THE FOLLOWING (2) COURSES: (1) N 01 DEG 01 MIN 05 SEC W, A DIST OF 417.32 FT TO THE ELY LN OF CREEKWOOD PH 2, COM AS COMMERCIAL PT PER THE PLT THEREOF REC IN PB 37 PG 16 OF THE PRMF; TH ALG SD LNY/MN OF CREEKWOOD Y/RW COMMERCIAL PH 2, THE FOLLOWING (2) COURSES: (1) N 73 DEG 39 MIN 05 SEC W, A DIST OF 649.77 FT; (2) N 64 DEG 34 MIN 42 SEC W, A DIST OF 392.39 FT; (3) N 88 DEG 26 MIN 41 SEC W, A DIST OF 772.77 FT; (4) N 36 DEG 38 MIN 45 SEC W, A DIST OF 100.00 FT TO AN INT WITH ELY/NW/L OF 2ND BLV/ED (ALSO KNOWN AS "CREEKWOOD PH 1") SP L, A SUB AS PER THE PLT THEREOF REC IN PB 28 PG 160, THE FOLLOWING (2) COURSES: (1) NELY ALG LNY/MN OF PB 28 PG 160, A DIST OF 25 MIN 13 SEC W, A DIST OF 645.00 FT, TH ALG THE ELY/RW OF SD 72ND BLV/ED, THE FOLLOWING (2) COURSES: (1) NELY ALG LNY/MN OF SD 72ND BLV/ED, A DIST OF 25 MIN 13 SEC W, A DIST OF 645.00 FT, HAVING A RADIUS OF 645.00 FT; (2) TH CHORD BEARING OF N 69 DEG 33 MIN 04 SEC E, A CHORD DIST OF 293.61 FT; TH 17 DEG 45 MIN 59 SEC W, A DIST OF 59.40 FT TO A KOP CURVATURE TO THE LEFT HAVING A RADIUS OF 94.17 FT, HAVING A CHORD BEARING OF N 06 DEG 37 MIN 24 SEC E, A CHORD DIST OF 195.42 FT TO A PT, A DIST OF 189.52 FT, A DIST OF 384.73 FT, TH N 33 DEG 09 MIN 29 SEC E, A DIST OF 216.10 FT; TH S 66 DEG 04 MIN 32 SEC E, A DIST OF 78.85 FT TO A PT OF CURVATURE TO THE LEFT HAVING A RAD OF 236.00 FT, TH ALG SD CURVE TO THE LEFT, THROUGH A C/A OF 23 DEG 38 MIN 34 SEC, A DIST OF 98.76 FT HAVING A CHORD BEARING OF N 73 DEG 33 MIN 40 SEC E, A CHORD DIST OF 98.04 FT TO A PT TO THE RIGHT HAVING A RAD OF 236.00 FT, TH ALG SD CURVE TO THE RIGHT, THROUGH A C/A OF 75 DEG 54 MIN 46 SEC, A DIST OF 58.52 FT, A CHORD BEARING OF S 24 DEG 37 MIN 45 SEC E, A CHORD DIST OF 54.34 FT TO A PT, TH S 01 DEG 57 MIN 49 SEC E, A DIST OF 384.73 FT, HAVING A RAD OF 236.00 FT, TH S 79 DEG 03 MIN 42 SEC E, A DIST OF 312.24 FT; TH N 02 DEG 29 MIN 31 SEC E, A DIST OF 68.40 FT TO A PT, A DIST OF 68.40 TO THE PB (2103/3789), PL#179340.0075/9
NOTICE OF ZONING IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Tuesday, December 17, 2013, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

ORDINANCE 13-25 - CREEKWOOD (DRI # 13)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, rendering an amended and restated development plan pursuant to Chapter 90B, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 12-15) to approve the following changes to Map H and the Ordinance: 1) modify the land use of Parcel G from office to residential; 2) increase the total number of residential units by 112 for a total of 1,582 units and decrease the office square footage by 125,000 square feet for a total of 100,000 square feet; 3) delete land use condition #1 regarding maximum density in the West; and 4) amend the stipulations related to the I-75 bridge approach; and 5) update the development order to reflect terminology changes, current land development code and comprehensive plan amendments, and department references; providing for development rights, conditions, and obligations; and severability; and providing an effective date.

This DRI is approved in four phases for 1,250 residential units, 600,000 square feet of commercial space, 300,000 square feet of industrial space, 225,000 square feet of office space, 150,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±181.28 acres) and the present zoning is PDR/PDC/PDI/WD/E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel G is located on the south side of SR 70, west of I-75, and east of Creekwood Boulevard, approximately mile northeast of the intersection of SR 70 and Creekwood Boulevard at 7715 52nd Terrace E, Bradenton (±20.75 acres) and the present zoning is PDC/PDI/WD/E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts).

Z-64-78(R6) - SULLIVAN BANK/CREEKWOOD COMMUNS WEST (DTS #20130206)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 112 lots for single-family attached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The ±20.75-acre site is located on the west side of Creekwood Boulevard, approximately mile northeast of intersection of SR 70 and Creekwood Boulevard at 7715 52nd Terrace E, Bradenton, and the present zoning is PDC/PDI/WD/E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts), and is the subject of a rezoning request to PDR/PDI/WD/E/ST.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 749-4501 x5878; e-mail to: planning.agenda@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy applies every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-3800; TDD ONLY 742-5802 and wait 80 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida

Contact Kaycee Ellis at 742-3800; TDD ONLY 742-5802 and wait 80 seconds, or FAX 745-3790.

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MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida
December 19, 2013

Honorable R. B. “Chips” Shore
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Robin Liberty, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. Z-84-76/PSP-13-21(P), which was filed in this office on December 19, 2013.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

Enclosure
CREEKWOOD WEST COMMONS
PRELIMINARY SITE PLAN
LOCATED IN:
SECTIONS 11,12,13,14, TOWNSHIP 35 S, RANGE 18 E
IN MANATEE COUNTY, FLORIDA

OPEN SPACE

Maps show Minimum Open Space = .050 (77.24 ft x 96.73 ft x 0.306)
Maps show Mean of open space may be comprised of availability
Maps show Maximum Open Space = .075 (118.24 ft x 120.73 ft x 0.416)

Over all Preliminary Site Plan Notes

OPEN SPACE

Up to 75% of the required open space may be comprised of waterbodies.
(75% x 7.26 AC = 5.44 AC)

Phase I:
A parcel of land lying in Sections 11, 12, 13, & 14, Township 35 South, Range 18 East, Manatee County, Florida, being

Notes

Total allowed in MU portion is 12.8 x 9 d.u. = 115 d.u.

LEGAL DESCRIPTION

Phase I:
A parcel of land lying in Sections 11, 12, 13 & 14, Township 35 South, Range 18 East, Manatee County, Florida, being

Phase II:
A parcel of land lying in Sections 11, 12, 13 & 14, Township 35 South, Range 18 East, Manatee County, Florida, being


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NOTE:
ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD), FOOT DESIGN STANDARDS AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT-HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT-HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

CREEKWOOD WEST COMMONS
FOR 88 HOUSING
AERIAL

RES 6
MU
Native vegetation to be preserved,
Existing Vegetation Meets Greenbelt Buffer Requirements

NOTES:
1. THE EXISTING IRRIGATION SOURCE PREVIOUSLY CONSTRUCTED WILL BE UTILIZED
2. THE AMENITY CENTER WILL PROVIDE FOUNDATION LANDSCAPING AT 40 SF PER 1000 SF OF THE FLOOR AREA

TREE REPLACEMENT TABLE

<table>
<thead>
<tr>
<th>PIN NO.</th>
<th>EXISTING</th>
<th>REPLACEMENT</th>
<th>DISTANCE</th>
<th>HEIGHT</th>
<th>DIA.</th>
<th>TOTAL REPLACEMENT</th>
<th>T B P</th>
<th>T B R</th>
</tr>
</thead>
<tbody>
<tr>
<td>2922</td>
<td>42.5</td>
<td>58</td>
<td>11.0</td>
<td>5.0</td>
<td>1.0</td>
<td>1</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>2972</td>
<td>12.0</td>
<td>10.0</td>
<td>3.0</td>
<td>3.0</td>
<td>1.0</td>
<td>6</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

ENGINEERING ASSOCIATES, INC.
2930 University Parkway
Sarasota, Florida 34243
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Fax 941 358-6540
www.kingengineering.com
Engineering License #2610

CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

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PRELIMINARY LANDSCAPE PLAN
CREEKWOOD WEST COMMONS FOR MI HOMES
Notes

1. Landscaping to utilize 100% Automatic Irrigation.

2. All plant material to be:
   - Drought tolerant species
   - Minimum Florida Number One Grade
   - Appropriate to soil and climate
   - Minimum thirty (30%) percent native species
   - Low maintenance

General Notes:
- Irrigation shall be automatically designed.
- Xeriscape landscaping is required wherever feasible.
- Must meet the standards of Section 333, Visibility Triangles.
- No synthetic/artificial turf or plants.
- All landscaped areas shall be protected by wheelstops or curbing.
- Areas with planted trees shall be a minimum 8 feet wide (inside curb measurement).
- Existing plant communities designated to remain must be intact and undisturbed, native and exotic plants must be removed.
- Preserving native plant communities is encouraged and may be required, as appropriate.
- No parking, loading areas, or buildings shall be placed within any landscape buffers.
- Trees and shrubs shall not be placed within the middle two-thirds (2/3) of any drainage swale or within three (3) feet measured horizontally from the centerline of the drainage swale, whichever is greater. Swales shall allow the positive flow of water without any obstruction.
- A maximum of forty (40) percent of all required trees may be palm trees. When palms trees are utilized as canopy trees, a minimum of two (2) palms must be grouped to serve as a canopy tree. Each palm tree group will count as one (1) canopy tree.
- Tree removal to be quantified with the Final Site Plan.

Tree: Trees required under Section 715 shall be in accordance with the following:

<table>
<thead>
<tr>
<th>MINIMUM SIZE AT PLANTING</th>
<th>CANOPY</th>
<th>UNDERSTORY PALM</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEIGHT</td>
<td>30 FT</td>
<td>6 FT</td>
</tr>
<tr>
<td>CALIPER</td>
<td>3 1/2 INCHES</td>
<td>1 1/2 INCHES</td>
</tr>
<tr>
<td>SPREAD</td>
<td>4 FT</td>
<td></td>
</tr>
</tbody>
</table>

Shrub: Shrubs required under Section 715 shall be in accordance with the following:

<table>
<thead>
<tr>
<th>MINIMUM SIZE AT PLANTING</th>
<th>HEDGE</th>
<th>VEHICLE USE AREA ISLANDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEIGHT</td>
<td>24 INCHES</td>
<td>9 INCHES</td>
</tr>
<tr>
<td>Gallons</td>
<td>3 GALLONS</td>
<td>1 GALLON</td>
</tr>
</tbody>
</table>

CONCEPTUAL PLANT LIST

**Canopy Trees May Include:**
- Red Maple
- Live Oak
- Or other as acceptable by staff

**Shrub May Include:**
- Sandalwood Viburnum
- Parrotbaud
- Sweet Viburnum
- Goldleaf Dew Drops

**Street Trees:**
- Magnolia Ohio
- Or other as acceptable by staff