

# MANATEE COUNTY GOVERNMENT

## AGENDA MEMORANDUM

<b>SUBJECT</b>	PDMU-11-13(G) Medallion Home at Ft. Hamer, LLC/Wayne Underhill/Crosscreek	<b>TYPE AGENDA ITEM</b>	Advertised Public Hearing –Consent
<b>DATE REQUESTED</b>	03/08/12 PC	<b>DATE SUBMITTED/REVISED</b>	02/28/12
<b>BRIEFINGS? Who?</b>	None	<b>CONSEQUENCES IF DEFERRED</b>	N/A
<b>DEPARTMENT/DIVISION</b>	Building & Development Services Department/Comprehensive Planning and Public Hearings	<b>AUTHORIZED BY TITLE</b>	Robert Schmitt, AICP, Planning Division Manager <span style="float: right;">RS</span>
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Sharon Tarman 941-748-4501, ext. 6863	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Sharon Tarman, AICP, Planner 941-748-4501, ext. 6863
<b>ADMINISTRATIVE APPROVAL</b>			

**ACTION DESIRED**  
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

I move to continue PDMU-11-13(G) to April 12, 2012, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1<sup>st</sup> Floor Chambers.

**ENABLING/REGULATING AUTHORITY**  
Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Manatee County Comprehensive Plan and Manatee County Land Development Code.

**BACKGROUND/DISCUSSION**

n/a

COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input type="checkbox"/>	<b>REVIEWED</b> Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)
<input checked="" type="checkbox"/>	<b>NOT REVIEWED (No apparent legal issues.)</b>
<input type="checkbox"/>	<b>NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)</b>
<input type="checkbox"/>	<b>OTHER</b>

<b>ATTACHMENTS: (List in order as attached)</b>		<b>INSTRUCTIONS TO BOARD RECORDS:</b>	
n/a		n/a	
<b>COST:</b>	n/a	<b>SOURCE (ACCT # &amp; NAME):</b>	n/a
<b>COMMENTS:</b>		<b>AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)</b>	

# MANATEE COUNTY GOVERNMENT

## AGENDA MEMORANDUM

<b>SUBJECT</b>	PDMU-11-12(G) – HC Properties, LLC/Shops at Harrison Ranch	<b>TYPE AGENDA ITEM</b>	Advertised Public Hearing – Consent
<b>DATE REQUESTED</b>	03/08/12 PC	<b>DATE SUBMITTED/REVISED</b>	02/28/12
<b>BRIEFINGS? Who?</b>	None	<b>CONSEQUENCES IF DEFERRED</b>	N/A
<b>DEPARTMENT/DIVISION</b>	Building & Development Services Department/Comprehensive Planning and Public Hearings	<b>AUTHORIZED BY TITLE</b>	Robert Schmitt , AICP, Planning Division Manager <i>RS</i>
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Sharon Tarman, AICP, Planner / 941-748-4501, ext. 6863 (DTS#20110203)	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Sharon Tarman, AICP, Planner / 941-748-4501, ext. 6863
<b>ADMINISTRATIVE APPROVAL</b>			

**ACTION DESIRED**  
**INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED**

I move to continue the public hearing for PDMU-11-12(G) to April 12, 2012 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1<sup>st</sup> Floor Chambers.

**ENABLING/REGULATING AUTHORITY**  
**Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy**

Manatee County Comprehensive Plan and Manatee County Land Development Code.

**BACKGROUND/DISCUSSION**

- n/a

COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input type="checkbox"/>	<b>REVIEWED</b> Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: )
<input checked="" type="checkbox"/>	<b>NOT REVIEWED (No apparent legal issues.)</b>
<input type="checkbox"/>	<b>NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)</b>
<input type="checkbox"/>	<b>OTHER</b>

<b>ATTACHMENTS: (List in order as attached)</b>	<b>INSTRUCTIONS TO BOARD RECORDS:</b>
n/a	n/a
<b>COST:</b> n/a	<b>SOURCE (ACCT # &amp; NAME):</b> n/a
<b>COMMENTS:</b>	<b>AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)</b>

# MANATEE COUNTY GOVERNMENT AGENDA MEMORANDUM

<b>SUBJECT</b>	MPI-12-01(Z)(IMP) – IMG Academies, LLLP/IMG Academies Rapid Response – EDC	<b>TYPE AGENDA ITEM</b>	Advertised Public Hearing – Regular
<b>DATE REQUESTED</b>	03/08/12 PC	<b>DATE SUBMITTED/REVISED</b>	03/01/12
<b>BRIEFINGS? Who?</b>	None	<b>CONSEQUENCES IF DEFERRED</b>	N/A
<b>DEPARTMENT/DIVISION</b>	Building & Development Services/Comprehensive Planning and Public Hearings	<b>AUTHORIZED BY TITLE</b>	Robert Schmitt, AICP, Planning Division Manager <span style="float: right;">AS</span>
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Katie LaBarr, AICP / Principal Planner / 748-4501 ext. 6828 DTS #20120024	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Katie LaBarr, AICP/ Principal Planner / 748-4501 ext. 6828
<b>ADMINISTRATIVE APPROVAL</b>			

**ACTION DESIRED**  
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

I move to recommend approval of MPI-12-01(Z)(IMP) per the recommended motion in the staff report attached to this memo.

**ENABLING/REGULATING AUTHORITY**  
Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Manatee County Comprehensive Plan and Manatee County Land Development Code.

**BACKGROUND/DISCUSSION**

**Request**

- The request is for a rezone of 221.36 ± acres from RMF-9, PDR and A-1 to the Master Planned Institution (MPI) zoning district, and approval of an Institution Master Plan.
- The site is located on 34<sup>th</sup> Street West, south of 53<sup>rd</sup> Avenue West.
- The principal use is proposed to be a School of Special Education. Accessory uses are also listed on the Master Plan and range from dormitories to recreation uses to personal service establishments and eating establishments.

**History**

- The original campus along 34<sup>th</sup> Street West, was approved by the Board of County Commissioners in February 1981 with SE-80-95, granting a Special Exception to permit a planned recreational/residential development.
- A General Development Plan was approved in 1996 for Academy Park.
- The expansion parcel was recently purchased by IMG. Improvements that were recently made to this site (ball fields and soccer fields) were reviewed and approved administratively.
- In order to provide for a unified zoning district that includes a long-term master plan approval, IMG Academies proposed a Land Development Code Text Amendment to create the Master Planned – Institutional zoning district. This new zoning district was approved on January 5, 2012, and became effective on January 10, 2012. This is the first application of the new zoning district.

**Staff Recommendation**

- Staff recommends approval.



COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input checked="" type="checkbox"/>	<b>REVIEWED</b> Written Comments: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Available from Attorney (Attorney's initials: SAS)
<input type="checkbox"/>	<b>NOT REVIEWED (No apparent legal issues.)</b>
<input type="checkbox"/>	<b>NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)</b>
<input type="checkbox"/>	<b>OTHER</b>

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff report for MPI-12-01(Z)(IMP)		n/a	
<b>COST:</b>	n/a	<b>SOURCE (ACCT # &amp; NAME):</b>	n/a
<b>COMMENTS:</b>		<b>AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)</b>	



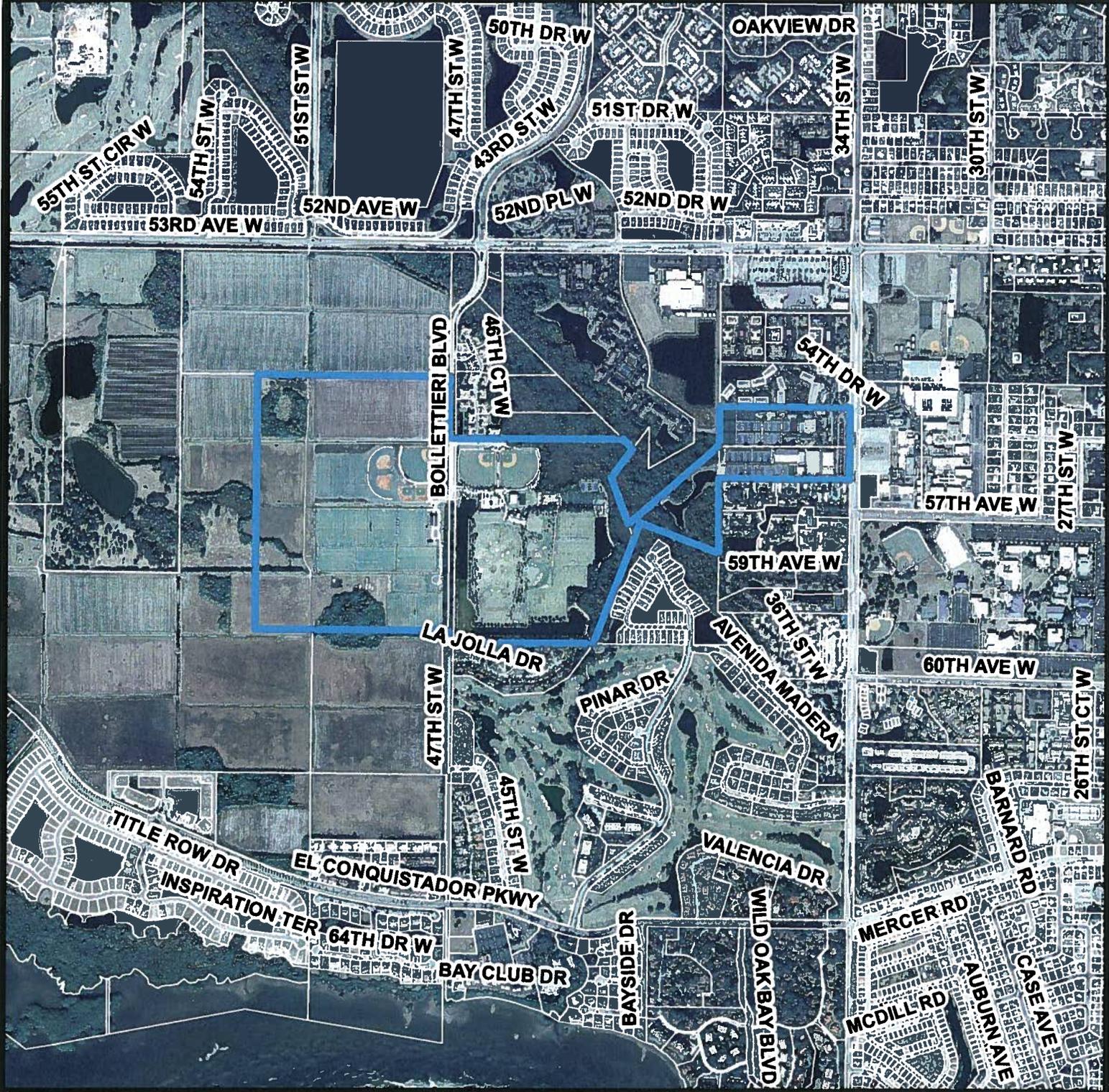








# AERIAL



Parcel ID #(s) 6145410053, 6145410004, 6145550304, 6146100059, 6145700008

Manatee County  
Staff Report Map  
Map Prepared 2/10/2012  
1 inch = 1,364 feet

Project Name: IMG Academies  
Project #: MPI-12-01 (Z)(IMP)  
DTS#: 20120024  
Proposed Use: School expansion

S/T/R: Sec 17,19,16,18 Twn 35 Rng 17  
Acreage: 221.3  
Existing Zoning: RMF-9, PD-R, A-1  
Existing FLU: RES-16, RES-9, MU-C  
Overlays: NONE  
Special Areas: NONE

CHH: N  
Watershed: NONE  
Drainage Basin: SARASOTA BAY, DIRECT RUNOFF TO BAY  
Commissioner: John Chappie



P.C. 03/08/12

**MPI-12-01(Z)(IMP) – IMG Academies, LLP/IMG Academies**  
**Rapid Response – EDC (DTS # 20120024)**

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 221.36 acres located south of 53<sup>rd</sup> Avenue West and west of 34<sup>th</sup> Street West at 5500 34<sup>th</sup> Street West, 5500 Bollettieri Boulevard and 5695 Bollettieri Boulevard in Bradenton, from PDR (Planned Development Residential), A-1 (Suburban Agriculture, 1 dwelling unit per acre), and RMF-9 (Residential Multi-Family, 9 dwelling units per acre) to the MP-I (Master Plan-Institutional) zoning district; approve an Institution Master Plan for a School of Special Education subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**P.C.:** 03/08/12

**B.O.C.C.:** 04/05/12

**RECOMMENDED MOTION:**

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. MPI-12-01(Z)(IMP); approval of dormitories within the RES-9 and RES-16 FLUC shall be subject to Ord. 12-06, amending the Comprehensive Plan, becoming effective; APPROVAL of the Institution Master Plan with Stipulations A.1-A.4, B.1, C.1-C.2, D.1-D.4; GRANTING Special Approval for a project adjacent to a perennial stream, as recommended by staff.



<b>PROJECT SUMMARY</b>	
<b>CASE#</b>	<b>MPI-12-01(Z)(IMP) - Rapid Response – EDC (DTS # 20120024)</b>
<b>PROJECT NAME</b>	<b>IMG Academies</b>
<b>APPLICANT(S):</b>	<b>IMG Academies, LLP</b>
<b>PROPOSED ZONING:</b>	<b>MP-I (Master Plan-Institutional)</b>
<b>EXISTING ZONING:</b>	<ul style="list-style-type: none"> <li>• <b>PDR (Planned Development Residential) – 122.5± ac</b></li> <li>• <b>A-1 (Suburban Agriculture, 1 du per acre) – 77.5± ac</b></li> <li>• <b>RMF-9 (Residential Multi-Family, 9 du per acre) - 21.2± ac</b></li> </ul>
<b>PROPOSED USE(S):</b>	<b>School of Special Education w/ accessory uses as listed on the Institution Master Plan</b>
<b>CASE MANAGER:</b>	<b>Katie LaBarr, AICP</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVAL</b>
<b>DETAILED DISCUSSION</b>	
<b><u>REQUEST</u></b>	
<p><b>This 221.36± acre site is in the RES-9, RES-16, and MU-C Future Land Use Categories (FLUCS). The proposed principal use of a School of Special Education with specific accessory uses is consistent with the range of potential uses for these FLUCS.</b></p> <p><b>The Board of County Commissioners adopted Ordinance 12-07 on January 5, 2012 (effective January 10, 2012) to create the Master Planned – Institutional zoning district. This new district is intended to provide for areas for institutional uses like churches, schools, medical facilities, or other uses that have a campus setting and are developed over a long period of time. As part of the request, the applicant is required to prepare an Institution Master Plan for review and approval by the Board of County Commissioners. In addition, stipulations may be attached to the approval to ensure compatibility is adequately addressed.</b></p>	



**This is the first application with a request to rezone a site to the MP-I zoning district. The Institution Master Plan identifies the principal use as a school of special education. Proposed accessory uses are also listed on the plan. These uses range from dormitories to recreation uses to personal service establishments and eating establishments. These accessory uses are not intended to function independently of the principal use, but are intended to provide support services to the students and visitors of the campus. The applicant does not request Special Approval for additional commercial intensity, so the maximum potential intensity will not exceed 30,000 square feet.**

**The following uses are identified on the Master Plan:**

**Principal Use:**

**School of Special Education**

**Accessory Uses:**

**Dormitories**

**Personal Service Establishment**

**Research and Development**

**Retail Sales Neighborhood General**

**Elementary, Middle, and High School**

**Clinic**

**Office**

**Recreational Use, Low and Medium Intensity**

**Eating Establishment**

**Residential**

**HISTORY**

**The original campus, along 34<sup>th</sup> Street West, was approved by the Board of County Commissioners on February 12, 1981 with SE-80-95 granting a Special Exception to permit a planned recreational/residential development to include lighted tennis courts, a tennis academy with housing and facilities for at least one hundred students with a weight room and teaching facilities. These uses that were proposed are consistent with the definition of “school of special education”, as it was defined in the 1981 LDC, which in part states, “a ...school primarily devoted to giving instruction in ...athletic or other special subjects...”. Various modifications and additions have occurred over the years on the original campus and have been reviewed and approved administratively by staff.**

**As this site has been developed over time, approvals have been granted based upon the underlying zoning district upon which improvements were proposed. Until now, this campus has not had a cohesive master plan that included all lands associated with IMG Academies, because the properties had varying zoning districts and until approval of the MP-I zoning district in January, there was not a zoning district that adequately described the uses associated with IMG Academies. As such, incremental**



**development approvals have stood alone, and have been classified as a “school of special education”. It has been understood that these approvals were an expansion of the existing campus, which was established in 1981.**

**A General Development Plan (GDP) was approved on November 26, 1996 for the area known as Academy Park. The GDP approval included a school of special education and included a sports complex and ice center, a private school, 68 single-family lots and a 2-COP alcoholic beverage license associated with the ice center. In 1998, the GDP was revised to eliminate the residential development and add a track and soccer field with stadium seating and a field house, fifteen tennis courts and large unlit golf and soccer training areas. The site plan approval expired on December 11, 2001. In 2002, a Preliminary Site Plan (PSP) was approved for Academy Park to allow 60 single-family attached homes, a 38,000 sq. ft. gymnasium, two ball fields, 13 tennis courts, a soccer training facility, and a golf training facility which includes a 5,000 sq. ft. driving range shelter and 7,640 sq. ft. of classrooms and offices. The gymnasium was never constructed. The staff report acknowledges that this approval is an extension of the existing school, as it states, “[s]tudents will travel from the main school site (at the Bollettieri Academy on 34<sup>th</sup> Street West) via the proposed pedestrian bridge connecting the east side of the site”.**

**The expansion parcel or the western parcel was recently purchased by IMG. Improvements that were recently made to this site (ball fields and soccer fields) were reviewed and approved administratively.**

**Finally, this campus is located within an area which extends five miles in a direct line along the centerline of runway 14/32 and which has a width measuring one-half the length of the runway for Sarasota Bradenton Airport. The campus is approximately four miles from the end of that runway. A portion of the campus is within this designated area. Expansion of the campus or structures on the campus may be considered to be prohibited by s. 333.03(3), F.S. unless exempted by subsection (6). That exemption provides that the prohibition on schools within this area is not to be construed, “to interfere with the continued use or adjacent expansion of any educational structure or site in existence on July 1, 1993, ...”. The Board has the discretion to determine whether or not this expansion is exempt from the requirements.**

**In the absence of the exemption provided in s. 333.03(6), the Board also has the discretion under s. 333.03(3) to make an exception and approve construction within the delineated area when it makes specific findings detailing how the public policy reasons for allowing the construction outweigh health and safety concerns prohibiting such a location. In making this finding, the Board could take into account the fact that the subject property is at the outer extremity (four miles) of the five mile designated area; and that only a portion of the site is within the designated area. Finally, outbound aircraft on Runway 32 generally do not traverse airspace over the designated area because of the mandated noise abatement turn which takes them westerly over Sarasota Bay. Therefore, this area would be impacted by inbound flights more often**



than outbound flights.

The Sarasota Bradenton Airport Authority was consulted during review of the application and has no objection to the proposed development.

**RECOMMENDATION**

This request complies with all applicable LDC requirements and Comprehensive Plan policies. Staff recommends approval.

<b>SITE CHARACTERISTICS AND SURROUNDING AREA</b>	
<b>ADDRESS:</b>	5500 34 <sup>th</sup> Street West 5500 Bollettieri Boulevard 5695 Bollettieri Boulevard
<b>GENERAL LOCATION:</b>	South of 53 <sup>rd</sup> Avenue West and west of 34 <sup>th</sup> Street West
<b>ACREAGE:</b>	221.36 ± acres
<b>EXISTING USE(S):</b>	School of Special Education to provide sports training. The western portion currently used for agriculture.
<b>FUTURE LAND USE CATEGORY(S):</b>	RES-9 (Residential, 9 dwelling units per acre) 89.7± ac, RES-16 (Residential, 16 dwelling units per acre) 21.2± ac, MU-C (Mixed Use Community) 110.3± ac.
<b>DENSITY / INTENSITY:</b>	F.A.R. 0.10±
<b>SPECIAL APPROVAL(S):</b>	1. Adjacent to perennial stream (Palma Sola Creek)
<b>OVERLAY DISTRICT(S):</b>	None
<b>SPECIFIC APPROVAL(S):</b>	None
<b>SURROUNDING USES &amp; ZONING</b>	
<b>NORTH</b>	Agricultural use zoned PDR (Planned Development Residential); multi-family residential zoned PDR; Lee Middle School zoned PDPI (Planned Development Public Interest); retail shopping center zoned PDC (Planned Development Commercial); and residential uses zoned PDR and RMF-9 (Residential Multi-Family, 9 du/ac)
<b>SOUTH</b>	Residential uses zoned PDR, RMF-6 (Residential Multi-Family, 6 du/ac), RMF-9,



	RSF-6 (Residential Single-Family, 6 du/ac), RSF-4.5 (Residential Single-Family, 4.5 du/ac); vacant land zoned A-1 (Suburban Agriculture); shopping center zoned NC-M (Neighborhood Commercial – Medium)	
<b>EAST</b>	Across 34 <sup>th</sup> Street West is Bayshore High School and MTI zoned PDPI	
<b>WEST</b>	Agricultural use (seasonal crops) zoned PDR	
<b>SITE DESIGN DETAILS</b>		
<b>SETBACKS (34<sup>TH</sup> ST. CAMPUS):</b>	Front Side Rear Waterfront	40' 20' 30' 30'
<b>SETBACKS (ACADEMY PARK &amp; EXPANSION PARCEL):</b>	Front Side Rear Waterfront	40' 30'/40' 30' 30'
<b>OPEN SPACE:</b>	55.34 Acres – 25% Required; >80 Acres - >36% proposed	
<b>ACCESS:</b>	<ul style="list-style-type: none"> <li>- Existing gated entrance on 34<sup>th</sup> St. W.</li> <li>- Gated entrance on Bollettieri Way (47<sup>th</sup> St. W)</li> </ul>	
<b>FLOOD ZONE(S)</b>	A 15, B & C per FIRM Panels 120153-0328B & 0336B dated 1984	
<b>AREA OF KNOWN FLOODING</b>	No	
<b>UTILITY CONNECTIONS</b>	<ul style="list-style-type: none"> <li>• 10” reclaimed water main along Bollettieri Blvd.</li> <li>• 12” potable water main along Bollettieri Blvd.</li> <li>• 10” sanitary gravity sewer along Bollettieri Blvd.</li> <li>• 12” sanitary force main along Bollettieri Blvd.</li> <li>• Sanitary sewer lift station ½ mile south of 53<sup>rd</sup> Ave. W. along Bollettieri Blvd.</li> <li>• 24” reclaimed water main along 34<sup>th</sup> St. W.</li> <li>• 16” potable water main along 34<sup>th</sup> St. W.</li> <li>• 30” sanitary force main along 34<sup>th</sup> St. W.</li> </ul>	



**ENVIRONMENTAL INFORMATION**

<b>Overall Wetland Acreage:</b>		<b>16.5± acres</b>			
<b>Proposed Impact Acreage:</b>		<b>.58 acres</b>			
<b>Wetland I.D.</b>	<b>Acres Impacted</b>	<b>Type</b>	<b>Quality</b>	<b>Reason for Impact</b>	<b>Staff Objection Yes / No</b>
<b>A</b>	<b>.47</b>	<b>Herbaceous</b>	<b>Low (.2)</b>	<b>Site development</b>	<b>No</b>
<b>Existing slough</b>	<b>.11</b>	<b>Open water</b>	<b>Med</b>	<b>Expansion of boardwalk</b>	<b>No</b>

An Environmental Narrative prepared by Robert C. Gause, of Allison-Gause dated February 2012 was received and reviewed by Environmental Planning staff on February 17, 2012. The report identifies onsite conditions including wildlife utilization and upland and wetland habitats. Most of the upland areas of the site are identified as open fallow lands and sport fields.

Wildlife utilization is limited to avian populations along with small rodents and reptiles. Sand Hill Cranes and Woodstorks forage on the site. The proposed changes are not anticipated to have a significant adverse impact on these species. “Coyote are also known to occupy West Bradenton. It is anticipated that these mammals will continue to occupy the area and at times encroach onto the project.”

The majority of wetlands (16 acres) are existing and were included in earlier development approvals. With the exception of an expansion to an existing boardwalk crossing, these areas are not expected to be impacted. The boardwalk expansion is necessary to safely accommodate a tram for internal transportation. The total onsite wetlands with associated buffers comprise 25.3 acres. Within the new expansion area, the only jurisdictional wetland area is a .47 acre isolated herbaceous system that is of very low quality. Although no specific site development plan is offered at this time, it is reasonable to assume that this herbaceous system will likely be within an area of development and the applicant would like this to be considered for removal. Given the small size and low quality of this wetland, staff has no objections – final details of required mitigation can be resolved administratively at time of Final Site Plan/ Construction.



**NEARBY DEVELOPMENT**

**NON-RESIDENTIAL**

<b>PROJECT</b>	<b>SQ. FT.</b>	<b>F.A.R.</b>	<b>FLUC</b>	<b>YEAR APPROVED</b>
Lee Middle School (PDPI-98-03)	160,000	.09	RES-9	1999
Market Place West	107,894	0.15	ROR	1998
Market Place West Lot 4 (PDC-03-26)	9,940	0.22	ROR	2003

**RESIDENTIAL**

<b>PROJECT</b>	<b>LOTS / UNITS</b>	<b>DENSITY</b>	<b>FLUC</b>	<b>YEAR APPROVED</b>
Colonial Cay Apartments (PDR-94-05)	376	8.1	RES-9	1994
Morton Village	204	13.75	RES-16	1978
Lakebridge	116	4.64	RES-16	1983
Mirror Lake	192	13.06	RES-16	1983
The Greens at El Conquistador	43	1.64	RES-9	1997
Villas at El Conquistador	59	4.45	RES-16	1979
Woods at El Conquistador (Units 1-3)	37	37.79	RES-16	1978-1982

**POSITIVE ASPECTS**

- New zoning district is more consistent with the use of the property.
- Long-range master plan will enable applicant to develop/redevelop property based on market demands.



**NEGATIVE ASPECTS**

- **Potential for buildings (max. 84' tall) near existing low- to mid-rise or single story residential uses to the south.**

**MITIGATING MEASURES**

- **The applicant has agreed and staff has stipulated a minimum 500' structural setback from the southern property line for buildings in excess of 35'.**

**STAFF RECOMMENDED STIPULATIONS**

**A. DESIGN AND LAND USE CONDITIONS:**

- 1. All roof mounted H.V.A.C. equipment, loading zones, and dumpsters shall be screened from view from adjacent rights-of-way and nearby residences. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials.**
- 2. Buildings that exceed 35' in height shall be located a minimum of 500' away from the southern property boundary.**
- 3. Dormitories shall not be permitted in the RES-9 FLUC until Ordinance 12-06, amending the Comprehensive Plan, becomes effective.**
- 4. Lighting is not approved with this rezone and site plan approval. Any proposed lighting shall comply with LDC Section 709, and a lighting plan shall accompany future Preliminary/Final Site Plans.**

**B. TRANSPORTATION CONDITIONS:**

- 1. Additional right of way needs for 34<sup>th</sup> Street West shall be addressed with future site plan applications.**

**C. BUFFERS:**

- 1. The lowest quality water possible shall be used for irrigation. In ground irrigation using Manatee County potable water shall be prohibited.**
- 2. The northern portion of the Expansion Parcel that is adjacent to the boulevard entrance along Bollettieri Blvd. shall include a minimum 25' landscaped roadway buffer.**



**D. ENVIRONMENTAL CONDITIONS:**

1. **Wetland mitigation for impacts identified with this Institution Master Plan shall be addressed with the next approval process. Details shall be provided to staff for review and approval at that time.**
2. **A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Environmental Planning Division for review prior to Final Site Plan approval.**
3. **A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County concurrent with applicable development approvals for development adjacent to wetlands.**
4. **A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Planning Division for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:**
  - **Digital photographs of the well along with nearby reference structures (if existing).**
  - **GPS coordinates (latitude/longitude) of the well.**
  - **The methodology used to secure the well during construction (e.g. fence, tape).**
  - **The final disposition of the well - used, capped, or plugged.**

**REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED**

None

**COMPLIANCE WITH LDC**

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
<b>BUFFERS</b>				
25' roadway buffer, 34th St. W.	25'	Y		
25' roadway buffer, Bollettieri Blvd (47th St. W.)	None			Stipulation of approval
10'-30' perimeter buffers	10'-30' perimeter buffers	Y		



Buffer landscaping	Consistent with LDC			Reviewed with PSP/FSP.
<b>SIDEWALKS</b>				
5' internal sidewalks			N	Reviewed with PSP/FSP.
5' sidewalk, exterior			N	Reviewed with PSP/FSP.
<b>ROADS &amp; RIGHTS-OF-WAY</b>				
24' internal drive aisles				Internal drive aisles to be privately maintained.
120' ± ROW required for 34 <sup>th</sup> St. W.	0'		N	ROW needs will be addressed with each site plan application – stipulation of approval
Inter-neighborhood Ties	N/A			Campus setting/private, gated access
<b>COMPLIANCE WITH THE LAND DEVELOPMENT CODE Factors for Reviewing Proposed Site Plans (Section 508.6)</b>				

**Physical Characteristics:**

The 221.36 ± acre site is suitable for this proposed development without hazard to person or property, on or off the site, as proposed. A portion of the site is currently used for the existing School of Special Education, which includes academic and sports training programs. The currently undeveloped portions of the site have historically been used for agricultural purposes. Portions of the site are within the 100-year floodplain.

**Relation to Public Utilities, Facilities and Services:**

The site lies south of 53<sup>rd</sup> Avenue West and west of 34<sup>th</sup> Street West and is in an area served by Manatee County EMS, Fire and Law Enforcement.

With regard to utilities, along Bollettieri Blvd., there is a 10" reclaimed water main, a 12" water main, 10" sanitary gravity sewer, a 12" sanitary force main, and a sanitary sewer lift station. Along 34<sup>th</sup> St. W., there is a 24" reclaimed water main, a 16" potable water main, and a 30" sanitary force main. The site will be served by County water and sewer and utilities will be privately maintained.

**Relation to Major Transportation Facilities:**

The site has access to 34<sup>th</sup> Street West and 53<sup>rd</sup> Avenue West via Bollettieri Blvd. 51<sup>st</sup> Street West is a planned collector road generally located west of the site.

**Compatibility:**

The proposed development may be compatible with the surrounding land uses and development patterns of nearby properties.

Nearby developments include three separate public school campuses providing academic curriculum for a middle school, a high school and the technical training programs offered at



MTI. Nearby residential uses also include multi-family residences, including a rental apartment complex and condominium complexes, a mix of mid-rise multi-family, single-family attached and detached housing located within the existing El Conquistador Tennis and Golf Course community. In addition, a retail shopping center is located at the southwest intersection of 34<sup>th</sup> St. W. and 53<sup>rd</sup> Ave. W.

The site is proposed to be rezoned to Master Planned – Institutional (MP-I). This zoning district provides for uses like churches, schools, medical facilities, or other similar uses with multiple buildings to be developed in a campus setting. The applicant is required to identify the principal use of the campus and any accessory uses. In this instance, the principal use is a school of special education. Some of the accessory uses are commercial in nature (i.e. retail sales neighborhood general, office, eating establishment). Given the nature of the principal use, these accessory uses will not function as independent commercial establishments. They are intended to support the principal use and provide goods and services primarily to people who attend or visit the campus. In addition, these uses may be located anywhere on the site. These uses may be observed on other campuses in student unions with various small-scale eating establishments, a bank, a copy center, a bookstore, and other various uses that are often utilized by the student population. Providing for these uses on site will promote internal trip capture, reducing the need for extra vehicular trips off campus by the student population.

The MP-I zoning district contemplates appropriate dimensional standards like setbacks, buffers, and height to address compatibility with adjacent land uses.

Below are the minimum required setbacks and buffers for the MP-I zoning district:

	<b>Setbacks</b>	<b>Buffers</b>
<b>Front</b>	40'	25' roadway buffer
<b>Side</b>	30'	20' perimeter buffer
<b>Side adjacent to residential</b>	40'	30' perimeter buffer
<b>Rear</b>	30'	20' perimeter buffer
<b>Rear adjacent to residential</b>	40'	30' perimeter buffer
<b>Waterfront</b>	30'	15' waterfront setback

Below are the proposed buffers and setbacks for the site, as shown on the Institution Master Plan:

**Setbacks and buffers for Existing 34<sup>th</sup> St. Campus**

	<b>Setbacks</b>	<b>Buffers</b>
<b>Front (East)</b>	40'	25' roadway buffer
<b>Side (North)</b>	40'	10' perimeter buffer
<b>Side (South)</b>	20'	10' perimeter buffer
<b>Rear (West)</b>	30'	10' perimeter buffer
<b>Waterfront</b>	30'	15' waterfront setback



**Setbacks and buffers for IMG Academy Park**

	<b>Setbacks</b>	<b>Buffers</b>
<b>Front (West)</b>	40'	N/A
<b>Side (North)</b>	40'	30' perimeter buffer
<b>Side (South)</b>	40'	30' perimeter buffer
<b>Rear (East)</b>	30'	N/A
<b>Waterfront</b>	30'	15' waterfront setback

**Setbacks and buffers for Expansion Parcel**

	<b>Setbacks</b>	<b>Buffers</b>
<b>Front (East &amp; West)</b>	40'	25' roadway buffer, where applicable
<b>Side (North)</b>	30'	20' perimeter buffer
<b>Side (South)</b>	30'	20' perimeter buffer
<b>Rear (East)</b>	N/A	N/A
<b>Waterfront</b>	30'	15' waterfront setback

The applicant proposes buffers and setbacks that are less than the minimum established in the zoning district along the boundaries of the existing 34<sup>th</sup> Street campus. The site plan reflects the existing buffers and setbacks for the existing campus. These buffers and setbacks appear to be adequate. In addition, the applicant requests Specific Approval from the requirements of Figure 6-6 of the LDC. All other buffers are consistent with the minimum requirements of the zoning district. Staff has reviewed the proposed buffers and has determined that what is proposed is appropriate.

**Transitions:**

The site is near the urban core. The surrounding land uses along 34<sup>th</sup> St. W. and south of the existing campus include dense residential development and a golf course.

The proposed use, a School of Special Education, is intended to be a closed campus with limited access. This use in this area is appropriate, given the history of the site and development trends of the area.

**Design Quality:**

The conceptual design of this proposed development complies with applicable Land Development Code requirements and standards. Uses proposed and shown on the Institution Master Plan must be consistent with the Comprehensive Plan. The site lies within more than one Future Land Use Category, and includes RES-16 (Residential 16 dwelling units per acre), RES-9 (Residential – 9 dwelling units per acre), and MU-C (Mixed Use – Community). The proposed Floor Area Ratio of 0.10 is well below the maximum allowed in any of these Future Land Use Categories. Commercial uses, such as retail sales neighborhood general, office, office/professional, personal service establishment, eating establishment, and research and development are listed as accessory uses on the Institution Master Plan. The applicant does not request Special Approval for additional commercial intensity, so the maximum potential intensity will not exceed 30,000 square feet.



**Relationship to Adjacent Property:**

The site is in an established area of the County. It includes property that recently had a Comprehensive Plan Map Amendment to amend the Future Land Use Category to MU-C. This category provides for the development of major centers of suburban/urban activity. The intent is to create viable mixed use areas with an integration of residential and commercial uses.

Other nearby developments include three separate public school campuses providing academic curriculum for a middle school, a high school and the technical training programs offered at MTI. Nearby residential uses also include multi-family residences, including a rental apartment complex and condominium complexes, a mix of mid-rise multi-family, single-family attached and detached housing located within the existing El Conquistador Tennis and Golf Course community. In addition, a retail shopping center is located at the southwest intersection of 34<sup>th</sup> St. W. and 53<sup>rd</sup> Ave. W.

Proposed buffer widths are shown on the Institution Master Plan. The proposed buffers are adequate to address compatibility concerns. The project will comply with LDC standards for protection of adjacent properties, including screening.

**Access:**

The site has access to 34<sup>th</sup> Street West and 53<sup>rd</sup> Avenue West via Bollettieri Blvd.

**Streets, Drives, Parking and Service Areas:**

Drives and parking and service areas will be provided. The details will be reviewed with future Preliminary and Final Site Plans.

**Pedestrian Systems:**

Pedestrian systems within the project will be addressed with future Preliminary and Final Site Plans.

**Natural and Historic Features, Conservation and Preservation Areas:**

The site plan shows that there are approximately 25.3 ± acres of wetlands and wetland buffers on the site, which equates to 11.43% of the overall acreage. Approximately 0.11 acres of an herbaceous wetland are anticipated to be impacted in order to expand an existing boardwalk crossing to safely accommodate a tram for internal transportation. The expansion parcel has a 0.47 acre herbaceous wetland system that is of low quality. It is likely this system will be within an area of development in the future and the applicant would like this to be considered for removal. Staff does not object to these proposed impacts and recommends a stipulation to require final details of required mitigation be resolved administratively at time of Final Site Plan/Construction.

A Cultural Resource Assessment Survey for the Expansion Parcel was included with the application. This portion of the site has historically been used for agricultural purposes. Based on the results of the background research and field survey, it was determined that there are no significant cultural resources, including prehistoric and historic period



archaeological sites and standing structures, located within the IMG Sports Field Expansion property.

The Piper Predictor Model indicates that there are no areas of moderate or high archaeological site potential within or adjacent to the property proposed to be rezoned to MP-I.

**Intensity:**

The proposed intensity of 0.10 FAR is below the maximum FAR permitted in any of the Future Land Use Categories within the project boundary (RES-16 – 0.25, RES-9 – 0.23, MU-C/AC 2 – 0.35, MU-C/RU – 0.23).

**Height:**

The MP-I Zoning District permits buildings to exceed 35' in height provided they are located a minimum of 100 feet away from the property boundary or 500 feet from any waterfront property boundary.

The applicant proposes dormitories and an indoor football building that are proposed to be a maximum of 84'. In order to address compatibility concerns with residential uses to the south, the applicant has agreed to provide a minimum 500' building setback for buildings in excess of 35'. The LDC requires a 100' setback, however, the adjacent residential development, as well as future residential development, in this instance warrants the additional separation in order to achieve compatibility. This setback, in addition to the vegetative perimeter buffer will improve compatibility between this use and the residential uses to the south.

**Fences and Screening:**

Fences and screening will be addressed with the Preliminary/Final Site Plan and will meet minimum LDC requirements.

**Yards and Setbacks:**

Setbacks are as shown on the site plan.

**Trash and Utility Plant Screens:**

Solid waste collection will be addressed with each Preliminary and Final Site Plan submittal.

**Signs:**

Signage will meet all LDC standards and be permitted separately.

**Landscaping:**

All proposed landscaping will comply with the requirements of the LDC.

**Water Conservation:**

More than 36% (more than 80 acres) of the site will be open space and all landscaping will meet the LDC minimum standards.



**Rights-of-Way:**

Existing and proposed rights-of-ways will be designed to Manatee County Public Works Standards and will be reviewed with future Preliminary and Final Site Plans.

**Utility Standards:**

Connection to Manatee County utilities is required and will be reviewed in greater detail with future site plan submittals. Proposed utilities will be privately maintained past the lift station and master meter.

**Stormwater Management:**

The design of the stormwater facilities will be required to meet the requirements of LDC Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. Stormwater facilities will be reviewed in greater detail with future site plan submittals.

**Open Space:**

The site plan shows approximately 80 acres or 36% open space will be provided for the project.

**COMPLIANCE WITH COMPREHENSIVE PLAN**

**The site is in the RES-9, RES-16, and MU-C Future Land Use Categories. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:**

**Policy 2.1.2.7 Appropriate Timing.** The timing is appropriate given development trends in the area. The surrounding area is characterized by residential and neighborhood commercial uses.

**Policy 2.2.1.13.1 Intent. (RES-9)** This project complies with the intent of the RES-9 FLUC. The RES-9 FLUC anticipates a low-moderate urban, or clustered moderate density urban residential environment. It is also intended to provide for a complement of residential support uses normally utilized during the daily activities of residents of these urban areas.

**Policy 2.2.1.13.2 Range of Potential Uses.** At the time of Preliminary/Final Site Plan review, staff will review and ensure that the proposed uses noted on the site plan are in compliance with the Future Land Use Category where the use is proposed to be located.

**Policy 2.2.1.15.1 Intent. (RES-16)** This project complies with the intent of the RES-16 FLUC. The RES-16 FLUC anticipates moderate density urban residential uses and lodging places. It is also intended to provide for a complement of residential support uses normally utilized during daily activities.

In order to allow dormitories within the RES-9 FLUC, Comprehensive Plan Text Amendment, Ordinance 12-06, needs to become effective. The amendment was transmitted to the



Department of Economic Opportunity by the Board on February 2, 2012. It is anticipated, at the earliest, the amendment will become effective on March 16, 2012. Staff recommends a stipulation to ensure the amendment is effective prior to site plan approvals of any dormitories in the RES-9 FLUC.

**Policy 2.2.1.15.2 Range of Potential Uses.** At the time of Preliminary/Final Site Plan review, staff will review and ensure that the proposed uses noted on the site plan are in compliance with the Future Land Use Category where the use is proposed to be located.

**Policy 2.2.1.28.1 Intent. (MU-C)** This project complies with the intent of the MU-C FLUC. The MU-C FLUC anticipates major centers of suburban/urban activity through the identification of sub-areas. This FLUC also encourages the horizontal and vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture and the development of a high quality environment for living, working, or visiting.

**Policy 2.2.1.28.3 Range of Potential Uses. (MU-C/AC-2)** The principal and accessory uses noted on the IMP are within the range of potential uses for the MU-C/AC-2 FLUC subarea.

**Policy 2.2.1.28.6 Range of Potential Uses. (MU-C/RU)** The principal and accessory uses noted on the IMP are within the range of potential uses for the MU-C/RU FLUC subarea.

**Policy 2.6.1.1 Compatibility.** The Institution Master Plan design promotes compatibility with surrounding development through the use of buffers and setbacks. The intent of the Master Planned Institutional Zoning District is to provide for the development of a campus in a village like setting, so all of the uses are focused internal to the site for use by students and visitors of the campus. Appropriate buffers and setbacks are established to provide adequate separation from adjacent uses. The proposed use is generally compatible with development in the area.

**Policy 2.6.2.7 Require Clustering to Limit Impacts.** The site design avoids any impacts to adjacent agricultural, conservation, open space, or environmentally sensitive areas.

**Policy 2.6.5.4 Preserve/Protect Open Space.**

The site plan shows 36% open space (80+ acres). 25% open is required.

### CONCURRENCY

**CLOS APPLIED FOR:**     Y      N

**TRAFFIC STUDY REQ'D:** Y      N

\*A Traffic Impact Statement has been submitted and reviewed.

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
34 <sup>th</sup> St. W. (link 1580)	53 <sup>rd</sup> Ave W to 57 <sup>th</sup> Ave W	D	D



<b>53<sup>rd</sup> Ave W (link 1830)</b>	<b>34<sup>th</sup> St W to 75<sup>th</sup> St W</b>	<b>D</b>	<b>C</b>
<p><b>Concurrency is not being granted with the approval of this Institution Master Plan and will be addressed at the time of Final Site Plan approval.</b></p>			
<p><b>A Traffic Impact Statement has been reviewed and indicates minimal impact on the surrounding roadway network. However, a detailed traffic analysis will be required at the time of Final Site Plan approval.</b></p>			
<p><b>Wastewater and potable water determined with FSP/Construction Plans</b></p>			

**SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS**

None

**ATTACHMENTS**

- 1. Applicable Comprehensive Plan Policies**
- 2. Zoning Disclosure Affidavit**
- 3. Request for Specific Approval**

**APPLICABLE COMP PLAN POLICIES**

Policy:	2.1.2.3	<p>Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.</p>
		Implementation Mechanism(s):
		<p>a) Designation of maximum allowable densities on the Future Land Use Map to permit consistent and compatible residential development on vacant areas within and adjacent to existing residential areas.</p>
		<p>b) Designation of nonresidential categories on the Future Land Use Map to permit compatible nonresidential development on vacant areas within and, where appropriate, adjacent to existing nonresidential development.</p>
Policy:	2.1.2.4	<p>Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in</p>



		areas which are internal to, or are contiguous expansions of the built environment.
Policy:	2.1.2.5	Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.
Policy:	2.1.2.6	Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.
Policy:	2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"><li>- consideration of existing development patterns,</li><li>- types of land uses,</li><li>- transition between land uses,</li><li>- density and intensity of land uses,</li><li>- natural features,</li><li>- approved development in the area,</li><li>- availability of adequate roadways,</li><li>- adequate centralized water and sewer facilities, other necessary infrastructure and services.</li><li>- limiting urban sprawl</li><li>- applicable specific area plans</li><li>- (See also policies under Objs. 2.6.1 - 2.6.3)</li></ul> <p>Implementation Mechanism(s):</p> <ul style="list-style-type: none"><li>a) Planning Department review of all plan amendments and development proposals for consistency with this policy.</li><li>b) Placement of conditions, as necessary on</li></ul>



development orders to ensure policy compliance.

Policy: 2.2.1.13 **RES-9:** Establish the Residential-9 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.13.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low-moderate urban, or clustered moderate density urban residential environment. Also to provide for a complement of residential support uses normally utilized during the daily activities of residents of these urban areas.

Policy: 2.2.1.13.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.13.3 Range of Potential Density/Intensity:

Maximum gross residential density:  
9 dwelling units per acre

Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".

Maximum net residential density:  
16 dwelling units per acre

20 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:  
0.23 (0.35 for mini-warehouse uses)  
1.00 inside the CRA's and UIRA

Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)



Policy:	2.2.1.13.4	Other Information:
		<ul style="list-style-type: none"> <li>a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.</li> <li>b) All projects for which gross residential density exceeds 6 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.</li> <li>c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.</li> <li>d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).</li> </ul>
Policy:	2.2.1.15	<b>RES-16:</b> Establish the Residential-16 Dwelling Units/Acre future land use category as follows:
Policy:	2.2.1.15.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for moderate density urban residential uses. Also, to provide for a complement of residential support uses normally utilized during the daily activities residents of these moderate density urban areas. Lodging places may also be located within this future land use category (see also Objective 6.1.3).</p>
Policy:	2.2.1.15.2	<p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, low intensity recreational facilities, public or semi-public uses, schools, lodging places, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).</p>



Policy:	2.2.1.15.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 16 dwelling units per acre</p> <p>Minimum Gross residential Density: 13.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".</p> <p>Maximum Net Residential Density: 20 dwelling units per acre</p> <p>28 dwelling units per acre in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)</p> <p>Maximum Floor Area Ratio: 0.25 (0.35 for mini-warehouse uses only) 1.00 inside the CRA's and UIRA</p> <p>Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)</p>
Policy:	2.2.1.15.4	<p>Other Information:</p> <ul style="list-style-type: none"><li>a) All mixed and multiple-use projects, or projects containing any lodging place not consistent with the locational criteria for medium commercial uses contained in this element, shall require special approval, as defined herein, and as further defined in any development regulations developed pursuant to § 163.3202, F.S.</li><li>b) All projects for which either gross residential density exceeds 9 dwelling units per acre, or for which any net residential density exceeds 12 units per acre, shall require special approval.</li><li>c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.</li><li>d) Development of densities greater than 9 du/ga in areas that are not substantially or completely</li></ul>



developed with residential uses exceeding 9 du/ga at time of plan adoption shall require approval pursuant to policy 2.6.2.5.

- e) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provision Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2)

Policy: 2.2.1.28

**Mixed Use - Community (MU-C):** Establish the Mixed Use - Community future land use category as follows:

Policy: 2.2.1.28.1

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity through the identification of Sub-areas. A graphic depiction of the Sub-areas shall be adopted as a part of any FLUM amendment establishing a MU-C category and shall become a part of the Future Land Use Map Series. The maximum distance between Activity centers, measured from the edge of the Center, shall be 1.5 miles. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting. Subareas specifying the range of potential uses, range of potential density/intensity, and other information follow below.

Development or redevelopment within the area designated under this category shall be required to achieve compliance with the Guiding Principles outlined in the Land Use Operative Provisions.

To achieve consistency with the Guiding Principles and to ensure the creation of a viable mixed use area, the approval of each MU-C category shall require the inclusion of Specific Property Development Conditions within the Introductory chapter of this Plan that limits the amount of residential development which may occur until a defined



amount of non-residential development has commenced, unless such link is determined to be unnecessary through an analysis submitted by the applicant and approved by the County Commission.

Policy: 2.2.1.28.3

**Mixed Use - community/Activity Center Level 2 (MU-C/AC-2):** Establish the activity Center Level 2 subarea as follows:

Range of Potential Uses: Retail, wholesale, or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, short-term agriculture uses, and appropriate water-dependent/water-related/water-enhanced.

Range of Potential Density/Intensity:

Maximum Gross Residential Density:  
9 dwelling units per acre

Minimum Gross residential Density:  
6 dwelling units per acre

Maximum Net Residential Density:  
20 dwelling units per acre

Minimum Floor Area Ratio: 0.35

Minimum size of Activity Center: 20 acres

Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large 300,000 square feet.

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.



- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval.
- d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element, however, such uses shall not be subject to Policy 2.10.3.3.
- e) Development within this Mixed Use AC-2 subarea shall contain the minimum percentage of at least three of the following general categories of land uses. If two of the land uses include Recreation/Open Space and Public/Semi Public the required mix o uses increases to four land use types, one of which must be residential.
  - 10% Residential.
  - 20% Commercial / Professional.
  - 15% Light Industrial / Distribution.
  - 5% Recreation / Open Space.
  - 3% Public / Semi Public.

Policy 2.2.1.28.6

**Mixed Use – Community/Residential Urban (MU-C/RU):**

Establish the Residential Urban subarea as follows:

Range of Potential Uses: Suburban or urban density planned residential development with integrated residential support uses or part of such developments, neighborhood retail uses, short-term agricultural uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water related/water enhanced uses.

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

9 dwelling units per acre

Maximum Net Residential Density:

16 dwelling units per acre

Maximum Floor Area Ratio: 0.23

Maximum Square Footage for Neighborhood Retail Uses:

Medium (150,000 square feet as permitted in the Manatee



County Comprehensive Plan Policy 2.10.4.2 for DRI's and Large Projects)

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 6 dwelling unit per acres, or in which any net residential density exceeds 9 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet shall require special approval



## Copy of Newspaper Advertising

### Bradenton Herald

#### NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, March 8, 2012 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

#### MPI-12-01 (Z)(IMP) - IMG ACADEMIES, LLP/IMG ACADEMIES RAPID RESPONSE - EDC (DTS #20120024)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 221.36 acres located south of 53rd Avenue West and west of 34th Street West at 5500 34th Street West, 5500 Bollettieri Boulevard and 5695 Bollettieri Boulevard in Bradenton, from PDR (Planned Development Residential), A-1 (Suburban Agriculture, 1 dwelling unit per acre), and RMF-9 (Residential Multi-Family, 9 dwelling units per acre) to the MP-1 (Master Plan-Institutional) zoning district; approve an institution Master Plan for a School of Special Education; subject to stipulations as conditions of approval, setting forth findings; providing a legal description; providing severability, and providing an effective date.

#### PDMU-11-12(G) - SHOPS AT HARRISON RANCH (DTS#20110203)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for a total of 170,000 square feet of commercial retail and or professional office space on approximately 30.14 acres at the northwest and northeast corners of U.S. 301 North and Harrison Ranch Boulevard, at 4605 and 4806 Harrison Ranch Boulevard, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

All interested parties are invited to appear at this public hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Building and Development Services Department will be heard and considered by the Planning Commission and entered into the record.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision

made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

#### Americans With Disabilities:

The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves 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 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION  
Manatee County Building and Development Services Department  
Manatee County, Florida  
02/23/2012

#### NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, March 8, 2012 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor

Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

#### MPI-12-01(Z)(IMP) - IMG ACADEMIES, LLP/IMG ACADEMIES RAPID RESPONSE - EDC (DTS # 20120024)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 221.36 acres located south of 53rd Avenue West and west of 34th Street West at 5500 34th Street West, 5500 Bollettieri Boulevard and 5695 Bollettieri Boulevard in Bradenton, from PDR (Planned Development Residential), A-1 (Suburban Agriculture, 1 dwelling unit per acre), and RMF-9 (Residential Multi-Family, 9 dwelling units per acre) to the MP-1 (Master Plan-Institutional) zoning district; approve an institution Master Plan for a School of Special Education; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

### Sarasota Herald Tribune

#### PDMU-11-12(G) - SHOPS AT HARRISON RANCH (DTS #20110203)

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It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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Manatee County Building and Development Services Department  
Manatee County, Florida

Date of pub: February 22, 2012



ZONING REVIEW  
JAN 20 2012

B4

ZONING DISCLOSURE AFFIDAVIT

By \_\_\_\_\_

File Number \_\_\_\_\_

File Name \_\_\_\_\_

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner ( <input checked="" type="checkbox"/> ) or contract purchaser ( <input type="checkbox"/> )	
<u>IMG Academies, LLP</u>	<u>100% IMG Worldwide, Inc.</u>
<u>IMG Worldwide, Inc. -</u>	
<u>General Partner</u>	

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: [Signature]  
(Applicant): IMG Academies, LLP

STATE OF ~~FLORIDA~~ OHIO  
COUNTY OF Cuyahoga

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 6th day of October, 2011 by John H. Raleigh, who is personally known to me or who has produced \_\_\_\_\_ as identification.  
(type of identification)

Signature: [Signature]  
My Commission Expires: \_\_\_\_\_  
Commission No: \_\_\_\_\_

JACQUELINE SIMPSON, Attorney  
Notary  
Section 147.03 R.C.  
Print or type name of Notary  
Title or Rank

