

# MANATEE COUNTY GOVERNMENT

## AGENDA MEMORANDUM

<b>SUBJECT</b>	PDC-12-08(G) – North River Village DTS #20120251	<b>TYPE AGENDA ITEM</b>	Advertised Public Hearing –Consent
<b>DATE REQUESTED</b>	08/09/12 PC	<b>DATE SUBMITTED/REVISED</b>	08/01/12
<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>	Lisa Barrett, Planning Manager
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Lisa Barrett, Planning Manager 941-748-4501, ext. 6884	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Lisa Barrett, Planning Manager 941-748-4501, ext. 6884
<b>ADMINISTRATIVE APPROVAL</b>			

<b>ACTION DESIRED</b> INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
No action necessary; item has been withdrawn by the applicant.

<b>ENABLING/REGULATING AUTHORITY</b> 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.

<b>BACKGROUND/DISCUSSION</b>
• n/a

<b>COUNTY ATTORNEY REVIEW</b>	
<b>Check appropriate box</b>	
<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>	PDI-12-07(G) – US 41 Commercial	<b>TYPE AGENDA ITEM</b>	Advertised Public Hearing – Consent
<b>DATE REQUESTED</b>	08/09/12 PC	<b>DATE SUBMITTED/REVISED</b>	08/01/12
<b>BRIEFINGS? Who?</b>	No	<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>	Lisa Barrett, Planning Manager
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Kathleen Thompson, AICP 941-748-4501 ext. 6841 DTS#20120174	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Kathleen Thompson, AICP / Planning Manager / 941-748-4501 ext. 6841
<b>ADMINISTRATIVE APPROVAL</b>			

<b>ACTION DESIRED</b> INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
I move to recommend approval of PDI-12-07(G) per the recommended motion in the staff report attached to this memo.

<b>ENABLING/REGULATING AUTHORITY</b> 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.

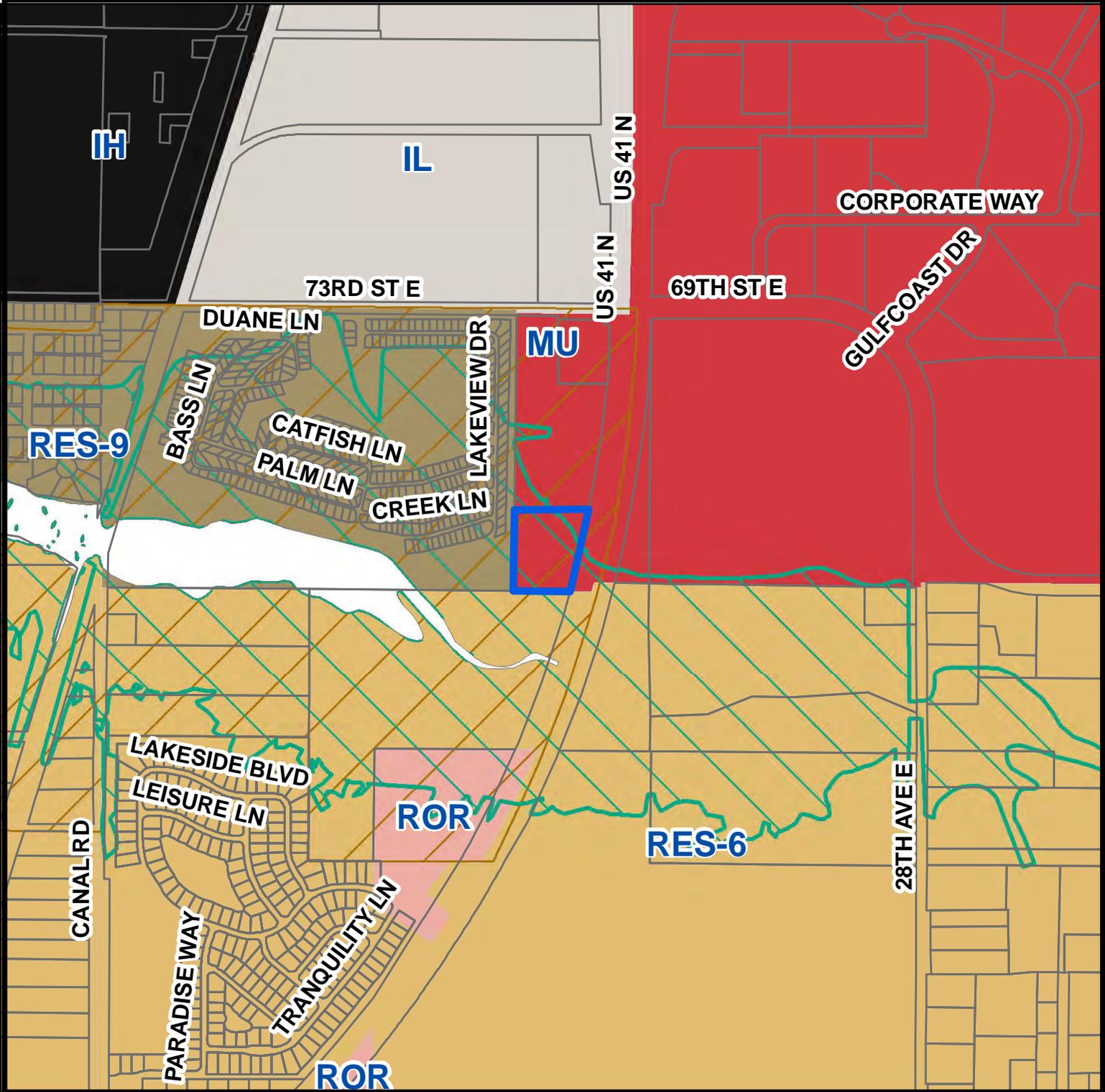
<b>BACKGROUND/DISCUSSION</b>
<ul style="list-style-type: none"> <li>• The property is located on the west side of US 41 at 7005 US 41 North in Palmetto.</li> <li>• The site is 3.18 ± acres.</li> <li>• The site has PDI (Planned Development – Industrial) zoning and is generally established for industrial uses. However, since commercial uses are a potential use under this zoning, the applicant is requesting commercial.</li> <li>• A 6,000sf building for uses ranging from commercial uses (retail and services) to residential support uses is requested.</li> <li>• The parcel immediately north received preliminary approval for a convenience store w/gas pumps, car wash and construction services establishment (PDI-02-12 Spectrum Underground, Inc.).</li> <li>• The convenience store with gas pumps and car wash have been built. The construction services establishment has not been constructed and the preliminary site plan is now expired.</li> <li>• The applicant agreed to provide a cross access easement to the northern parcel so a future connection might be possible all the way to 73<sup>rd</sup> Street East from this site.</li> <li>• The applicant met with office staff at the Tree Lakes Travel Trailer Resort to discuss the proposal. According to the applicant, staff at the resort had no objection and did not need a meeting.</li> <li>• Staff recommends approval.</li> </ul>

<b>COUNTY ATTORNEY REVIEW</b>	
<b>Check appropriate box</b>	
<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>
--------------------------	--------------

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff Report		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>	

# FUTURE LAND USE



Parcel ID #(s) 676700059

Project Name: US 41 Commercial  
 Project #: PDI-12-07 (G)  
 DTS#: 20120174  
 Proposed Use: Commercial

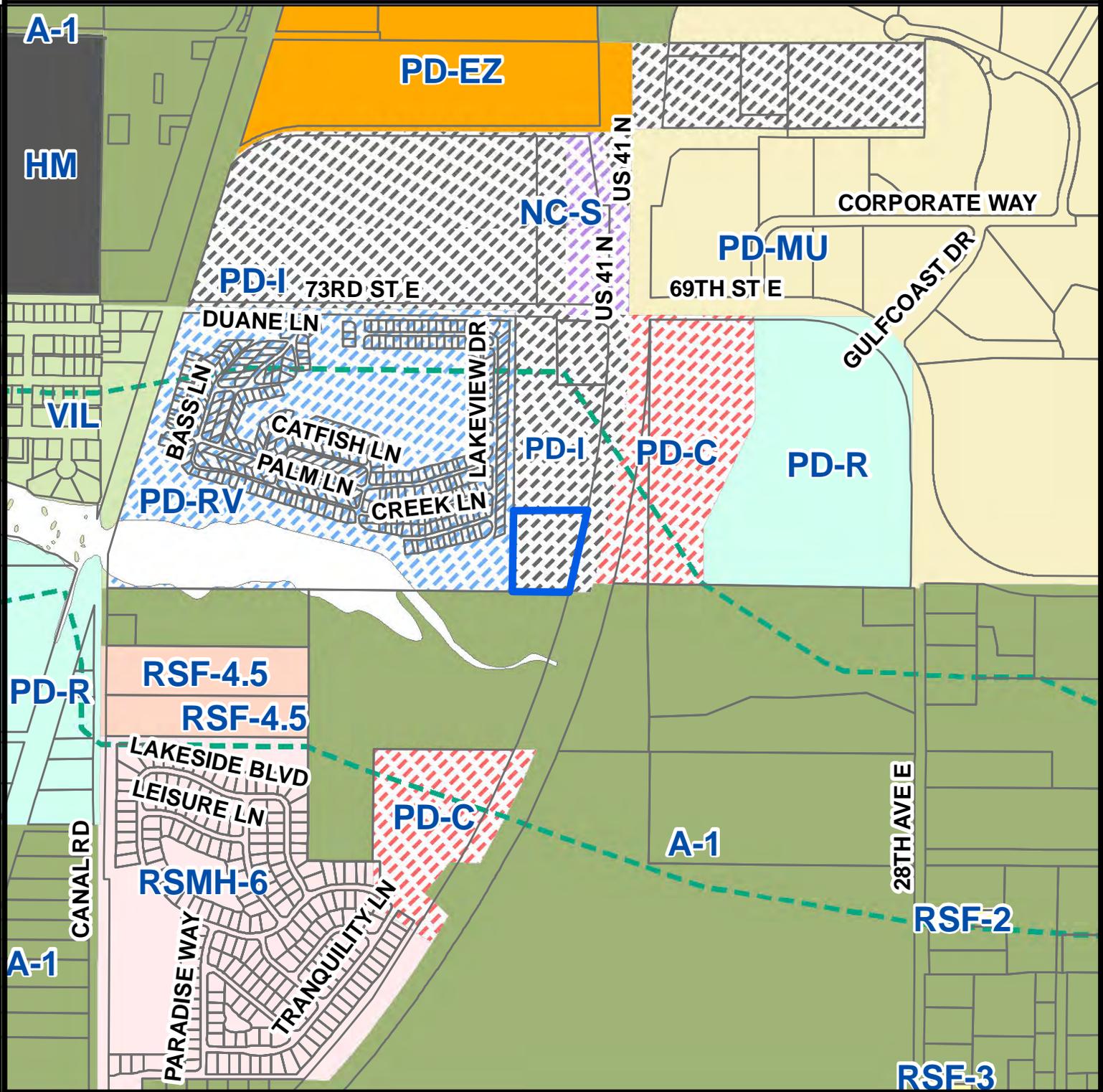
S/T/R: Sec 30 Twn 33 Rng 18  
 Acreage: 3.18  
 Existing Zoning: PD-I  
 Existing FLU: MU  
 Overlays: NONE  
 Special Areas: NONE

CHH: Y  
 Watershed: NONE  
 Drainage Basin: MCMULLIN CREEK  
 Commissioner: Larry Bustle

 CHH - FLU (2008)  
 Coastal Evacuation Area

 Manatee County  
 Staff Report Map  
 Map Prepared 6/7/2012  
 1 inch = 667 feet

# ZONING



Parcel ID #(s) 676700059

Project Name: US 41 Commercial  
 Project #: PDI-12-07 (G)  
 DTS#: 20120174  
 Proposed Use: Commercial

S/T/R: Sec 30 Twn 33 Rng 18  
 Acreage: 3.18  
 Existing Zoning: PD-I  
 Existing FLU: MU  
 Overlays: NONE  
 Special Areas: NONE

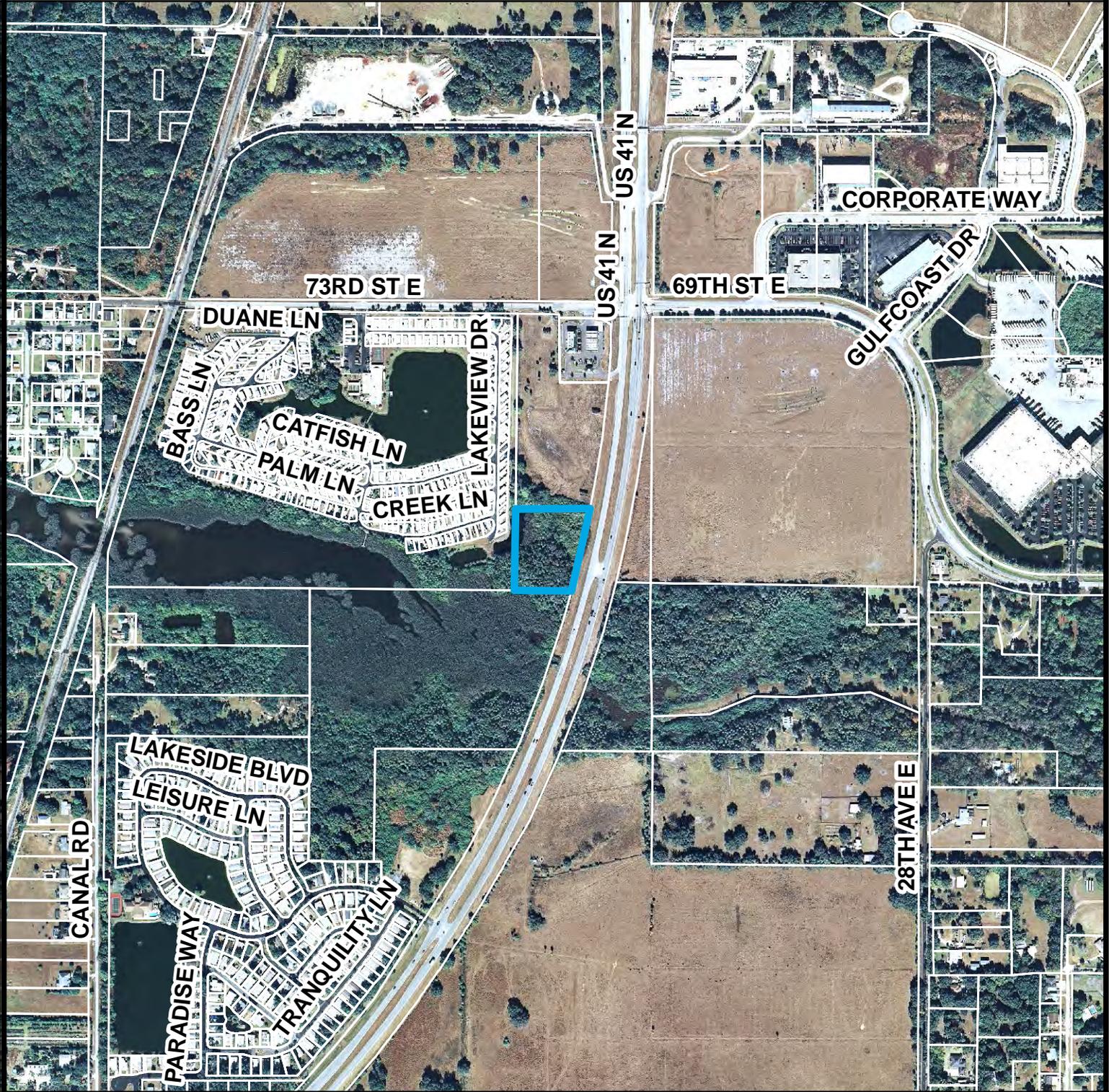
CHH: Y  
 Watershed: NONE  
 Drainage Basin: MCMULLIN CREEK  
 Commissioner: Larry Bustle

Manatee County  
 Staff Report Map

Map Prepared 6/7/2012  
 1 inch = 667 feet

--- CHH - Zoning

# AERIAL



Parcel ID #(s) 676700059

Project Name: US 41 Commercial  
Project #: PDI-12-07 (G)  
DTS#: 20120174  
Proposed Use: Commercial

S/T/R: Sec 30 Twn 33 Rng 18  
Acreage: 3.18  
Existing Zoning: PD-I  
Existing FLU: MU  
Overlays: NONE  
Special Areas: NONE

CHH: Y  
Watershed: NONE  
Drainage Basin: MCMULLIN CREEK  
Commissioner: Larry Bustle



Manatee County  
Staff Report Map

Map Prepared 6/7/2012  
1 inch = 667 feet

P.C. 08/09/12

**PDI-12-07(G) – US 41 COMMERCIAL (DTS #20120174)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 6,000 square feet of commercial uses - retail, commercial uses - services and/or residential support uses on approximately 3.18 acres on the west side of US 41, south of 73<sup>rd</sup> Street East, at 7005 US 41 N, Palmetto in the PDI/CH (Planned Development- Industrial/Coastal High Hazard Area Overlay District); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**P.C.: 08/09/12**

**B.O.C.C.: 09/06/12**

**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. PDI-12-07(G); APPROVAL of the General Development Plan with Stipulations A.1 – A.2 and B.1 – B.5; GRANTING Special Approval for a project located: 1) within a Mixed Use Future Land Use Designation, 2) partially within the CHHA Overlay (FLU), 3) entirely within the CH Zoning overlay (LDC) and 4) adjacent to a perennial stream; ADOPTING the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Section 604.3.6.(3)(c) (Preservation of native upland habitat) and Section 714.8.7 (Tree caliper) of the Land Development Code, as recommended by staff.**

<b>PROJECT SUMMARY</b>	
<b>CASE#</b>	PDI-12-07(G) – DTS# 20120174
<b>PROJECT NAME:</b>	US 41 Commercial
<b>APPLICANT:</b>	Eleytherios Argyriadis
<b>EXISTING ZONING:</b>	PDI/CH (Planned Development Industrial/Coastal High Hazard)
<b>PROPOSED USE(S):</b>	6,000 square feet of commercial uses- retail, commercial uses – services and/or residential support uses
<b>CASE MANAGER:</b>	Kathleen Thompson, AICP
<b>STAFF RECOMMENDATION:</b>	Approval

**DETAILED DISCUSSION**

The subject property is located on the west side of US 41 at 7005 US 41 North in Palmetto, approximately 1,000' south of 73<sup>rd</sup> Street East. The site is 3.18 ± acres. The site will be accessed from US 41.

The original zoning (1981) was M-2/AF (Heavy Industrial District/Agricultural Fringe). When the Comprehensive Plan was adopted in 1989, the site was given a PDI/CH zoning district. The future land use designation is MU (mixed use).

The PDI (Planned Development – Industrial) zoning district generally is established for industrial uses. However, since commercial uses are a potential use under this zoning, the applicant is requesting commercial. A general development plan for a 6,000sf building for uses ranging from commercial uses (retail and services) to residential support uses has been submitted.

There is a large jurisdictional wetland in the northwest corner of the site which accounts for almost 1/3 of the property. There are off-site jurisdictional wetlands to the south/southwest of the project as well. The southwest wetland is part of Tree Lakes Travel Trailer Resort. The southern wetland (other than a small area on site) is part of a privately owned parcel. A 50' wetland buffer adjacent to the wetlands will provide a substantial buffer for the mobile home park (Tree Lakes) immediately adjacent to the west.

The parcel immediately north received preliminary approval for a convenience store w/gas pumps, car wash and construction services establishment (PDI-02-12 Spectrum Underground, Inc.). The convenience store with gas pumps and car wash have been built. The construction services establishment has not been constructed and the preliminary site plan is now expired.

Staff recommends cross access to the northern parcel so a future connection might be possible all the way to 73<sup>rd</sup> Street East from this site. Because the site is so constrained, the request for a cross access will require a variable width wetland buffer in the northern portion of the site. The reduction in the wetland buffer (to accommodate the cross access) will be made up in another area of the wetland buffer. Staff is in agreement with this request.

Staff recommends approval.

### SITE CHARACTERISTICS AND SURROUNDING AREA

<b>ADDRESS:</b>	7005 US 41 N, Palmetto
<b>GENERAL LOCATION:</b>	West side of US 41, south of 73 <sup>rd</sup> Street East
<b>ACREAGE:</b>	3.18 ± acres
<b>EXISTING USE(S):</b>	Vacant
<b>FUTURE LAND USE CATEGORY(S):</b>	MU (Mixed Use)
<b>DENSITY / INTENSITY:</b>	0.05 F.A.R.
<b>SPECIAL APPROVAL(S):</b>	<ol style="list-style-type: none"> <li>1. Mixed Use Future Land Use Designation</li> <li>2. A majority of the project is located within the CHHA Overlay (FLU)</li> <li>3. The entire site is located within the CH zoning overlay (LDC)</li> <li>4. Adjacent to McMullen Creek, a perennial street</li> </ol>
<b>OVERLAY DISTRICT(S):</b>	Partially within the Coastal High Hazard
<b>SPECIFIC APPROVAL(S):</b>	604.3.6 (3)(c) – Preservation of native upland habitat 714.8.7 Tree caliper
<b>SURROUNDING USES &amp; ZONING</b>	
<b>NORTH</b>	Vacant land zoned PDI (Planned Development Industrial and PDI/CH (Planned Development Industrial/Coastal High Hazard) and a convenience store with gas pumps and a car wash zoned PDI
<b>SOUTH</b>	Vacant land zoned A-1/CH (Suburban Agriculture/Coastal High Hazard)

<b>EAST</b>	Across US 41, Gulf Coast Corporate Park zoned PDMU (Planned Development Mixed Use), pasture land zoned PDC (Planned Development Commercial) and vacant land zoned A-1/CH
<b>WEST</b>	Tree Lakes Travel Trailer Resort zoned PDRV (Planned Development Recreational Vehicle) and PDRV/CH

**SITE DESIGN DETAILS**

<b>SETBACKS:</b>	Front Side Rear Waterfront	30' 15' 20' 30'
<b>OPEN SPACE:</b>	25% (0.80+/- acres)	
<b>ACCESS:</b>	US 41 North	
<b>FLOOD ZONE(S)</b>	AE with a Base Flood Elevation of 9' per FIRM Panel 120153 0183C, revised 7/15/92.	
<b>AREA OF KNOWN FLOODING</b>	The site is entirely within the 100-year floodplain and floods due to storm surge.	
<b>UTILITY CONNECTIONS</b>	<p>There is an existing 16" potable water main along US 41.</p> <p>The nearest sanitary sewer is a 10" force main at the intersection of 69<sup>th</sup> Street East and US 41, approximately 1000' north of this proposed development.</p>	

**ENVIRONMENTAL INFORMATION**

**Wetlands:**

According to the environmental report provided by Eco Consultants there are approximately 0.69 acres of mangrove wetlands on-site. Together with the open water adjacent to the mangrove area there is a total of 1.05 acres of wetlands on-site. The applicant does not intend to impact any wetlands. However, approval of variable width wetland buffers may be necessary, as this is a constrained site and is abutting the Terra Ceia Aquatic Preserve, which requires a 50' wetland buffer. Since the site is constrained, staff will support the variable width buffer in the northern portion of the site to allow for the cross access which may be approved administratively.

The applicant will be providing a conservation easement over the wetland and wetland buffer. A stipulation is provided to ensure this is done.

**Uplands:**

According to the environmental report provided by Eco Consultants there are 1.16 acres of native upland habitat on-site in the form of Mixed Hardwoods/Cabbage Palm. The portion of this that is outside of the required 50' wetland buffers will be subject to removal for necessary improvements such as floodplain compensation, storm water ponds and the industrial uses to be established.

Due to the constrained conditions of this site, the applicant requests Specific Approval for an alternative to LDC Section 604.3.6.(c) of the LDC to reduce the amount of native habitat preservation required. Staff is in support of this request as indicated in the Findings for this item.

**Endangered Species:**

According to the environmental report provided by Eco Consultants there were no listed species identified onsite during the site visits.

**Trees:**

In the absence of a tree survey, staff has estimated tree replacement requirements and found that the quantities needed to achieve replacement will be accommodated on-site with no issues and will be addressed with the Final Site Plan. Staff recommends Specific Approval be requested to allow for smaller replacement tree sizes in line with LDC revisions coming up for the LDC as indicated in Specific Approval item #3.

**POSITIVE ASPECTS**

- **The site is zoned PDI with a Mixed Use future land use designation that allows the proposed uses.**
- **Access point is via US 41 North, a 4 lane divided highway with a median opening.**
- **No industrial/manufacturing uses are proposed.**
- **This development may potentially provide services to nearby residents and employees.**
- **Public facilities/infrastructure are existing in the area.**

**NEGATIVE ASPECTS**

- **Adjacency to Tree Lakes Travel Trailer Resort.**
- **The site plan design is not known with a general development plan. Design could be a compatibility issue.**

**MITIGATING MEASURES**

- **Potential uses are listed on the general development plan. No industrial uses are proposed.**

- **The wetlands and wetlands buffers along the western property boundary will provide screening for the adjacent Tree Lakes Travel Trailer Resort**
- **The LDC will ensure compatibility with the area through design, buffers, building setbacks and orientation of the building.**

### **STAFF RECOMMENDED STIPULATIONS**

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

1. Cross access easement to the northern parcel shall be recorded prior to final site plan approval.
2. There are no industrial uses proposed with this request. Any proposed industrial uses would require a public hearing.

#### **B. ENVIRONMENTAL CONDITIONS:**

1. 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.
2. 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 site plan approval.
3. Existing native vegetation located within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or storm water facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.
4. Tree barricades for trees to be preserved shall be located at the drip line, unless approved by the Environmental Planning Division. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. Tree protection methodology shall be approved with the final site plan.
5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the final site plan in accordance with Section 519 of the LDC.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED				
None				
COMPLIANCE WITH LDC				
STANDARD(S) REQUIRED	Design Proposal	COMPLIANCE		COMMENTS
		Y	N	
<b>BUFFERS</b>				
10' roadway buffer	10'	Y		10' roadway buffer along US 41 North
10' perimeter buffer	10' and 50' wetland buffer (variable wetland buffer in northern portion of property)	Y		A small segment of the northern and southern perimeter buffer is 10'. The remaining perimeter buffer consists of a 50' wetland buffer.  The 50' wetland buffer in the southwest corner is off site and part of Tree Lakes Travel Trailer property.
Buffer landscaping				To be determined with Final Site Plan.
<b>SIDEWALKS</b>				
5' sidewalk		Y		5' sidewalk required along this segment of US 41 North and will be shown on the Final Site Plan
<b>ROADS &amp; RIGHTS-OF-WAY</b>				
200+/- on US 41 North		Y		Existing
Cross Access Easement to the northern parcel		Y		To be recorded prior to Final Site Plan approval.
COMPLIANCE WITH THE LAND DEVELOPMENT CODE Factors for Reviewing Proposed Site Plans (Section 508.6)				
<p><b>Physical Characteristics:</b> The subject property is located on the west side of US 41 at 7005 US 41 North in Palmetto, approximately 1,000' south of 73<sup>rd</sup> Street East. The site is 3.18 ± acres and will take access from US 41.</p> <p><b>Public Utilities, Facilities and Services:</b> There is an existing 16" potable water main along US 41. The nearest sanitary sewer is a 10" force main at the intersection of 69<sup>th</sup> Street East and US 41, approximately 1000' north of this proposed development.</p>				

**Major Transportation Facilities/Access:** US 41 is a 4-lane divided state arterial roadway. The proposal will take direct access from US 41. The applicant will provide a cross access easement to the property immediately to the north.

**Compatibility/Adjacent Property:** The parcel immediately north received preliminary approval for a convenience store w/gas pumps, cash wash and construction services establishment (PDI-02-12 Spectrum Underground, Inc.). The gas station, car wash and convenience store has been constructed. This proposal is compatible with the existing commercial development. A travel trailer park is to the east. However, a wetlands and buffers will provide ample screening for compatibility.

**Transitions:** The original zoning (1981) was M-2/AF (Heavy Industrial District/Agricultural Fringe). When the Comprehensive Plan was adopted in 1989, the site was given a PDI/CH zoning district. The future land use designation of MU (mixed use) provides for a mix of residential, commercial, office and/or industrial uses.

The US 41 North corridor is the perfect location for commercial and industrial uses.

**Design Quality:** Site design will be established at the preliminary/final site plan stage.

**Streets, Drives, Parking and Service Areas/Pedestrian Systems:** The layout and design will be established at the preliminary/final site plan stage

**Natural and Historic Features, Conservation and Preservation Areas:** There are no known historic sites of buildings on this property. 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 site plan approval.

**Density/Intensity:** The site proposes a FAR of 0.05

**Height:** Maximum height is 35'

**Fences/Screening/Landscaping:** Appropriate screening and landscape materials will be established with the preliminary/final site plan approval. A 10' roadway and perimeter buffer is proposed along the north, south and eastern property boundaries. The western property boundary buffer will far exceed the minimum because of the existing wetlands and required wetland buffers.

**Setbacks:** The minimum setbacks are 30', Side:15', Rear: 20' and Waterfront: 30'

**Trash and Utility Plant Screens:** To be established prior to preliminary/final site plan approval.

**Signs:** Proposed signage will be in accordance with the LDC and reviewed at the preliminary/final site plan stage.

**Mixed Use or Entranceway Designation:** The site is outside the entranceway but is located within the Mixed Use (MU) Future Land Use Designation.

**Water Conservation:** A landscape plan will be required with the Preliminary/Final Site Plan. The plan will provide irrigation design and specific plant materials. Water used for irrigation shall be the lowest quality of available water which adequately and safely meets water use needs by requiring storm water reuse, alternative irrigation sources, reclaimed water use and gray water irrigation systems. (Comp Plan Policy 3.2.3.2).

**Utility Standards:** Connection to Manatee County utilities is required and will be reviewed in detail with future Preliminary/Final Site Plan submittal.

**Stormwater Management:** The design of the stormwater management facilities will be required to meet the requirement of LDC Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. Stormwater facilities will be reviewed with future Preliminary/Final Site Plan.

**Open Space:** The applicant is providing the minimum of 25% (0.80+/- acres).

#### COMPLIANCE WITH COMPREHENSIVE PLAN

**The site is in the Mixed Use (MU) Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:**

**Policy 2.1.2.4 Limit urban sprawl.** The project is west of the Future Development Area Boundary (FDAB) and is deemed compatible with existing and future development.

**Policy: 2.1.2.5 Permit the consideration of new residential and nonresidential development.** The proposal is in an area suitable for non-residential uses.

**Policy: 2.1.2.7 Compatibility and appropriate timing.** The project has been reviewed based on existing development patterns, types of land uses, transition between uses, intensity and other review criteria.

**Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks.** The project proposes a 10' roadway and perimeter landscape buffer along the north, south and eastern boundary. The western property line is screened with a large wetland and wetland buffers

**Policy 2.6.1.1 Compatibility.** The parcel immediately north received preliminary approval for a convenience store w/gas pumps, cash wash and construction services establishment (PDI-02-12 Spectrum Underground, Inc.). The gas station, car wash and convenience store has been constructed. This proposal is compatible with the existing commercial development. A travel trailer park is to the east. However, a wetlands and buffers will provide ample screening for compatibility.

**Policy 2.6.5.5 Maximize public or private open space:** The site will provide 25% open space.

**Objective 2.6.5 Quality in Project Design:** The site will promote diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

### CONCURRENCY

**N/A with a General Development Plan.  
Concurrency will be addressed at preliminary or final site plan stage.**

**Traffic Impact Statement Not Required.**

### SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

#### Applicant Request(s):

- 1. Reduce the amount of required native upland habitat to be preserved per LDC Section 604.3.6(c).**

LDC Section 604.3.6(c) requires that sites within the Coastal High Hazard Zone provide 50% of the required open space be exclusive of areas used for surface water retention/detention and shall be in natural vegetation of native upland communities including understory. If the native upland community areas are less than fifty (50) percent of the required minimum open space exclusive of surface water retention/detention areas, then all of the vegetation shall be retained.

#### **Staff Analysis and Recommendation:**

The site contains approximately 0.31 acres of upland native habitat outside of the 50' wetland buffer. The total developable area is approximately 1.28 acres. There is a mangrove wetland on-site that is approximately 0.69 acres with a required 50' wetland buffer of 0.85 acres. To develop the remaining upland area of the site, floodplain compensation and the customary storm water facility will be required. All these aforementioned conditions make the site constrained to the point that if native upland habitat outside of the 50' wetland buffers is preserved it will significantly reduce the ability to develop the area.

A large segment of the 50' wetland buffer currently contains brazilian pepper, which will be subject to removal and replacement with native wetland buffer plantings. This area will also serve as native upland habitat, even though it is a requirement of the LDC.

Staff supports the request to reduce the amount of required native upland habitat to be preserved, as the site is constrained and the applicant will be providing more native

plantings in the 50' buffer which currently contains brazillian pepper. This will result in a similar amount of native habitat on-site to what currently exists.

**Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.3.6(c), the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because additional native upland habitat will be created through removal of nuisance species in the wetland buffer and the site is constrained, as indicated in the staff analysis above.

**2. Alternatives to tree replacement caliper per LDC 714.8.7**

LDC Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three or four inches.

**Staff Analysis and Recommendation:**

Staff is in support of the request for Specific Approval for an alternative to Section 714.8.7 of the LDC to allow replacement tree sizes at 3"/4"/4" instead of 3"/5"/7". Staff believes that smaller size trees typically establish and grow faster. Therefore, they provide more tree canopy sooner. The LDC is slated to reflect the smaller replacement tree sizes with the upcoming amendment to Section 714 – Tree Protection.

**Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

**ATTACHMENTS**

- 1. Applicable Comprehensive Plan Policies**
- 2. Copy of Newspaper Advertising**

## APPLICABLE COMP PLAN POLICIES

Policy: Policy 2.1.2.4 Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in 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 nonresidential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Policy: 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, And Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design(which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity

Objective 2.6.5 Quality in Project Design: Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

Policy: 2.6.5.5 Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.

Policy: 2.2.1.21 **MU**: Establish the Mixed-Use future land use category as follows:

Policy: 2.2.1.21.1 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 and are limited to areas with a high level of public facility availability along functionally classified roadways. 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.

Policy: 2.2.1.21.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses.

Policy: 2.2.1.21.3 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: 20 dwelling units per acre

24 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".

Maximum Floor Area Ratio: 1.0 / 2.0 inside the CRA's and UIRA.

Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large (300,000sf)

Policy: 2.2.1.21.4 Other Information:

- a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:
  1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and
  2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
- b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.

- c) Development in each area designated with the Mixed Use category shall:
- contain the minimum percentage of at least three of the following general categories of land uses;
- 10 %Residential,
  - 10 %Commercial / Professional,
  - 10 %Light Industrial / Distribution.
  - 5 %Recreation / Open Space,
  - 3 %Public / Semi Public,
- d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County:

Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Policy:3.2.2.1Require all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that project impacts on these waterbodies are identified and minimized. [See policy 2.3.1.2]

Implementation Mechanism:

- (a) Planning Department's review of all applicable development requests for compliance with this policy.

**Copy of Newspaper Advertising**

**Bradenton Herald**

**NOTICE OF DRI/ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 9, 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:

**PDI-12-07(G) - US 41 COMMERCIAL (DTS #20120174)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 6,000 square feet of commercial uses - retail, commercial uses - services and/or residential support uses on approximately 3.18 acres on the west side of US 41, south of 73rd Street East, at 7005 US 41 N, Palmetto in the PDI/CH (Planned Development-Industrial/Coastal High Hazard Area Overlay District); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**DMU-12-04(G) - ROYAL PALM CONDOMINIUM OR APARTMENTS (DTS#20120132)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 216 multi-family residential units on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use) on the east side of US 301, west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**DR-07-06(P)(R) - INSIGNIA BANK, LLC/EAGLE TRACE SUBDIVISION (DTS20120168)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- increase the total number of lots from 131 to 183 lots for single-family detached and semi-detached units;
- Realign interior roadways within the subdivision;
- Shift the location of temporary emergency access;
- Eliminate one inter-neighborhood tie; and
- Modify the overall gross density from 2.15 dwelling units per acre to 2.99 dwelling units per acre.

The 61.13± acre site is in the PDR (Planned Development Residential) zoning district. The site is on the south side of State Road 64, approximately a 1/2 mile west of Pope Road at 1808 John Taylor Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**PDC-12-08(G) - NORTH RIVER VILLAGE (DTS #20120251)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new General Development Plan to add one new outparcel consisting of approximately 1.68 acres and approval of 14,105 square feet of commercial, retail and service uses (11,200 square feet on the SW parcel and 2,905 square foot on the SE parcel) within the existing North River Village Shopping Center on approximately 32.03 acres. This site is at the northeast corner of the intersection of US 301 North and 60th Avenue East at 6010 US 301 N, Ellenton; 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  
07/25/2012

**Sarasota Herald Tribune**

- Shift the location of temporary emergency access;
- Eliminate one inter-neighborhood tie and
- Modify the overall gross density from 2.15 dwelling units per acre to 2.99 dwelling units per acre.

The 61.13± acre site is in the PDI (Planned Development Residential) zoning district. The site is on the south side of State Road 64, approximately a 1/2 mile west of Pope Road at 1808 John Taylor Road, Bradenton; subject to stipulations as conditions of approval setting forth findings; providing for severability; providing a legal description and providing an effective date.

**PDC-12-08(G) - NORTH RIVER VILLAGE (DTS #20120251)**

An Ordinance of the Board of County Commissioners of Manatee County Florida, regarding land development approving a new General Development Plan to add one new outparcel consisting of approximately 1.68 acres and approval of 14,105 square feet of commercial, retail and service uses (11,200 square feet on the SW parcel and 2,905 square foot on the SE parcel) within the existing North River Village Shopping Center on approximately 32.03 acres. This site is at the northeast corner of the intersection of US 301 North and 60th Avenue East at 6010 US 301 N, Ellenton; 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

Date of Pub: July 25, 2012

**NOTICE OF DRI/ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 9, 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:

**PDI-12-07(G) - US 41 COMMERCIAL (DTS #20120174)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan

for 6,000 square feet of commercial uses - retail, commercial uses - services and/or residential support uses on approximately 3.18 acres on the west side of US 41, south of 73rd Street East, at 7005 US 41 N, Palmetto in the PDI/CH (Planned Development-Industrial/Coastal High Hazard Area Overlay District); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-12-04(G) - ROYAL PALM CONDOMINIUM OR APARTMENTS (DTS#20120132)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 216 multi-family residential units on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use) on the east side of US 301, west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-07-06(P)(R) - INSIGNIA BANK, LLC/EAGLE TRACE SUBDIVISION (DTS20120168)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- Increase the total number of lots from 131 to 183 lots for single-family detached and semi-detached units;
- Realign interior roadways within the subdivision;

# GENERAL DEVELOPMENT PLAN FOR U.S. 41 COMMERCIAL

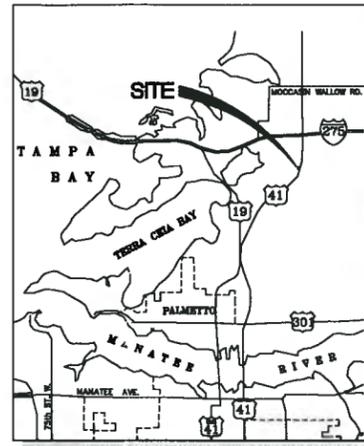
**NOTES**

1. PROJECT ACREAGE IS 3.18 ACRES.
2. PROJECT IS ZONED PLANNED DEVELOPMENT INDUSTRIAL. FUTURE LAND USE CLASSIFICATION IS MIXED USE (MU). SITE IS IN COASTAL HIGH HAZARD AREA.
3. 6,000 S.F. OF BUILDING AND CANOPY IS PROPOSED.
4. THE SITE LIES WITHIN FLOOD ZONE AE, COMMUNITY PANEL NO. 120153 183 C. SITE IS IN A 100 YEAR FLOODPLAIN. BASE FLOOD ELEVATION IS 9 MSL, FLOOD PROTECTION ELEVATION IS 10 MSL.
5. WETLAND, UPLAND AND WILDLIFE ASSESSMENT BY ECO CONSULTANTS INC., APRIL 2012.
6. THERE ARE NO KNOWN HISTORIC SITES OR BUILDINGS ON THIS PROPERTY.
7. FLOOR AREA RATIO:
 

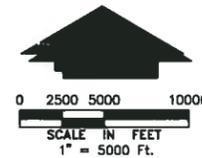
UPLANDS	=	2.13
3.18 x 20%	=	0.64
ADJUSTED PROJECT AREA	=	2.77
FAR = 8,000 ÷ (2.77 x 43,560)	=	0.05
MAXIMUM ALLOWABLE FAR	=	1.0
8. OPEN SPACE REQUIRED - 25% x 3.18 ACRES = 0.80
9. EXISTING SITE AREAS
 

WETLANDS	=	1.05 ACRES
UPLANDS	=	2.13 ACRES
TOTAL	=	3.18 ACRES
10. ALL SIGNAGE AND LIGHTING WILL MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
11. THE PROPERTY AND COMMON IMPROVEMENTS WILL BE OWNED, CONTROLLED AND MAINTAINED BY THE PROPERTY OWNERS.
12. BUILDING SETBACKS ARE 30' FRONT, 15' SIDE AND 20' REAR. THERE IS A 15' BUILDING SETBACK FROM ALL WETLAND BUFFERS. MAXIMUM BUILDING HEIGHT IS 35'.
13. THERE ARE NO DESIGNATED PUBLIC USE AREAS ON THIS SITE.
14. THERE ARE NO KNOWN EXISTING WELLS ON THIS SITE.
15. TOPOGRAPHIC SURVEY BY LF&K INC. (2012). ELEVATIONS BASED ON NGVD 1929.
16. TREE GROUPINGS HAVE BEEN SHOWN ON AN AERIAL OVERLAY (SHEET 1).
17. TREATED EFFLUENT IS NOT AVAILABLE TO THIS SITE. NEW IRRIGATION WELLS WILL BE PROPOSED.
18. ALL EASEMENTS ARE SHOWN ON SHEETS 2 OF 2.
19. STORMWATER DETENTION PONDS DESIGNED FOR STANDARD ATTENUATION AND 150% TREATMENT AS SITE DRAINS TO AN OFW.
20. SITE IS ADJACENT TO McMULLEN CREEK WHICH IS A PERENNIAL STREAM.
21. SOLID WASTE DISPOSAL WILL BE IN ACCORDANCE WITH LAND DEVELOPMENT CODE, SECTION 72B.
22. THE SITE WILL BE SERVED BY A POTABLE WATER AND SANITARY SEWER SYSTEM THAT PROVIDES THE REQUIRED FLOWS AND PRESSURES. THE SYSTEM WILL BE PRIVATELY MAINTAINED ON PRIVATE PROPERTY, AND SEWER AND WATER WITHIN THE PROPOSED RIGHT OF WAY WILL BE DEDICATED TO MANATEE COUNTY. THERE IS AN EXISTING 18" WATERMAIN ON THE WEST SIDE OF U.S. 41 AND GRAVITY SEWER AND FORCE MAIN ARE LOCATED ON 69TH STREET EAST.
23. A 5' ROADWAY SIDEWALK SHALL BE CONSTRUCTED WITHIN THIS PROPERTY'S FRONTAGE ALONG US 41 NORTH.
24. THE APPROXIMATE CONSTRUCTION SCHEDULE IS:
 

START:	NOVEMBER 2012
END:	NOVEMBER 2015



LOCATION MAP



**PERMITTED USES REQUESTED:**

- Retail Sales, Neighborhood Convenience
- Retail Sales, Neighborhood General
- Drinking Establishments
- Drive Thru Eating Establishments
- Eating Establishments
- Gas Pumps
- General Retail Sales Uses
- Service Stations
- Motor Vehicle Repair - Neighborhood Serving
- Bank / Drive Thru
- Business Services
- Professional Office
- Industrial Service Establishment
- Office
- Car Wash (Self or Full Service)
- Dry Cleaners
- Printing (Heavy, Medium, Small)
- Personal Service Establishment

**PDI-12-07(G)**  
 20120174(2)  
 May 8, 2012  
 US 41 Commercial

**INDEX**

SURROUNDING ZONING AND LAND USES/ AERIAL OVERLAY .....	1
GENERAL DEVELOPMENT PLAN .....	2

Received

JUL 30 2012

ZONING

Section 30, Twp. 33 S., Rge. 18 E.  
Manatee County, Florida

DATE: APRIL, 2012

**CLIENT: FRED ARGYRIADIS**

JUL 31 2012

REVISIONS

**LOMBARDO, FOLEY & KOLARIK, INC.**  
 Consulting Engineers, Surveyors and Planners  
 P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561



<b>GENERAL DEVELOPMENT PLAN</b>	Project Name: <u>U.S. 41 COMMERCIAL</u>
APPROVED _____	
Date	File Number
PROJECT PLANNER (PD) _____	





# MANATEE COUNTY GOVERNMENT

## AGENDA MEMORANDUM

<b>SUBJECT</b>	PDR-07-06(P)(R) – Insignia Bank, LLC/Eagle Trace Subdivision	<b>TYPE AGENDA ITEM</b>	Advertised Public Hearing –Consent
<b>DATE REQUESTED</b>	08/09/12 PC	<b>DATE SUBMITTED/REVISED</b>	08/01/12
<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>	Lisa Barrett, Planning Manager
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Stephanie Moreland 941-748-4501, ext. 3880	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Stephanie Moreland, Planner 941-748-4501, ext. 3880
<b>ADMINISTRATIVE APPROVAL</b>			

<b>ACTION DESIRED</b> INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
I move to recommend approval of PDR-07-06(P)(R) per the recommended motion in the staff report attached to this memo.

<b>ENABLING/REGULATING AUTHORITY</b> 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.

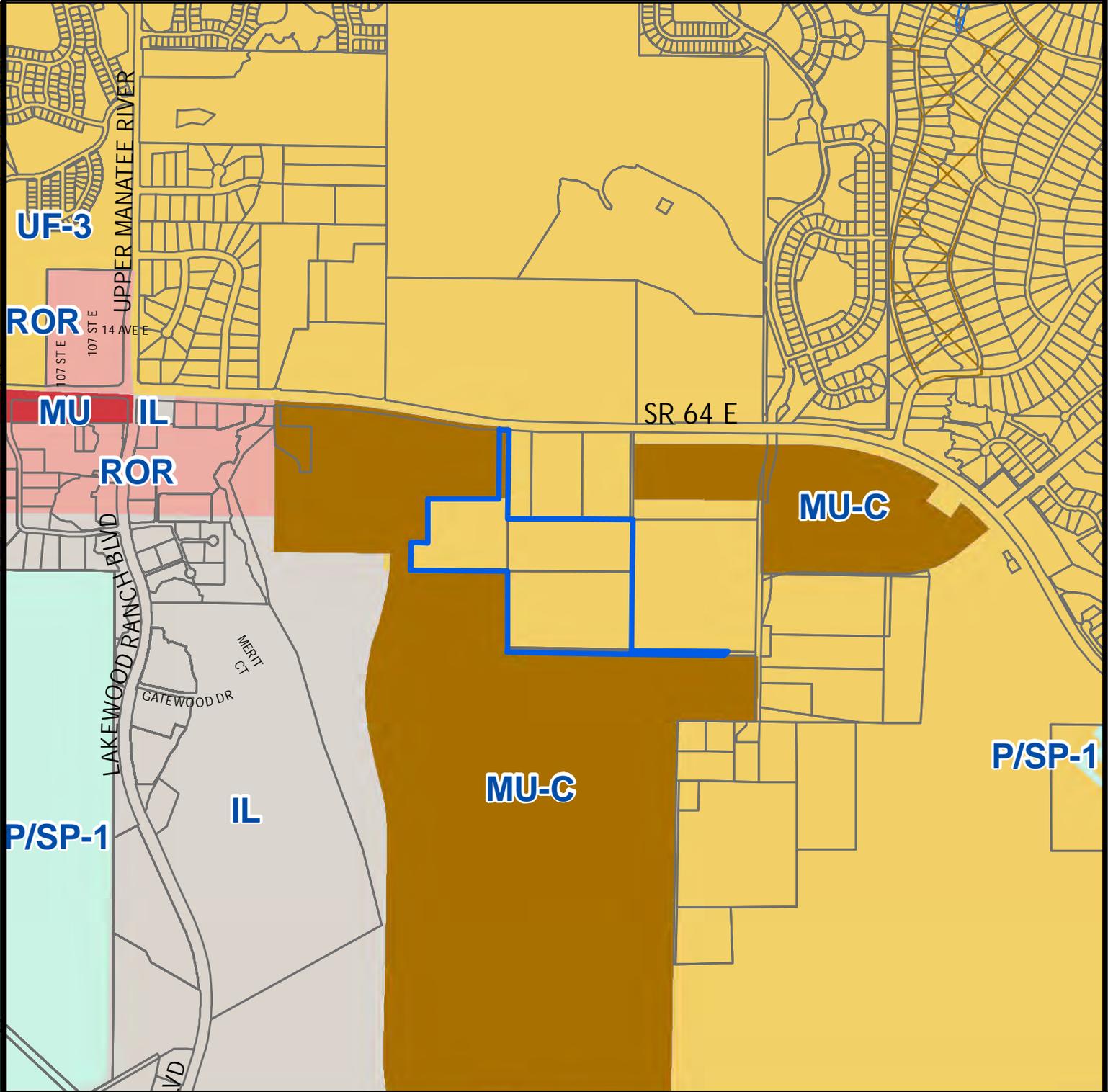
<b>BACKGROUND/DISCUSSION</b>
<p>On February 3<sup>rd</sup>, 2011, the Board of County Commissioners approved a rezone of the subject site from A (General Agriculture) to PDR (Planned Development Residential). A Preliminary Site Plan (Eagle Trace Subdivision) was also approved for 131 lots for single-family detached residences with one means of access and a temporary emergency access. The Preliminary Site Plan expires on 02/03/2016.</p> <p>The current request is to revise the Preliminary Site Plan to add 52 lots for a total of 183 lots. 73 lots for single-family detached residences will be 5,850± square feet and 110 lots for single-family semi-detached residences will be 4,625± square feet. The applicant requests an option to change the number of unit types without exceeding the total requested number of lots.</p> <p>The proposed design shows a realignment of some internal roads, one means of access to S.R.64 to the north, and removal of the southwestern access and neighborhood tie to the west. The emergency access remains.</p> <p>Staff has the following concerns:</p> <ul style="list-style-type: none"> <li>• The adjacent A zoning district permits agricultural uses potentially incompatible with single-family homes. Staff recommends the inclusion of language in the Notice to Buyers informing prospective buyers of potential adverse impacts, such as; noise and odors.</li> <li>• The lot sizes proposed are significantly smaller than surrounding agricultural lots.</li> <li>• 183 lots are proposed with only one means of access (S.R. 64) and a temporary emergency access connecting a sub-standard road (22<sup>nd</sup> Avenue East) leading to Pope Road. The southern entrance will become the second means of access when 22<sup>nd</sup> Avenue East is constructed. Until the road is constructed, the access will remain a temporary emergency access.</li> </ul> <p>Staff recommends approval subject to the recommended stipulations.</p> <ul style="list-style-type: none"> <li>• Staff recommends approval with stipulations.</li> </ul>

<b>COUNTY ATTORNEY REVIEW</b>	
<b>Check appropriate box</b>	
<input type="checkbox"/>	<b>REVIEWED</b> <b>Written Comments:</b> <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>

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff Report		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>	

# FUTURE LAND USE



Parcel ID #(s) 567900259, 568200519, 567400007, 567700000

Project Name: Insignia Bank / Eagle Trace  
 Project #: PDR-07-06 (P)(R)  
 DTS#: 20120166  
 Proposed Use: Residential

S/T/R: Sec 33,32 Twn 34 Rng 19  
 Acreage: ± 60.8  
 Existing Zoning: PD-R  
 Existing FLU: UF-3  
 Overlays: NONE  
 Special Areas: NONE

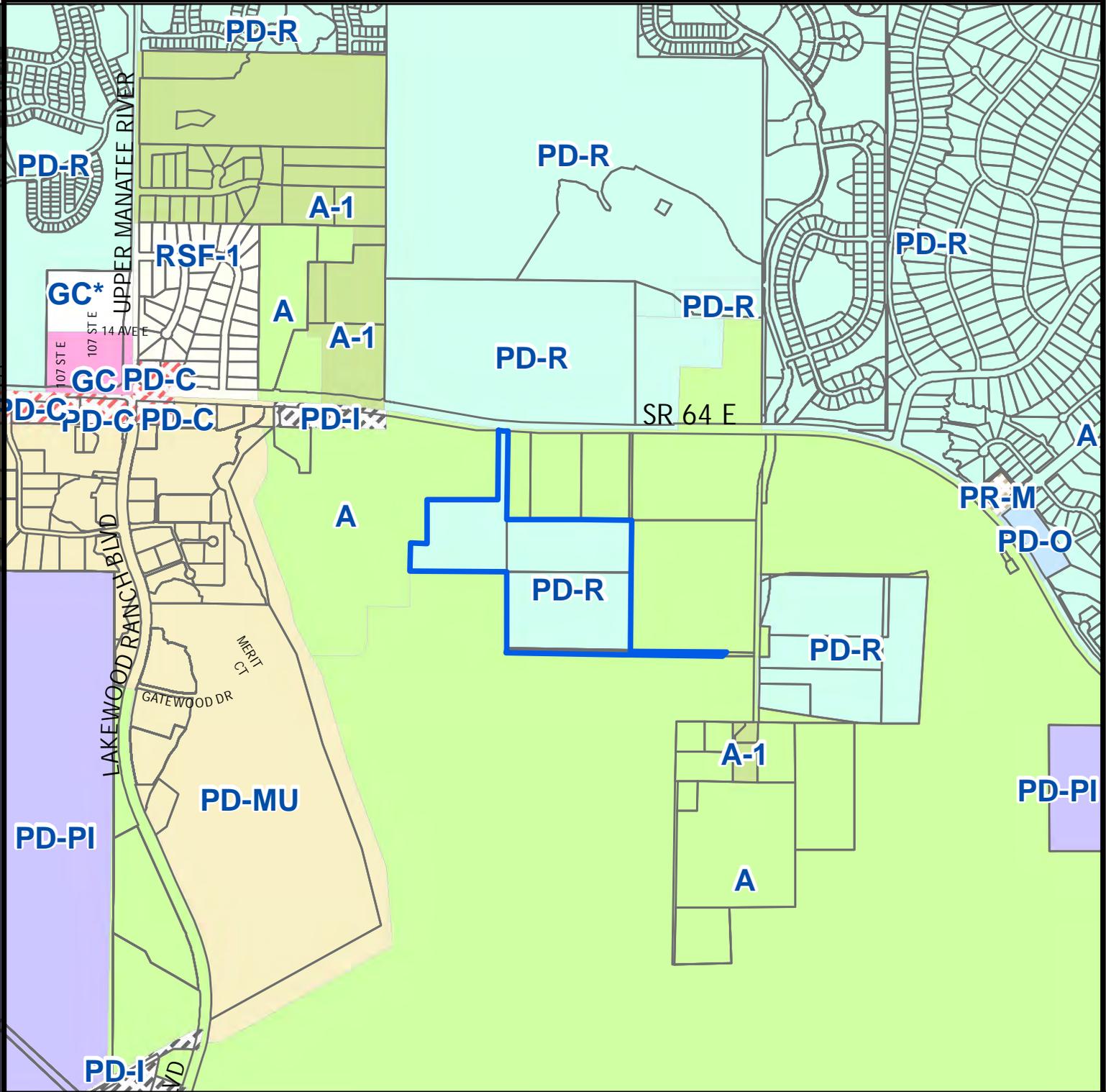
CHH: NONE  
 Watershed: NONE  
 Drainage Basin: MIDDLE MANATEE R, MILL CREEK  
 Commissioner: Donna Hayes



Manatee County  
 Staff Report Map

Map Prepared 11/9/2010  
 1 inch = 1,464 feet

# ZONING



Parcel ID #(s) 567900259, 568200519, 567400007, 567700000

Project Name: Insignia Bank / Eagle Trace  
 Project #: PDR-07-06 (P)(R)  
 DTS#: 20120166  
 Proposed Use: Residential

S/T/R: Sec 33,32 Twn 34 Rng 19  
 Acreage: ± 60.8  
 Existing Zoning: PD-R  
 Existing FLU: UF-3  
 Overlays: NONE  
 Special Areas: NONE

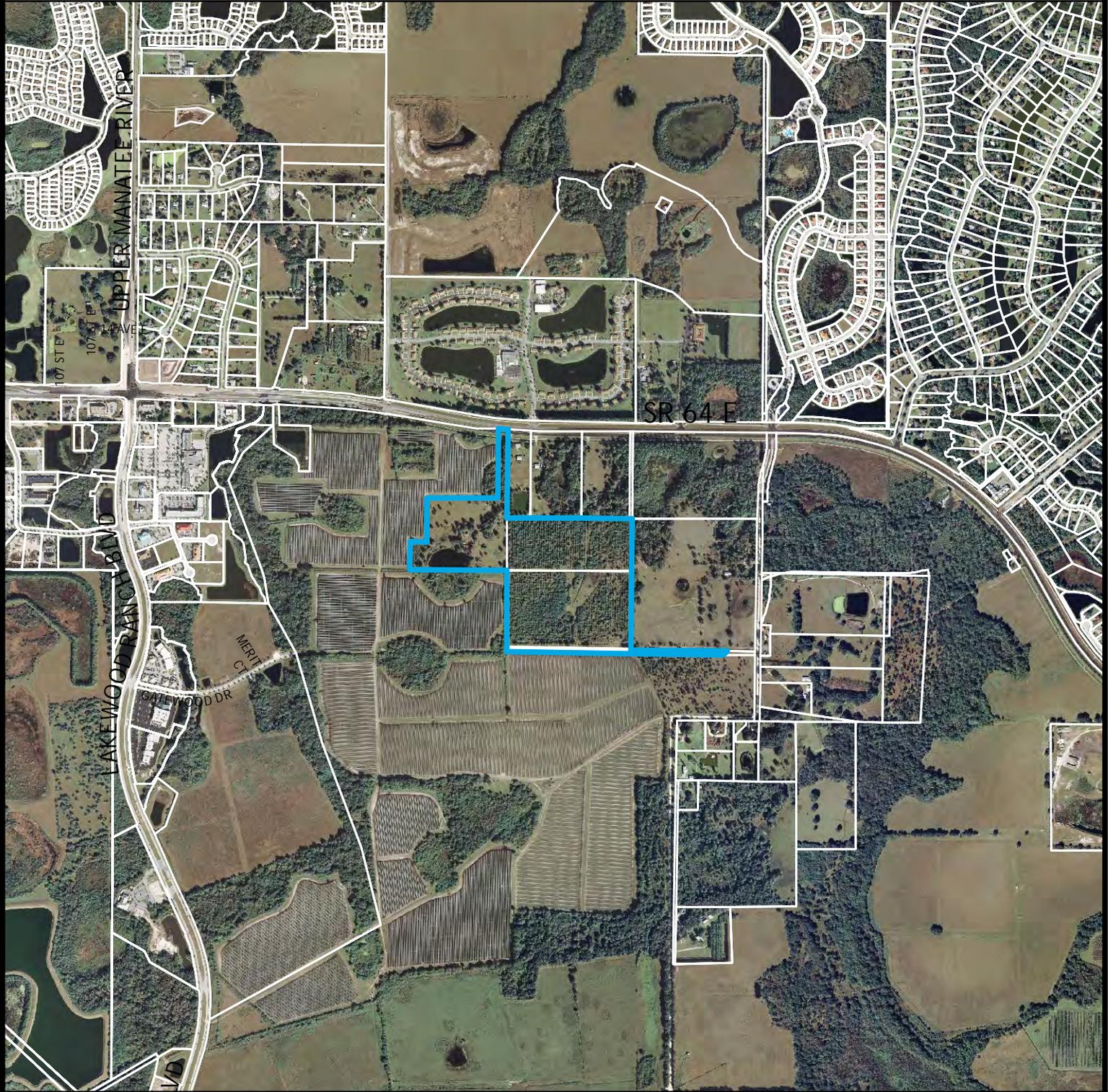
CHH: NONE  
 Watershed: NONE  
 Drainage Basin: MIDDLE MANATEE R, MILL CREEK  
 Commissioner: Donna Hayes



Manatee County  
 Staff Report Map

Map Prepared 11/9/2010  
 1 inch = 1,464 feet

# AERIAL



Parcel ID #(s) 567900259, 568200519, 567400007, 567700000

Project Name: Insignia Bank / Eagle Trace  
Project #: PDR-07-06 (P)(R)  
DTS#: 20120166  
Proposed Use: Residential

S/T/R: Sec 33,32 Twn 34 Rng 19  
Acreage: ± 60.8  
Existing Zoning: PD-R  
Existing FLU: UF-3  
Overlays: NONE  
Special Areas: NONE

CHH: NONE  
Watershed: NONE  
Drainage Basin: MIDDLE MANATEE R, MILL CREEK  
Commissioner: Donna Hayes



Manatee County  
Staff Report Map

Map Prepared 11/9/2010  
1 inch = 1,464 feet

P.C. 08/09/2012

**PDR-07-06(P)(R) – INSIGNIA BANK, LLC/EAGLE TRACE SUBDIVISION**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- Increase the total number of lots from 131 to 183 lots for single-family detached and semi-detached units;
- Realign interior roadways within the subdivision;
- Shift the location of temporary emergency access;
- Eliminate one inter-neighborhood tie; and
- Modify the overall gross density from 2.15 dwelling units per acre to 2.99 dwelling units per acre.

The 61.13± acre site is in the PDR (Planned Development Residential) zoning district. The site is on the south side of State Road 64, approximately ½ mile west of Pope Road at 1808 John Taylor Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**P.C.:** 08/09/12

**B.O.C.C.:** 09/06/2012

**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. PDR-07-06(P)(R); amending and restating Ordinance No. PDR-07-06(Z)(P); and **APPROVAL** of the Revised Preliminary Site Plan [PDR-07-06(P)(R)] with stipulations A.1-A.3, B.1-B.3, C.1-C.2, D.1, E.1-E.5, F.1 and G.1; **ADOPTION** of the Findings for Specific Approval; and **GRANTING** Specific Approval for an alternative to LDC Sections 702.6.7 and 907.9.2.4; for a project that was previously granted Special Approval for a project exceeding one dwelling unit per acre in the UF-3 Future Land Use Category; and for a project that was previously granted Specific Approval for alternatives to Land Development Code Sections 603.7.4.5, 712.2.8 and 722.1.4.3, as recommended by staff.

**The following is a comparison between the proposed Preliminary Site Plan and the previously approved Preliminary Site Plan:**

SFSD- single-family semi-detached

SFD- single-family detached

<b>Project Design- (Residential)</b>	<b>Proposed Preliminary Site Plan [PDR-07-06(P)(R)]</b>	<b>Previous Preliminary Site Plans [PDR-07-06(Z)(P), approved on 2/03/2011.</b>																																																
Number of Units/lots	<b>183 lots</b> - 73 lots for single-family detached residences and 110 lots for single-family semi-detached units. Option to change number of SFD lots to SFSD lots not to exceed total of 183 lots.	<b>131 lots</b> - single-family detached residences.																																																
Site acreage	61.13± acres	60.87± acres																																																
Lot Size(s)	73 lots = 45'x130' = 5,850 sq. ft. 110 lots = 37'x125' = 4,625 sq. ft.	78 lots = 60'x125' = 7,500 sq. ft. 53 lots = 80'x110 = 8,800 sq. ft.																																																
Gross Density	2.99 dwelling units per acre	2.15 dwelling units per acre																																																
Net Density	3.67 dwelling units per acre	2.71 dwelling units per acre																																																
Setbacks	<table border="1"> <thead> <tr> <th>Use/Type</th> <th>Front</th> <th>Side</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>SFD</td> <td>23'/20'*</td> <td>6'</td> <td>15'</td> </tr> <tr> <td>SFSD</td> <td>23'/20'*</td> <td>0'/6''</td> <td>15'</td> </tr> <tr> <td colspan="4">*25' separation required between garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.</td> </tr> <tr> <td>Agricultural buffer</td> <td colspan="3">35'</td> </tr> <tr> <td>Wetland buffer</td> <td colspan="3">15'</td> </tr> <tr> <td>Waterfront</td> <td colspan="3">30'</td> </tr> </tbody> </table>	Use/Type	Front	Side	Rear	SFD	23'/20'*	6'	15'	SFSD	23'/20'*	0'/6''	15'	*25' separation required between garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.				Agricultural buffer	35'			Wetland buffer	15'			Waterfront	30'			<table border="1"> <thead> <tr> <th>Use/Type</th> <th>Front</th> <th>Side</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>SFD</td> <td>25'</td> <td>8'</td> <td>15'</td> </tr> <tr> <td>Agricultural buffer</td> <td colspan="3">35'</td> </tr> <tr> <td>Wetland buffer</td> <td colspan="3">15'</td> </tr> <tr> <td>Waterfront</td> <td colspan="3">30'</td> </tr> </tbody> </table>	Use/Type	Front	Side	Rear	SFD	25'	8'	15'	Agricultural buffer	35'			Wetland buffer	15'			Waterfront	30'		
Use/Type	Front	Side	Rear																																															
SFD	23'/20'*	6'	15'																																															
SFSD	23'/20'*	0'/6''	15'																																															
*25' separation required between garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.																																																		
Agricultural buffer	35'																																																	
Wetland buffer	15'																																																	
Waterfront	30'																																																	
Use/Type	Front	Side	Rear																																															
SFD	25'	8'	15'																																															
Agricultural buffer	35'																																																	
Wetland buffer	15'																																																	
Waterfront	30'																																																	
Height	35 feet	35 feet																																																
Open Space	33% or 20.22± acres	35% or 21.11± acres																																																
Recreation Acreage	0.57± acres	3.14± acres																																																
Recreation Amenities	Community amenity center with pool	Optional Clubhouse and pool, and a play area, play field, tot lot, gazebo, and trail																																																
Access	<ul style="list-style-type: none"> <li>Right-In/out entrance on SR 64</li> <li>Emergency access to the east and future connection to 22<sup>nd</sup></li> </ul>	<ul style="list-style-type: none"> <li>Right-In/out entrance on SR 64</li> <li>Inter-neighborhood tie to west</li> <li>Emergency access to the east</li> </ul>																																																

	Ave. E. (local road).	and future connection to 22 <sup>nd</sup> Ave. E. (local road).
Special Approval	<ul style="list-style-type: none"> <li>• Already granted for project exceeding one dwelling unit per acre in UF-3 FLUC.</li> </ul>	<ul style="list-style-type: none"> <li>• Project exceeding one dwelling unit in UF-3 FLUC.</li> </ul>
Specific Approvals	<ol style="list-style-type: none"> <li>1. LDC Sec. 603.7.4.5 – reduced greenbelt buffer width to 8’ at entrance (already granted).</li> <li>2. LDC. Sec 712.2.8.- one means of access (already granted).</li> <li>3. LDC Sec. 722.1.4.3-sidewalks on one side of entrance road (already granted).</li> <li>4. <u>Specific approval requests for reduced agricultural buffer width, and</u></li> <li>5. <u>Reduced pavement width.</u></li> </ol>	<p>LDC Sec. 603.7.4.5 – reduced greenbelt buffer width to 8’ at entrance.</p> <p>LDC. Sec.712.2.8- one means of access.</p> <p>LDC Sec. 722.1.4.3-sidewalks on one side of entrance road.</p>
Flood Zone (s)	Zone X per FIRM Panel 120153 0360C, revised 7/15/92	Zone X per FIRM Panel 120153 0360C, revised 7/15/92
Wetland	0.20± acres	0.20± acres
Wetland Impact	0.18± acres	0.18± acres

**PROJECT SUMMARY**

<b>CASE#</b>	<b>PDR-07-06(P)(R)</b>
<b>PROJECT NAME</b>	<b>Eagle Trace</b>
<b>APPLICANT(S):</b>	<b>Insignia Bank, LLC</b>
<b>GENERAL LOCATION:</b>	<b>Southside of SR 64, north of 22<sup>nd</sup> Avenue East (Gate way Drive) right-of-way, approximately ½ mile west of Pope Road.</b>
<b>ACREAGE:</b>	<b>61.13± acres</b>
<b>EXISTING ZONING:</b>	<b>PDR (Planned Development Residential)</b>
<b>FUTURE LAND USE CATEGORY:</b>	<b>UF-3 (Urban Fringe – three dwelling units per acre)</b>
<b>PROPOSED USE(S):</b>	<b>Residential</b>

<b>CASE MANAGER:</b>	<b>Stephanie Moreland</b>
<b>STAFF RECOMMENDATION:</b>	<b>Approval</b>
<b>DETAILED DISCUSSION</b>	
<p>On February 3<sup>rd</sup>, 2011, the Board of County Commissioners approved a rezone of the subject site from A (General Agriculture) to PDR (Planned Development Residential). A Preliminary Site Plan (Eagle Trace Subdivision) was also approved for 131 lots for single-family detached residences with one means of access and a temporary emergency access. The Preliminary Site Plan expires on 02/03/2016.</p> <p>The current request is to revise the Preliminary Site Plan to add 52 lots for a total of 183 lots. 73 lots for single-family detached residences will be 5,850± square feet and 110 lots for single-family semi-detached residences will be 4,625± square feet. The applicant requests an option to change the number of unit types without exceeding the total requested number of lots.</p> <p>The proposed design shows a realignment of some internal roads, one means of access to S.R.64 to the north, and removal of the southwestern access and neighborhood tie to the west.</p> <p>Staff has the following concerns:</p> <ul style="list-style-type: none"> <li>• The adjacent A zoning district permits agricultural uses potentially incompatible with single-family homes. Staff recommends the inclusion of language in the Notice to Buyers informing prospective buyers of potential adverse impacts, such as; noise and odors.</li> <li>• The lot sizes proposed are significantly smaller than surrounding agricultural lots.</li> <li>• 183 lots are proposed with only one means of access (S.R. 64) and a temporary emergency access connecting a sub-standard road (22<sup>nd</sup> Avenue East) leading to Pope Road. The southern entrance will become the second means of access when 22<sup>nd</sup> Avenue East is constructed. Until the road is constructed, the access will remain a temporary emergency access.</li> </ul> <p>Staff recommends approval subject to the recommended stipulations.</p>	

<b>SURROUNDING USES &amp; ZONING</b>				
<b>NORTH</b>	<b>Single-family home zoned A (General Agriculture). Across SR 64 is the Bradenton Missionary Village and Greyhawk Landing zoned PDR (Planned Development Residential)</b>			
<b>SOUTH AND WEST</b>	<b>Vacant land and agricultural property zoned A</b>			
<b>EAST</b>	<b>Single-family home zoned A</b>			
<b>ENVIRONMENTAL INFORMATION</b>				
<b>Overall Wetland Acreage:</b>	<b>0.20± acres of wetlands</b>			
<b>Proposed Impact Acreage:</b>	<b>0.18± acres</b>			
<b>NEARBY DEVELOPMENT</b>				
<b>Project</b>	<b>Lots/units</b>	<b>Density</b>	<b>Minimum Lot/Unit size</b>	<b>Approved</b>
Greyhawk Landing	789	1.22	7,500 sq. ft.	2001
Greyhawk Landing West	501	1.60	7,200 sq. ft.	2005
Mill Creek VI	38	0.83	18,000 sq. ft.	1998
Mill Creek VII	259	0.82	18,200 sq. ft.	2002
Mill Creek VII (Expansion)	5	1.25	15,000 sq. ft.	2008
Green/Serenity Creek	85	1.33	9,500 sq. ft.	2008
<b>POSITIVE ASPECTS</b>				
<ul style="list-style-type: none"> <li>• The surrounding area is transitioning from suburban agricultural uses to single-family residential development.</li> <li>• PDR zoning allows the Board to stipulate development to ensure compatibility.</li> <li>• The design shows 33% open space.</li> </ul>				
<b>NEGATIVE ASPECTS</b>				
<ul style="list-style-type: none"> <li>• The adjacent A zoning permits agricultural uses potentially incompatible with single-family homes.</li> <li>• Proposed lot sizes are significantly smaller than surrounding agricultural lots.</li> </ul>				

- One means of access for more than 100 lots.

**MITIGATING MEASURES**

- To alleviate potential adverse impacts, the site plan provides for adequate separation/buffers adjacent to agricultural properties.
- Adjacent properties have a MU-C FLUC which indicates that the area will eventually transition from agriculture to mixed uses.
- The design shows a temporary access to the south. The entrance will become the second means of access when 22<sup>nd</sup> Avenue East is constructed.

**STAFF RECOMMENDED STIPULATIONS**

**Original Stipulations (approved 2/03/11) with revisions in strike through and underline format.**

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

1. Prior to Final Plat approval, the applicant shall post a sign at the future tie to 22<sup>nd</sup> Avenue East ~~and the inter-neighborhood tie to the west~~ informing prospective purchasers and residents of the future connection. The size, placement, and materials for this sign shall be determined with the Final Site Plan.
2. The original expiration date of the Preliminary Site Plan shall not be changed with this approval.
3. Minimum setbacks shall be as follows:

<b>Use/Type</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>Lot #'s</b>
Single-family detached	23'/20'*	6'	15'	1-41 & 112-143 (45'x130')
Single-family semi-detached	23'/20'*	0'/6'	15'	42-111 & 144-183 (37'x125')
Wetland buffer	15'			
Waterfront	30'			

\* A 25-foot separation is required between the garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.

**B. TRANSPORTATION CONDITIONS:**

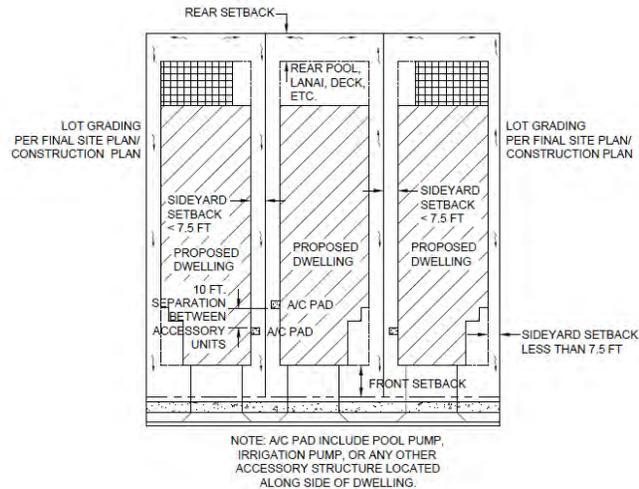
1. ~~Prior to~~ After the platting of the 401<sup>st</sup> lot 99<sup>th</sup> unit, a gated emergency access drive shall be constructed from Pope Road, westward to the southeast entrance ~~an internal street~~ within Eagle Trace Subdivision, ~~thru Lot #24.~~ The emergency access drive shall

remain in place until a second means of access to the subdivision is provided via a public or private County approved street. Two turn-arounds shall be provided for and constructed ~~in accordance with the Fire Department recommendations to Public Works standards.~~ One turn-around shall be located on the Pope Road side of the gate and one located on the Eagle Trace Subdivision side of the gate. The emergency access gate shall be accessible to emergency service providers acceptable to the Fire Department and Emergency Medical Service (EMS) ~~Public Safety~~. The emergency access drive shall be constructed at a minimum width of 16 feet wide. The emergency access drive shall be in compliance with Manatee County Transportation Department Standard Detail 401.9, ~~rev 06/12/2007~~ and Fire Department standards. The developer and/or Homeowner's Association shall be responsible for the maintenance of the emergency access drive and ~~which~~ shall be kept clear of vegetation.

2. The entrance Any gates from SR 64 East shall be accessible to all emergency services providers and County personnel according to ORD 09-22. The applicant shall provide a universal remote control to appropriate agencies prior to issuance of any building permits and the applicant shall obtain written approval from EMS approving the proposed system. Entrance and emergency gates shall be raised in a storm emergency to expedite an evacuation. ~~access points within or to the project shall be accessible to emergency service providers by either a remote control or siren activated system, in accordance with Manatee County Ordinance 04-30.~~
3. The applicant shall record an executed Easement Deed pertaining to the second means of access in the form entered into the public hearing (Exhibit "B") record before the BOCC in the Public Records within 14 days after the adoption of this ordinance and submit a recorded copy of the Easement Deed to the Planning Department. (Completed)

### **C. STORMWATER CONDITIONS:**

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek. Modeling shall be used to determine pre-and post-development flows.
- ~~2. Routing and modeling of the existing conditions shall be provided with the Drainage Model and Construction Plan for all natural drainage systems within and surrounding this project taking into consideration all wetland storage and ground depressions.~~
- ~~3. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.~~
2. There shall be a minimum ten (10) foot separation between accessory equipment and structures alongside adjoining houses with six (6) foot side yard setbacks.



**D. BUFFERS:**

1. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.
2. ~~At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.~~

**E. ENVIRONMENTAL CONDITIONS:**

1. An Environmental Resource Permit (ERP) approved by the SWFWMD shall be provided for review prior to Final Site Plan approval.

**1. Street Trees**

- a. Canopy trees within 10' of a public sidewalk shall meet Manatee County Public Works Standard Section 301.0 and Exhibit 301.1 entitled "Sidewalk Location Close to Trees." All sidewalks in the right of way within 10' of an existing or proposed tree that will exceed 6" in diameter at maturity shall be 5" thick and contain 2-#3 rebar centered vertically and spaced 3' on center. Palms are not considered trees.
- b. If within ten (10') ft. of the tree trunk, potable water service line shall have 48 inches of cover from top of pipe from the meter to the home connection; or, as an alternative, the water line may be installed at 18 inches with a polyethylene service pipe conforming with AWWA C-901.
- c. Where within ten (10') ft. of the tree trunk, irrigation service lines from the street

shall have 48 inches of cover from top of pipe to the valve, or, as an alternative, the irrigation line may be installed at 18 inches with a polyethylene service pipe conforming with AWWA C-901. Irrigation valve shall be located as far as possible from the regulated street tree location to minimize impacts to this infrastructure.

d. The Notice to Buyers shall include language that informs homeowners of the requirement for street trees. The Notice to Buyers and the Homeowner's documents or Deed restrictions governing the development shall state that the maintenance of street trees shall be the responsibility of the property owner, including, without limitation, proper root pruning to avoid interference of the tree's roots with sidewalks, utilities, foundations of other improvements constructed on the lots due to the natural growth of street trees.

~~2. The 51" oak and associated understory vegetation on Lot 110 and the 36", 13", and 15" group of oaks on Lot 113 shall be preserved during construction through uses of stemwall construction and a chainlink fence barricade placed at the dripline. Details for this area shall be reviewed with the Final Site Plan.~~

~~3. 2. All trees within the area proposed for construction activities that are to be preserved shall have protective barricades constructed at their drip lines prior to commencement of construction. No improvements, fill, grade changes or compaction of soil due to heavy machinery will be permitted within the drip line of trees proposed to be preserved.~~

3. Improvements shall be field adjusted where feasible to allow more effective preservation of trees at the Final Site Plan stage.

~~4. No irrigation lines, hedges or other materials shall be installed within driplines of trees designated to remain.~~

4. Care shall be taken where irrigation lines, hedges or other materials are proposed to be installed within drip lines of trees designated to remain. A note should be provided to this effect on the landscape plan sheets of the Final Site Plan.

## **F. 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, and shall include language informing prospective homeowners in the project:

a. The location of the future connection to and construction of 22<sup>nd</sup> Avenue East to the south,

~~b. The inter-neighborhood tie to the west,~~

b. All planned thoroughfares (including the location and number of lanes for each) in

the immediate area,

- c. Potential for noise associated with the planned roadways,
- d. The requirement for the temporary emergency access near Lot #24 42 which is required to be in place after the platting of the 99<sup>th</sup> lot and which will be removed once a second means of access is provided to 22<sup>nd</sup> Avenue East, and that the homeowner's association shall be responsible for the maintenance of the emergency access which shall be kept clear of vegetation, and
- e. Active agricultural operations in the immediate area and potential impacts (noise and odor) of such uses.

**G. Utility Engineering**

- 1. At the time of construction plan review additional efforts may be required to maintain water quality within the proposed potable water mains throughout this development. Remedies may include but are not limited to inter-neighborhood ties and or the use of metered automatic blow off valves.

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

None.

**COMPLIANCE WITH LDC**

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
<b>BUFFERS</b>				
20' wide roadway buffers	20'	Y		Shown
35' wide perimeter buffers	20'	Y		Specific approval requested for reduced buffer width adjacent to agricultural properties.
<b>SIDEWALKS</b>				
5' internal sidewalks both sides	Shown with exception	Y		Specific approval granted for the area along the entrance road.
<b>ROADS &amp; RIGHTS-OF-WAY</b>				
50' R/W to be dedicated for future road to the south		Y		Shown

**COMPLIANCE WITH THE LAND DEVELOPMENT CODE  
Factors for Reviewing Proposed Site Plans (Section 508.6)**

**Physical Characteristics:** The site has an irregular shape with very little frontage adjacent to S.R.64. One single-family residence currently occupies the flat site which was formerly a citrus grove. There are 0.20± acres of wetlands. 0.18± acres will be impacted with the construction of the entrance road.

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

The site will be served by County water and sewer. The lowest quality water available for irrigation is a well. The site is within two miles of Freedom Elementary and Haile Middle Schools.

**Relation to Major Transportation Facilities:**

The project's main access will connect S.R.64, an arterial roadway. The design shows a 50-foot right-of-way dedication for a future local road (22<sup>nd</sup> Ave. E.) to be constructed to the south. The future road will eventually connect the project to Pope Road, a collector roadway.

**Compatibility:**

The site borders large agricultural zoned properties having five acres or more to the north, south, and west. Staff raised concerns relative to compatibility with surrounding large agricultural properties. Planned Development allows the Board to attach stipulations to ensure the project is compatible with the surrounding zoning and land uses.

**Transitions:**

The site is in an area which is transitioning from agricultural uses to low and moderate density residential uses.

**Design Quality:**

The design considers the unique shape of the site. The long narrow strip of land adjacent to S.R.64 provides access to the one phased development consisting of 183 lots, 52 lots more than the previous approval. The lots are arranged so that they have frontage from internal roadways and are designed to accommodate harmonious groupings of single-family and single-family semi-detached residences. To promote neighborhoods, 0.57± acres are proposed for recreational acreage to include recreational amenities such as a pool and clubhouse/amenity center. Neighborhood unity is achieved with the incorporation of wetlands, lakes and pedestrian corridors. The following chart indicates minimum proposed setbacks for the project:

Use/Type	Front	Side	Rear
Single-family detached	23'/20'*	6'	15'
Single-family semi-detached	23'/20''*	6'/0'	15'
Wetland buffer	15'		
Waterfront	30'		

\*A 25-foot separation is required between the garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.

**Relationship to Adjacent Property:**

A 20-foot wide greenbelt buffer separates the project from existing nearby developments.

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

The site has access via an entrance road connecting S.R.64. A temporary emergency access in the southeast part of the site connects a sub-standard road (22<sup>nd</sup> Avenue East) leading to Pope Road. The temporary emergency access will become the second means of access when 22<sup>nd</sup> Avenue East is constructed. There are no neighborhood ties proposed. No neighborhood ties are required with private streets.

Parking is proposed for the designated recreational area at a ratio of one space per 200 square feet for the pool and one space per 250 square feet for the clubhouse, for a total of nine spaces.

**Pedestrian Systems:**

The design shows internal sidewalks on both sides of the street throughout the project. Five-foot wide sidewalks are along all internal roads except the entrance road connecting S.R. 64 where the sidewalk is limited to one side of the road.

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

There are 0.20± acres of wetlands. Approximately 0.18 acres of wetland will be impacted to provide access to the site. A 0.64± acre wetland creation area is proposed as mitigation for the wetland impacts.

There are no known historical or archaeological resources on the site.

**Density:**

A density of 2.99 dwelling units per acre is slightly below the allowable density for the UF-3 FLUC. Special approval is required for a project exceeding a gross density of one dwelling unit per acre. Special approval may be achieved through the planned development process.

**Height:**

The maximum 35-foot height should not create any external impacts that would adversely affect the surrounding development.

**Fences and Screening:**

The applicant proposes a six-foot high optional wall or fence along the perimeters of the subdivision.

**Trash and Utility Plant Screens:**

Single-family units will be served by individual can pick-up. Screening will be provided with all common trash containers and will be reviewed with the Final Site Plan.

**Signs:**

All signs will be reviewed with the Final Site Plan and Building Permits.

**Landscaping:** The Preliminary Site Plan indicates 20-foot wide roadway buffers along the future road to the south. There are 20-foot wide perimeter buffers adjacent to surrounding agricultural properties. The applicant requests Specific Approval for the reduced buffer widths.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

**The site is in the UF-3 Future Land Use Category. This project was specifically reviewed for compliance with the following policies:**

**Policy 2.1.2.7 Appropriate Timing.** The site is in an area which is transitioning from agriculture to residential and mixed use properties. The timing is appropriate given development trends in the area.

**Policy 2.2.1.11.1 Intent.** The use is consistent with the intent of the UF-3 FLUC which provides for residential uses.

**Policy 2.2.1.11.2 Range of Potential Uses includes;** Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farm worker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.

**Policy 2.6.1.1 Compatibility.** The Preliminary Site Plan design is compatible with surrounding development because the uses proposed, lot sizes, and setbacks are

comparable with surrounding development. Appropriate buffers are provided for compatibility and transition between existing developments.

**Policy 2.6.2.7 Require Clustering to Limit Impacts and Policy 2.6.5.5 Preserve/Protect Open Space.** The site plan shows 20.22± acres or 33% open space to be provided. 25% (15.22± acres) open space is required.

**CONCURRENCY**

**CLOS APPLIED FOR:** YES  
**TRAFFIC STUDY REQ'D:** YES

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y/N
SR 64 (Link 3062)	Lakewood Ranch Blvd to Rye Road	D	C

It is acknowledged that this project currently has a CLOS issued in February 2011, based upon approval of a Traffic Impact Analysis (TIA) at that time associated with 131 dwelling units. The TIA did not identify any off-site concurrency improvements but did indicate a site-related improvement as shown below. The purpose of this current TIS was to demonstrate that although the number and mix of dwelling unit type would increase/change, the transportation impacts would not change. The review of the TIS indicated that an increase to 182 dwelling units is expected to generate an additional 10 PM peak-hour trips along the first directly accessed roadway segment (Link #3062—SR 64 from Lakewood Ranch Boulevard to Rye Road) which will not produce any further transportation impacts beyond those shown in the original TIA.

The original TIA for this development identified one site-related transportation improvement. This improvement, which involved a traffic operations and safety-related improvement to improve traffic flow into and out of the project site, will continue to be required and will need to be shown on the applicable Construction Plans (the improvement must be labeled with dimensions) that will be submitted as part of the future permit applications/packages associated with the site-related improvement. In addition, the improvement shall be installed, certified, inspected and accepted, and consistent with the applicable Construction Plans, prior to approval of the first final plat.

The site-related improvement is as follows:

1. Construct an eastbound deceleration right-turn lane at SR 64 and the project driveway. The right-turn lane should be constructed in accordance with the FDOT Design Standard (Index 301).

**Wastewater and potable water to be determined with FSP/Construction Plans**

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

**Sections 603.3 of the Land Development Code (LDC) allows the Board of County Commissioners to make specific modifications to the general zoning and subdivision regulations, where the Board of County Commissioners makes a written finding that the public purpose of the regulations is satisfied to an equivalent or greater degree.**

**1. Request:**

LDC 702.6.7 requires yards adjacent to active agricultural operations to be at least thirty-five feet greater than otherwise required unless separated by a street or other designated open space at least thirty-five feet in width. The applicant requests a separation to include a 20-foot wide perimeter buffer and rear yard setbacks of 15 feet for lots adjacent to active agriculture.

**Staff Analysis and Recommendation:**

Staff has no objections to the proposal to provide a 35-foot separation adjacent to active agricultural properties. The surrounding property is now within the MU-C FLUC. It is anticipated the area will be developed in the future. Further, Staff is considering the removal of this requirement with upcoming code updates. Staff recommends a stipulation to include language in the Notice to Buyers informing prospective buyers of the presence of active agricultural operations.

**Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 702.6.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because language indicating the presence of active agricultural operations will be included in the Notice to Buyers.

Staff recommends a stipulation to include language in the Notice to Buyers informing prospective buyers of the presence of active agricultural operations.

**2. Request:**

Per LDC Section 907.9.2.4, all public streets shall be constructed in accordance with Manatee County Public Works Standards, and shall have a minimum pavement width of twenty-four (24) feet. The applicant requests pavement widths of 22 feet.

**Staff Analysis and Recommendation:**

The proposed internal streets will be private. Should the applicant or HOA ever request the internal streets be turned over to the county, the streets would need to be brought up to LDC requirements.

According to the applicant, the reduced drive lane will be adequate for local traffic at low speeds. The narrow drive lanes will serve as a traffic calming device to encourage slower driving. Additionally parking will be provided on individual lots. Therefore, on-street parking will be kept to a minimum. The right-of way widths of 50 feet will provide adequate width for utilities, slopes, setbacks, drainage and highway design elements.

**Finding for Specific Approval:**

Notwithstanding, the failure of this plan to comply with the requirements of LDC Section 907.9.2.4, 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 providing adequate drive lane widths for traffic calming.

**ATTACHMENTS**

- 1. Applicable Comprehensive Plan Policies**
- 2. Request for Specific Approval**
- 3. Copy of Newspaper Advertising**

**APPLICABLE COMP PLAN POLICIES**

Policy: 2.1.2.3	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.
Policy: 2.1.2.4	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 areas which are internal to, or are contiguous expansions of the built environment.
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>
Policy: 2.2.1.11	<b>UF-3:</b> Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:

Policy:	2.2.1.11.1	<p>Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)</p>
Policy:	2.2.1.11.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, 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:	2.2.1.11.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 3 dwelling units per acre</p> <p>Maximum Net Residential Density: 9 dwelling units per acre (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: 0.23 (0.35 for mini-warehouse uses only)</p> <p>Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf) Large (300,000)* *With Limitations (See Policy 2.2.1.11.5)</p>
Policy:	2.2.1.11.4	<p>Other Information:</p> <p>a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.</p> <p>b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.</p> <p>c) Any nonresidential project exceeding 30,000 square feet shall require special approval.</p>
Policy:	2.2.1.11.5	<p>In order to serve more than day to day needs within the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non-residential uses:</p> <p>a) Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan.</p>
Policy:	2.6.1.1	<p>Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:</p> <ul style="list-style-type: none"><li>- use of undisturbed or undeveloped and landscaped buffers</li><li>- use of increased size and opacity of screening</li><li>- increased setbacks</li></ul>

- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Policy: 2.9.1.4

Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1)

Policy: 2.9.1.5

Promote the development of pedestrian friendly designs.

Policy: 2.9.1.6

Promote the use of unifying design elements and features.

Policy: 2.9.1.7

Encourage the development of community spaces, including usable open space and public access to water features.

Policy: 2.9.1.8

Encourage the design of residential projects providing continuous green space connecting neighborhoods.

Policies: 2.9.1.9

Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)



6900 Professional Parkway East  
Sarasota, FL 34240  
Tel: (941) 907-6900  
Fax: (941) 907-6910



May 4, 2012

Via: Buzzsaw

File: 215610898

Manatee County Building and Development Services Department  
1112 Manatee Avenue West  
Bradenton, FL 34205

Attn: **Ms. Lisa Barrett**

Reference: **Eagle Trace Specific Approval Request  
PDR-07-06(P)(R)**

Dear Lisa:

On behalf of our client, Neal Communities, we respectfully request specific approval for the following Land Development Code waivers:

**1. LDC Sections 740.2.6.11, 740.3.1. and 907.9.2.4 which require 12' travel lanes and 24' streets.**

The applicant requests a reduction in lane width for internal private streets with the design of an 11' travel lanes with 22' pavement. The entrance boulevard off SR 64 on the north and future Gatewood Drive to the south are not included in this request and are proposed for construction at full width.

This reduced drive lane is adequate for local traffic at low speeds. The narrow drive lanes serve as a traffic calming device to encourage slower driving and increase walkability through a pedestrian friendly design. In addition, parking will be provided on the individual lots therefore on-street parking will be kept to a minimum.

The right of way width will be a minimum distance of 50 ft. and; therefore, shall provide adequate width for utilities, slopes, setbacks, drainage and highway design elements.

**2. LDC Section 712.2.8 which requires a second means of access.**

The project was previously granted a Specific Approval for this requirement. The new project design continues to show a second means of access to the unpaved section of Pope Road and the future Gatewood Drive.

Please contact our office with any questions you may have regarding this submittal.

Sincerely,

**WilsonMiller Stantec**

Diane C. Chadwick, AICP  
Principal, Planning  
E-Mail: [diane.chadwick@stantec.com](mailto:diane.chadwick@stantec.com)

Enclosures

C: Dale Weidemiller, Neal Communities, Inc., w/enclosures  
Pat Neal, Neal Communities, Inc., w/enclosures

**Copy of Newspaper Advertising**

**Bradenton Herald**

**NOTICE OF DRI/ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 9, 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:

**PDI-12-07(G) - US 41 COMMERCIAL (DTS #20120174)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 6,000 square feet of commercial uses - retail, commercial uses - services and/or residential support uses on approximately 3.18 acres on the west side of US 41, south of 73rd Street East, at 7005 US 41 N, Palmetto in the PDI/CH (Planned Development-Industrial/Coastal High Hazard Area Overlay District); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**DMU-12-04(G) - ROYAL PALM CONDOMINIUM OR APARTMENTS (DTS#20120132)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 216 multi-family residential units on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use) on the east side of US 301, west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**DR-07-06(P)(R) - INSIGNIA BANK, LLC/EAGLE TRACE SUBDIVISION (DTS20120168)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- increase the total number of lots from 131 to 183 lots for single-family detached and semi-detached units;
- Realign interior roadways within the subdivision;
- Shift the location of temporary emergency access;
- Eliminate one inter-neighborhood tie; and
- Modify the overall gross density from 2.15 dwelling units per acre to 2.99 dwelling units per acre.

The 61.13± acre site is in the PDR (Planned Development Residential) zoning district. The site is on the south side of State Road 64, approximately a 1/2 mile west of Pope Road at 1808 John Taylor Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**PDC-12-08(G) - NORTH RIVER VILLAGE (DTS #20120251)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new General Development Plan to add one new outparcel consisting of approximately 1.68 acres and approval of 14,105 square feet of commercial, retail and service uses (11,200 square feet on the SW parcel and 2,905 square foot on the SE parcel) within the existing North River Village Shopping Center on approximately 32.03 acres. This site is at the northeast corner of the intersection of US 301 North and 60th Avenue East at 6010 US 301 N, Ellenton; 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  
07/25/2012

**Sarasota Herald Tribune**

- Shift the location of temporary emergency access;
- Eliminate one inter-neighborhood tie and
- Modify the overall gross density from 2.15 dwelling units per acre to 2.99 dwelling units per acre.

The 61.13± acre site is in the PDI (Planned Development Residential) zoning district. The site is on the south side of State Road 64, approximately a 1/2 mile west of Pope Road at 1808 John Taylor Road, Bradenton; subject to stipulations as conditions of approval setting forth findings; providing for severability; providing a legal description and providing an effective date.

**PDC-12-08(G) - NORTH RIVER VILLAGE (DTS #20120251)**

An Ordinance of the Board of County Commissioners of Manatee County Florida, regarding land development approving a new General Development Plan to add one new outparcel consisting of approximately 1.68 acres and approval of 14,105 square feet of commercial, retail and service uses (11,200 square feet on the SW parcel and 2,905 square foot on the SE parcel) within the existing North River Village Shopping Center on approximately 32.03 acres. This site is at the northeast corner of the intersection of US 301 North and 60th Avenue East at 6010 US 301 N, Ellenton; 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

Date of Pub: July 25, 2012

**NOTICE OF DRI/ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 9, 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:

**PDI-12-07(G) - US 41 COMMERCIAL (DTS #20120174)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan

for 6,000 square feet of commercial uses - retail, commercial uses - services and/or residential support uses on approximately 3.18 acres on the west side of US 41, south of 73rd Street East, at 7005 US 41 N, Palmetto in the PDI/CH (Planned Development-Industrial/Coastal High Hazard Area Overlay District); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-12-04(G) - ROYAL PALM CONDOMINIUM OR APARTMENTS (DTS#20120132)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 216 multi-family residential units on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use) on the east side of US 301, west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-07-06(P)(R) - INSIGNIA BANK, LLC/EAGLE TRACE SUBDIVISION (DTS20120168)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- Increase the total number of lots from 131 to 183 lots for single-family detached and semi-detached units;
- Realign interior roadways within the subdivision;

# DEVELOPMENT DATA

## EXISTING SITE CONDITIONS

- TOTAL SITE AREA IS 81.13± AC (INCLUDING 1.83 AC OF RIGHT-OF-WAY DEDICATION).
- THE SITE IS CURRENTLY ZONED POR.
- THE KNOWN EASEMENT, RIGHT-OF-WAY DEDICATION, VACANT BUILDINGS AND DRIVEWAYS ARE SHOWN ON THE PLANS. THERE ARE NO KNOWN HISTORIC SITES ON SITE.
- THE KNOWN LOCATION OF EXISTING RIGHTS-OF-WAY, DRAINAGEWAYS AND UTILITIES ON CONTIGUOUS PROPERTIES ARE SHOWN ON THE PLANS.
- THE EXISTING TOPOGRAPHIC CONTOURS WERE TAKEN FROM SWFWMD AERIALS.
- THIS SITE IS LOCATED WITHIN FLOOD ZONES "X" PER MANATEE COUNTY, COMMUNITY PANEL 120153 0360 (1992)
- THE SITE IS NOT LOCATED WITHIN A FEMA FLOODPLAIN.
- THE SITE AREA DOES NOT EXCEED 100 ACRES.
- WETLANDS DATA PROVIDED BY ENVIRONMENTAL AFFAIRS CONSULTANTS, INC. (AUGUST 2006).
- EXISTING TREE GROUPINGS ARE SHOWN ON PRELIMINARY LANDSCAPE PLANS AND AERIAL.

## DEVELOPMENT DESCRIPTIONS

- PROPOSED SITE COVERAGE:  
THE PROPOSED PROJECT INCLUDES:  
SINGLE-FAMILY DETACHED RESIDENTIAL UNITS  
SINGLE-FAMILY SEMI-DETACHED RESIDENTIAL UNITS  
COMMUNITY AMENITY CENTER WITH POOL.  
GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE  
GROSS RESIDENTIAL ACREAGE = 81.13± AC  
PROPOSED NUMBER OF RESIDENTIAL UNITS = 183  
GROSS DENSITY = 2.26 DU/ACRE  
183/81.13± AC  
NET DENSITY: TOTAL UNITS / GROSS ACREAGE - WETLAND (MITIGATION AREA), WETLAND BUFFERS, AMENITY AREA, LANDSCAPE BUFFERS AND OTHER UPLAND OPEN SPACES  
AREA OF WETLAND COMPENSATION AREA = 0.64± AC  
AREA OF WETLAND & BUFFER = 1.39± AC  
RECREATIONAL FACILITIES ACREAGE = 0.57± AC  
LANDSCAPE BUFFERS = 3.58± AC  
OTHER OPEN SPACE = 5.03± AC  
TOTAL AREA = 11.21± AC  
NET DENSITY = 3.87 DU/AC  
183/46.92 AC

REQUIRED OPEN SPACE (25% 81.13 DEVELOPED SITE AREA) = 15.28± AC

- AREA OF WETLAND BUFFERS = 1.39± AC  
AREA OF WETLAND COMPENSATION AREA = 0.64± AC  
RECREATIONAL FACILITIES ACREAGE = 0.57± AC  
TOTAL LAKES = 9.01± AC  
LANDSCAPE BUFFER = 3.58± AC  
OTHER OPEN SPACE = 5.03± AC  
TOTAL AREA = 20.22± AC  
TOTAL OPEN SPACE PROVIDED 33% (20.22± AC)

## PROPOSED SITE DESIGN

- THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASING SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- RESIDENTIAL LOT REQUIREMENTS:  
-- LOTS 1-41 & 112-143 (MINIMUM AREA 5,850 SF 45'x130')  
SETBACKS:  
FRONT - 23'  
SIDE - 6'  
REAR - 15'  
-- LOTS 42-111 & 144-183 (MINIMUM AREA 4,625 SF 37'x125')  
SETBACKS:  
FRONT - 23'  
SIDE - 07/16"  
REAR - 15'  
-- MINIMUM WATERFRONT SETBACK WILL BE 30'. MINIMUM SETBACK TO WETLAND BUFFER = 15'  
-- APPLICANT RESERVES THE RIGHT TO ALTER THE PROPORTIONING OF SINGLE FAMILY SEMI-DETACHED LOTS AT THE TIME OF FINAL SITE PLAN APPROVAL SO LONG AS THE TOTAL LOT COUNT REMAINS AT OR BELOW THAT WHICH IS SHOWN HEREIN.
- PARKING REQUIREMENTS:  
RECREATION AREA (1 SPACE PER 250 SF CLUBHOUSE) 635 SF/250 = 2.54  
(1 SPACE PER 200 SF POOL) 1,280 SF/200 = 6.4  
TOTAL SPACES REQUIRED = 9 SPACES  
TOTAL SPACES PROVIDED = 9 SPACES (1 HANDICAP)  
NOTE: ALTERNATE ON-STREET PARKING ADJACENT TO AMENITY CENTER TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 722, "INSTALLATION OF REQUIRED IMPROVEMENTS," OF THE MANATEE COUNTY LDC.
- A STATEMENT OF SCHOOL NEEDS LETTER HAS BEEN SUBMITTED TO MANATEE COUNTY.
- THE STORMWATER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND CHAPTER 40-D F.A.C. REQUIREMENTS.
- WATER QUALITY TREATMENT WILL BE PROVIDED BY THE PROPOSED WET DETENTION LAKES (INCLUDES LITTORAL ZONES)
- NO STREET LIGHTING IS PROPOSED AT THIS TIME.
- ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
- THERE ARE NO KNOWN EXISTING DEED RESTRICTIONS OR COVENANTS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
- ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT AS APPROVED BY MANATEE COUNTY.
- DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPMENT SHALL ADHERE TO SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC). LANDSCAPE AND BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY LDC.
- ANY ON-SITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE.
- THERE ARE NO KNOWN EXISTING WELLS ON SITE.
- ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE ROADS WILL EITHER BE (I) PUBLIC, OR (II) OWNED AND MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT, OR (III) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION EXCEPT AS NOTED ON THE PLANS. SEE TYPICAL ROADWAY SECTION.
- FIRE HYDRANTS SHALL BE INSTALLED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. A MINIMUM OF 1,000 GPM OF FIRE FLOW WILL BE PROVIDED AT EACH HYDRANT. DETAILED PLANS OF FIRE HYDRANT SPACING AND WATER DISTRIBUTION MAINS WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
- IRRIGATION SOURCE TO BE AN EXISTING 30" RECLAIMED WATER MAIN ALONG STATE ROAD 64 PROVIDED THERE IS ADEQUATE PRESSURE WITHIN THE MAIN TO SERVE THE COMMUNITY AT THE TIME OF PSP/CONSTRUCTION PERMITTING. OTHERWISE, THE DEVELOPER RESERVES THE RIGHT TO USE A WELL FOR IRRIGATION DISTRIBUTION.
- REUSE, SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE.
- ALL STATE AND FEDERAL PERMITS REQUIRED HAVE BEEN, OR WILL BE, APPLIED FOR BY THE OWNER OR HIS AGENT(S).
- THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
- SOLID WASTE REMOVAL WILL BE PROVIDED BY WASTE MANAGEMENT.

# REVISED (#1) GENERAL DEVELOPMENT PLAN / PRELIMINARY SITE PLAN FOR

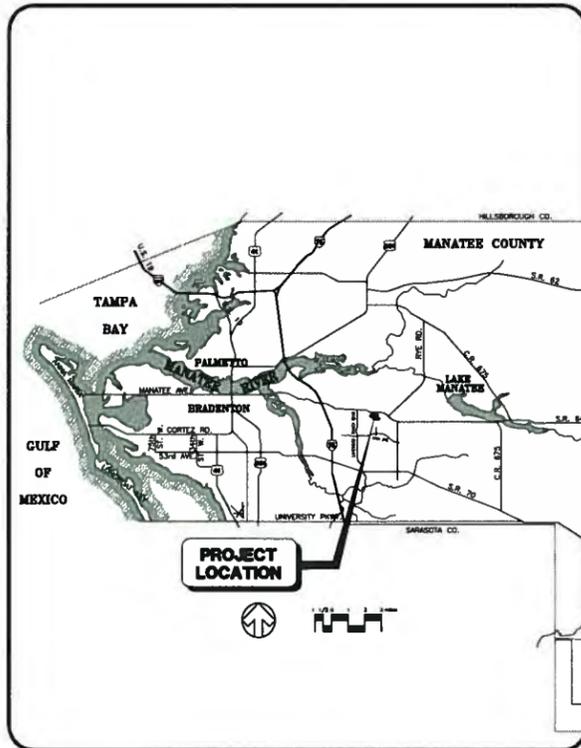
# EAGLE TRACE

SECTION 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA

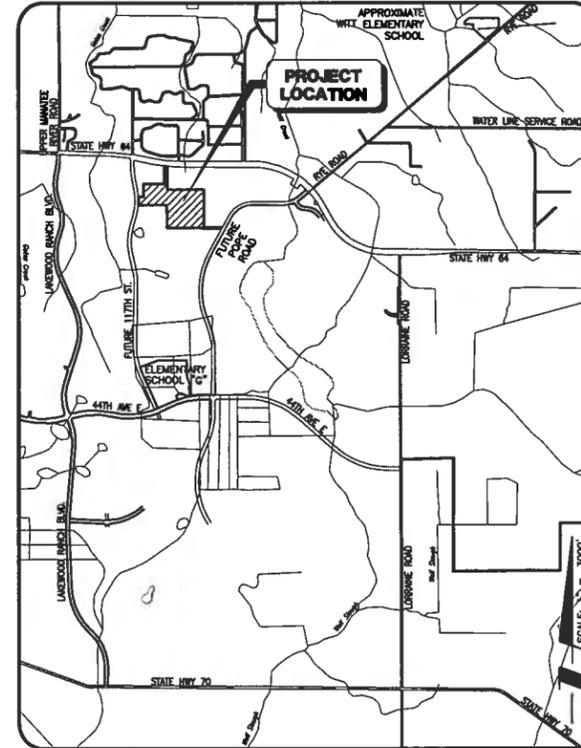
A DEVELOPMENT BY

# NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

8210 LAKEWOOD RANCH BLVD  
BRADENTON, FLORIDA 34202  
(941) 328-1111



LOCATION MAP



SITE MAP

## INDEX TO SHEETS?

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL LOCATION MAP
3	MASTER SITE PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY SITE PLAN
6	PRELIMINARY SITE PLAN
LP-1	PRELIMINARY LANDSCAPE PLAN
LP-2	PRELIMINARY LANDSCAPE PLAN
LP-3	PRELIMINARY LANDSCAPE PLAN
LP-4	PRELIMINARY LANDSCAPE DETAILS

PDR-07-06(P)(R)  
20120166(3)  
May 2, 2012  
Insignia Bank/Eagle Trace

REDUCED COPY  
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
07/17/12		REVISED PER COUNTY COMMENTS	DKL/89396
08/20/12		REVISED PER COUNTY COMMENTS & UPDATED BOUNDARY SURVEY	DKL/89396

## STATUS : REVISIONS

PROJECT MANAGER	PROJECT ENGINEER	PROJECT DESIGNER
DIANE CHADWICK, A.I.C.P.	KRISTOPHER A. WILHOIT, P.E. FLA. CERT. NO. 59549	DAVID KEITH LOGH

DATE \_\_\_\_\_ CHECKED BY \_\_\_\_\_

REVISED (#1) GENERAL DEVELOPMENT PLAN/PRELIMINARY SITE PLAN

PROJECT NAME: EAGLE TRACE

APPROVED	Date	File Number
Project Planner (PP)		
Project Engineer (PE)		
Concurrence (CO)		
Natural Resources Dept.		
Environmental Health		
Fire District		
Owner/Agent		

Attention: The combination of this signed plan and accompanying approved letter constitutes the complete approved document. Both documents should be provided to interested parties and submitted with any building permit application.

PROJECT NUMBER  
215610898

DATE  
APRIL 2012

INDEX NUMBER  
D-215610898-01-01



PRINTED

JUL 31 2012

Stantec

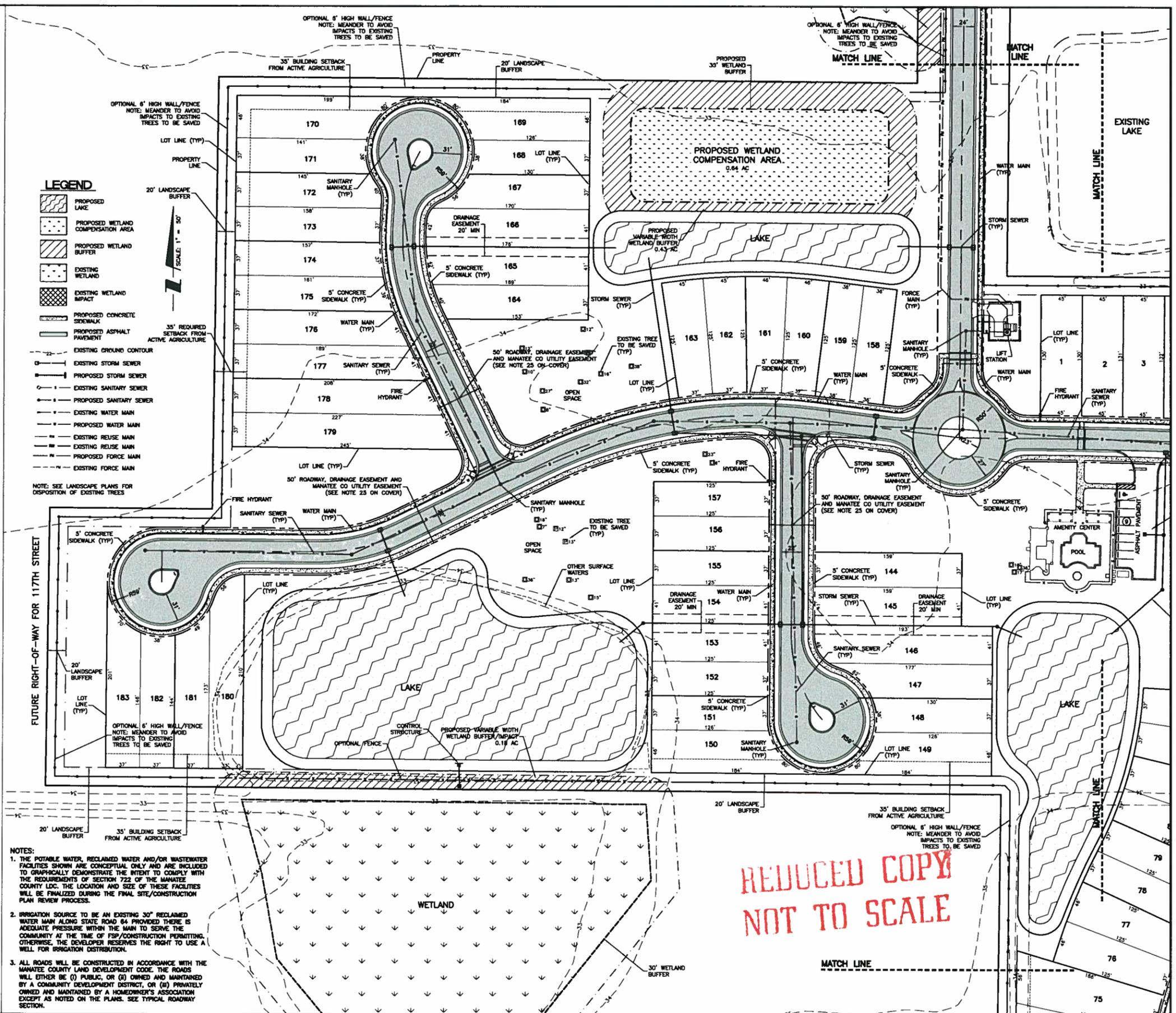
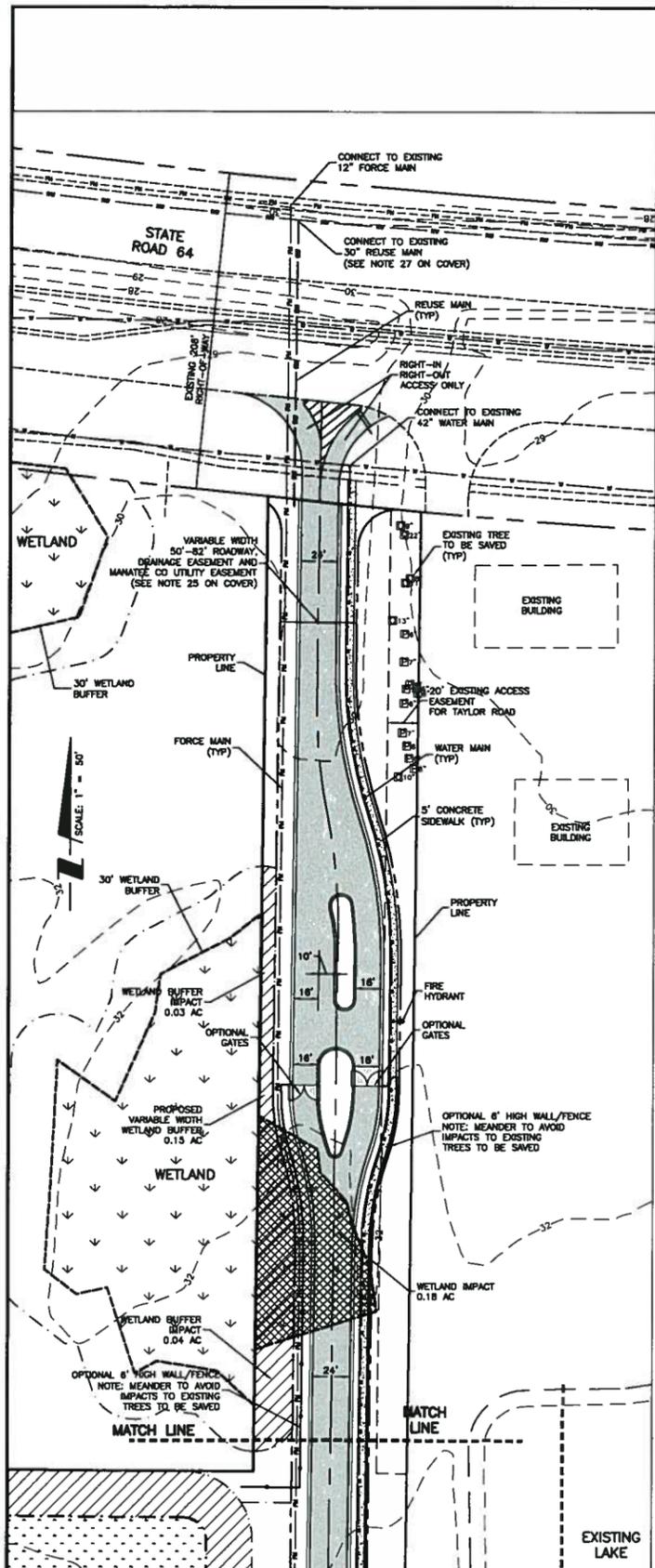
6900 Professional Parkway East, Sarasota, FL 34240

Phone 941-907-6900 • Fax 941-907-6910

Certificate of Authorization #43 • FL Lic. # LC-C000170 • www.stantec.com



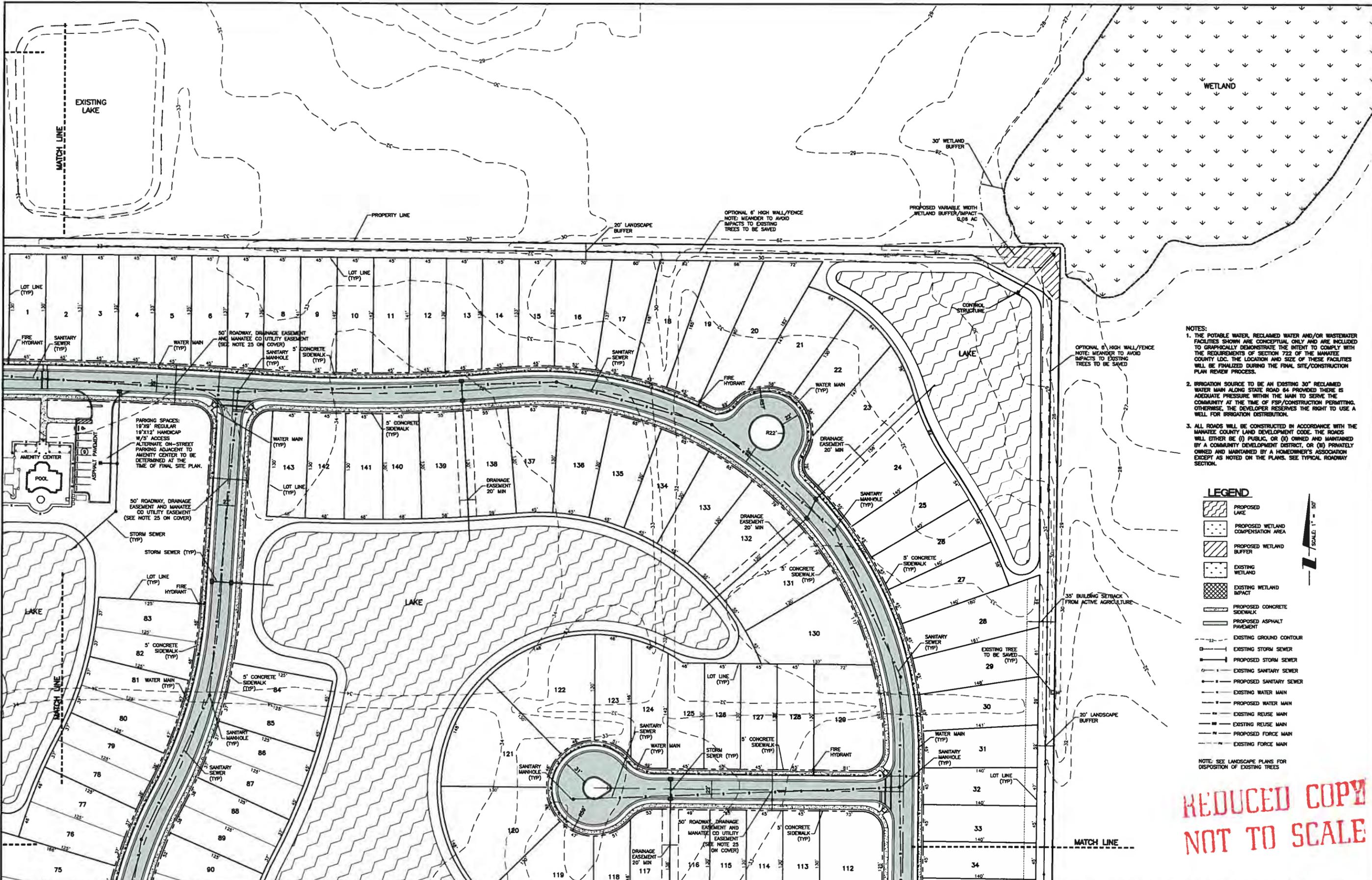




- NOTES:**
1. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
  2. IRRIGATION SOURCE TO BE AN EXISTING 30" RECLAIMED WATER MAIN ALONG STATE ROAD 64 PROVIDED THERE IS ADEQUATE PRESSURE WITHIN THE MAIN TO SERVE THE COMMUNITY AT THE TIME OF FSP/CONSTRUCTION PERMITTING. OTHERWISE, THE DEVELOPER RESERVES THE RIGHT TO USE A WELL FOR IRRIGATION DISTRIBUTION.
  3. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE ROADS WILL EITHER BE (I) PUBLIC, OR (II) OWNED AND MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT, OR (III) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION EXCEPT AS NOTED ON THE PLANS. SEE TYPICAL ROADWAY SECTION.

**REDUCED COPY  
NOT TO SCALE**

<table border="1"> <tr> <th>REV. NO.</th> <th>REVISION</th> <th>DATE</th> <th>DRAWN BY / D.P. NO.</th> <th>CHECKED BY / D.P. NO.</th> <th>WM APPROVED BY:</th> </tr> <tr> <td>A</td> <td>REVISED PER COUNTY COMMENTS &amp; UPDATED BOUNDARY SURVEY</td> <td>06/20/12</td> <td>DKL/89396</td> <td></td> <td></td> </tr> </table>	REV. NO.	REVISION	DATE	DRAWN BY / D.P. NO.	CHECKED BY / D.P. NO.	WM APPROVED BY:	A	REVISED PER COUNTY COMMENTS & UPDATED BOUNDARY SURVEY	06/20/12	DKL/89396			<table border="1"> <tr> <th>ACTIVITY</th> <th>INITIALS/EMP. NO.</th> <th>DATE</th> </tr> <tr> <td>DESIGNED BY:</td> <td></td> <td></td> </tr> <tr> <td>DRAWN BY:</td> <td>DKL/89396</td> <td>04/12</td> </tr> <tr> <td>CHECKED BY:</td> <td></td> <td></td> </tr> <tr> <td>CONTRACT ADMIN. BY:</td> <td></td> <td></td> </tr> </table>	ACTIVITY	INITIALS/EMP. NO.	DATE	DESIGNED BY:			DRAWN BY:	DKL/89396	04/12	CHECKED BY:			CONTRACT ADMIN. BY:			<p><b>Wilson Miller Stantec</b></p> <p>600 Professional Parkway East, Sarasota, FL 34209 Phone 941-557-8800 • Fax 941-557-8910 Certificate of Authorization #01 • P.L. Lic. #11-C-0000710 • www.stantec.com</p>	<p>CLIENT: <b>NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC</b></p> <p>PROJECT: <b>EAGLE TRACE</b></p>	<p>DATE: 04/12</p> <p>PROPORTIONAL SCALE: 1" = 50'</p> <p>VERTICAL SCALE:</p> <p>SEC: TYP. REC. 32 34S 19E</p> <p>CROSS REFERENCE FILE NO.:</p> <p>PROJECT NUMBER: <b>215610898</b></p>	<p>TITLE: <b>PRELIMINARY SITE PLAN</b></p> <p>REGISTERED PROFESSIONAL ENGINEER FLORIDA LICENSE NO. 38549</p> <p>PROJECT NUMBER: <b>D-215610898-01-04</b></p> <p>SHEET NUMBER: <b>4 of 6</b></p>
REV. NO.	REVISION	DATE	DRAWN BY / D.P. NO.	CHECKED BY / D.P. NO.	WM APPROVED BY:																											
A	REVISED PER COUNTY COMMENTS & UPDATED BOUNDARY SURVEY	06/20/12	DKL/89396																													
ACTIVITY	INITIALS/EMP. NO.	DATE																														
DESIGNED BY:																																
DRAWN BY:	DKL/89396	04/12																														
CHECKED BY:																																
CONTRACT ADMIN. BY:																																

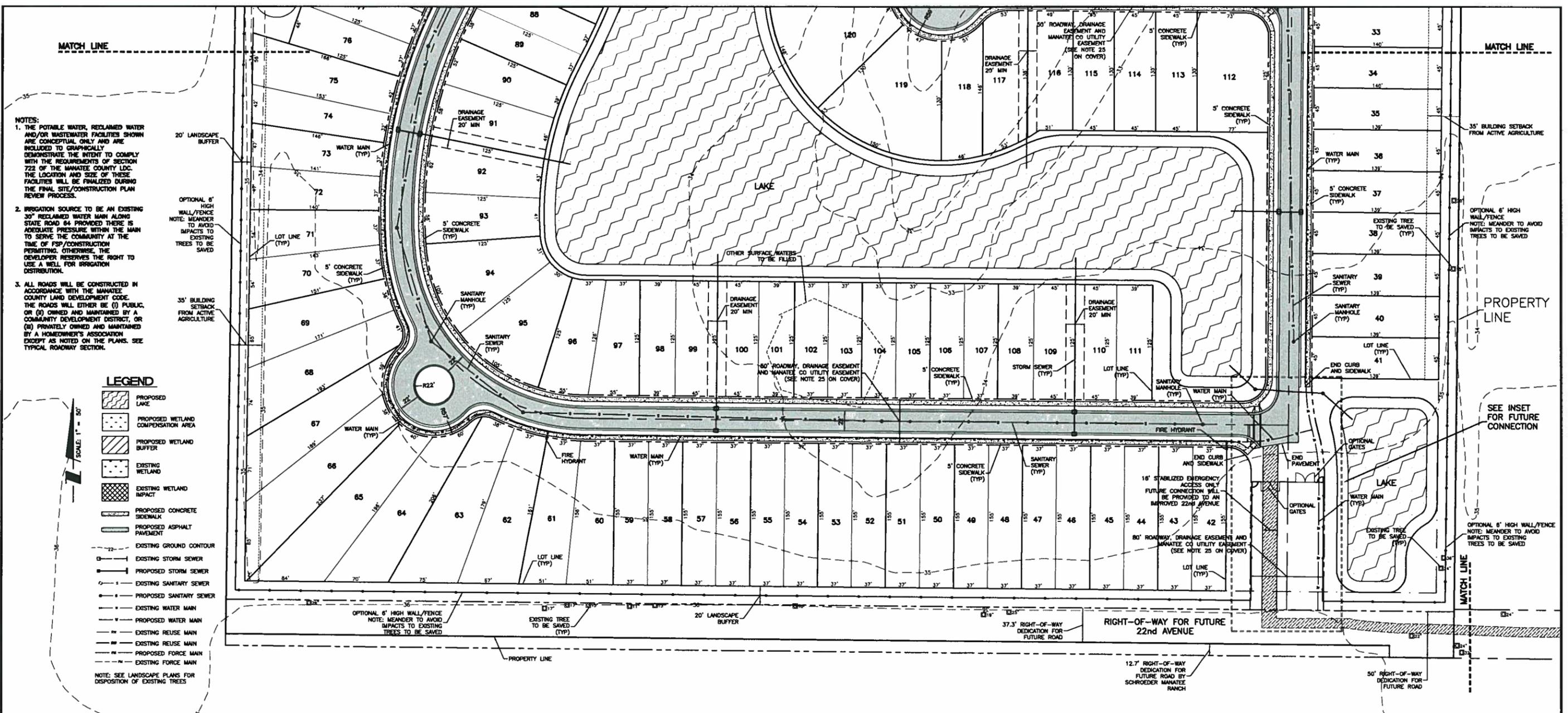


- NOTES:**
1. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LOC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
  2. IRRIGATION SOURCE TO BE AN EXISTING 30" RECLAIMED WATER MAIN ALONG STATE ROAD 84 PROVIDED THERE IS ADEQUATE PRESSURE WITHIN THE MAIN TO SERVE THE COMMUNITY AT THE TIME OF FSP CONSTRUCTION PERMITTING. OTHERWISE, THE DEVELOPER RESERVES THE RIGHT TO USE A WELL FOR IRRIGATION DISTRIBUTION.
  3. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE ROADS WILL EITHER BE (I) PUBLIC, OR (II) OWNED AND MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT, OR (III) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION EXCEPT AS NOTED ON THE PLANS. SEE TYPICAL ROADWAY SECTION.

- LEGEND**
- PROPOSED LAKE
  - PROPOSED WETLAND COMPENSATION AREA
  - PROPOSED WETLAND BUFFER
  - EXISTING WETLAND
  - EXISTING WETLAND IMPACT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED ASPHALT PAVEMENT
  - EXISTING GROUND CONTOUR
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING WATER MAIN
  - PROPOSED WATER MAIN
  - EXISTING REUSE MAIN
  - PROPOSED REUSE MAIN
  - EXISTING FORCE MAIN
- NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES

**REDUCED COPY  
NOT TO SCALE**

ACTIVITY DESIGNED BY: KAM DRAWN BY: DKL/89398 CHECKED BY: CONTRACT ADMIN. BY: W/M APPROVED BY:		INITIALS/EMP. NO. DATE DKL/89398 04/12		<b>Wilson Miller &amp; Stantec</b> <small>800 Professional Parkway East, Suite 10, 3040          Phone 941-907-8800 • Fax 941-907-8800          Certificate of Authorization #3 - FL Lic. #11C000170 • www.wilsonstantec.com</small>		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: EAGLE TRACE		DATE: 04/12 HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: SHEET: 32 OF 34 SHEET NO: 19E		TITLE: PRELIMINARY SITE PLAN PROJECT NUMBER: 215610898 SHEET NUMBER: 5 OF 6	
---	--	---	--	---	--	--	--	--	--	---	--

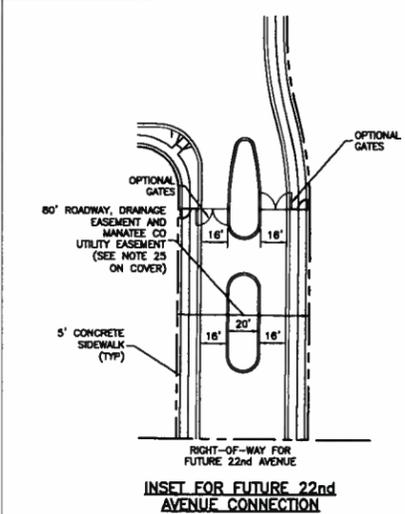
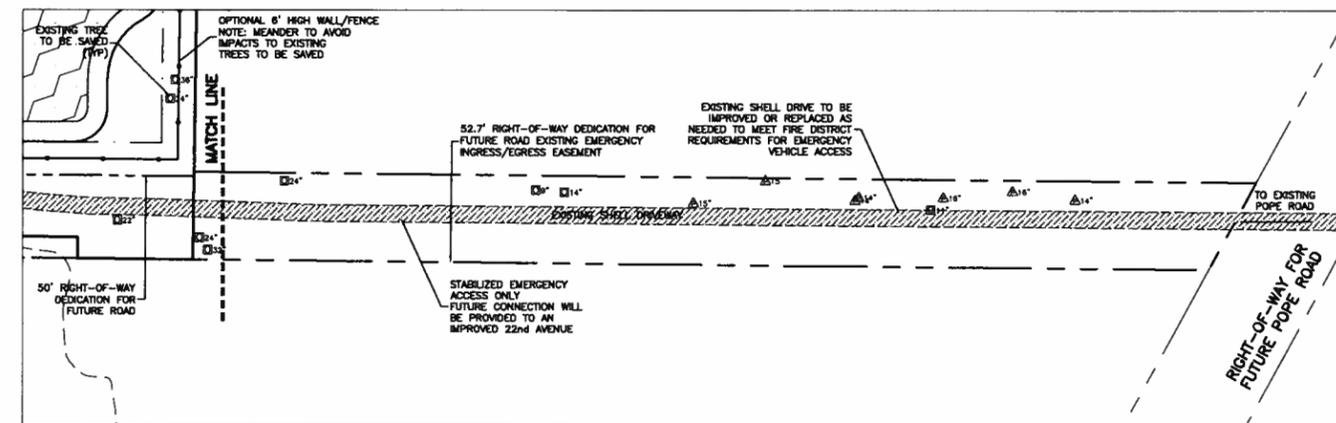


**NOTES:**

1. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
2. IRRIGATION SOURCE TO BE AN EXISTING 30" RECLAIMED WATER MAIN ALONG STATE ROAD 84 PROVIDED THERE IS ADEQUATE PRESSURE WITHIN THE MAIN TO SERVE THE COMMUNITY AT THE TIME OF FSP/CONSTRUCTION PERMITTING. OTHERWISE, THE DEVELOPER RESERVES THE RIGHT TO USE A WELL FOR IRRIGATION DISTRIBUTION.
3. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE ROADS WILL EITHER BE (I) PUBLIC, OR (II) OWNED AND MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT, OR (B) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION EXCEPT AS NOTED ON THE PLANS. SEE TYPICAL ROADWAY SECTION.

**LEGEND**

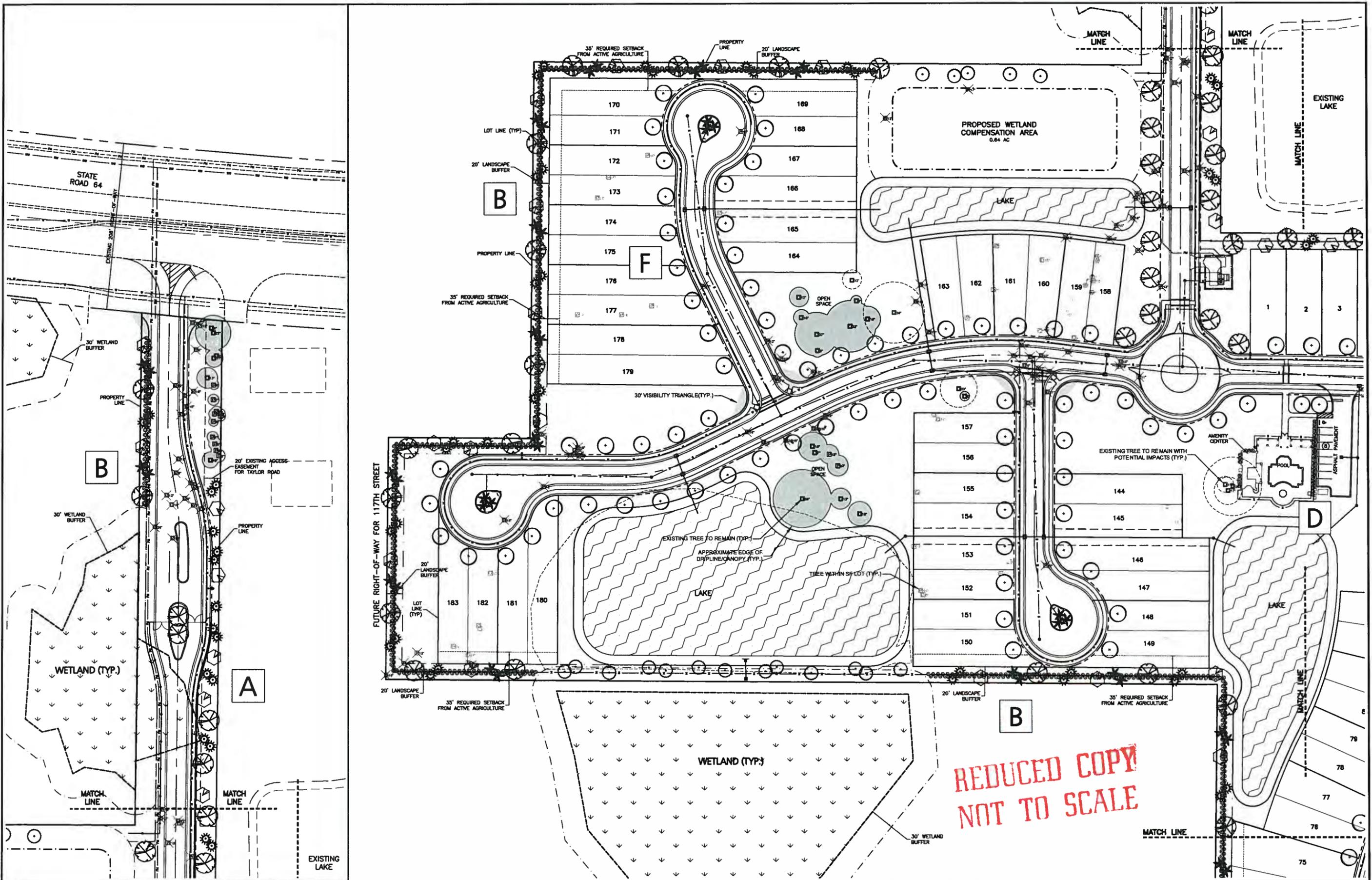
- PROPOSED LAKE
  - PROPOSED WETLAND COMPOSITION AREA
  - PROPOSED WETLAND BUFFER
  - EXISTING WETLAND
  - EXISTING WETLAND IMPACT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED ASPHALT PAVEMENT
  - EXISTING GROUND CONTOUR
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING WATER MAIN
  - PROPOSED WATER MAIN
  - EXISTING REUSE MAIN
  - PROPOSED REUSE MAIN
  - EXISTING FORCE MAIN
  - PROPOSED FORCE MAIN
- NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES



REDUCED COPY  
NOT TO SCALE

ACTIVITY	INTALS/IMP. NO.	DATE		CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:	04/12
DESIGNED BY:	KAM			PROJECT:	EAGLE TRACE		TITLE:	PRELIMINARY SITE PLAN
DRAWN BY:	DKL/89396	04/12					AWSTONER A. WALSH, P.E. FLORIDA LICENSE NO. 28549 PROJECT NUMBER:	D-215610898-01-06
CHECKED BY:							PROJECT NUMBER:	215610898
CONTRACT ADMIN. BY:						DATE:	04/12	
WM APPROVED BY:						SCALE:	1" = 50'	
						VERTICAL SCALE:	32 34S 10E	
						CROSS REFERENCE FILE NO.:		
						PROJECT NUMBER:	215610898	
						DATE:	04/12	
						PROJECT NUMBER:	215610898	
						DATE:	04/12	
						PROJECT NUMBER:	215610898	

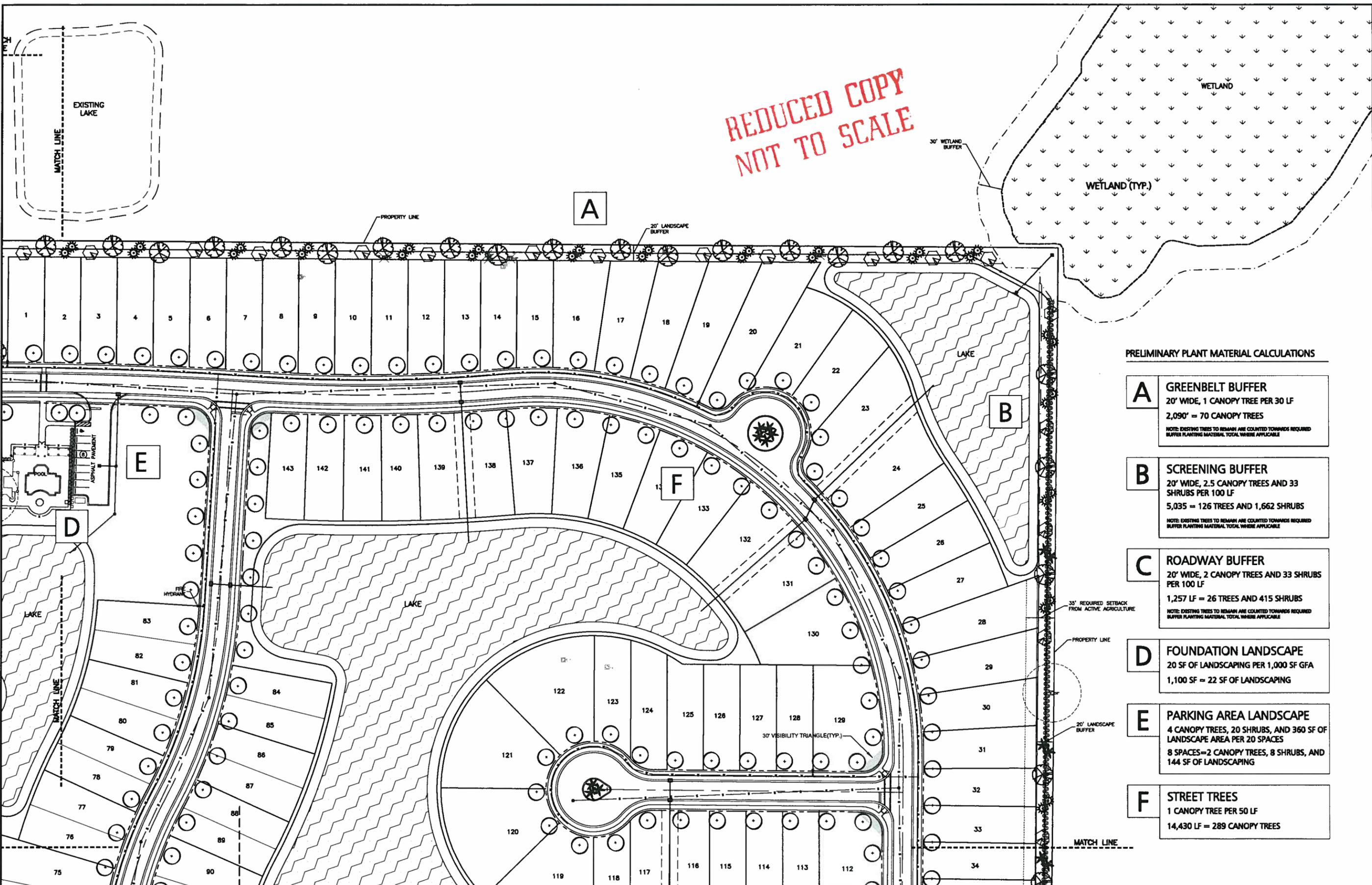
Source: 7/18/2012 3:18:08 PM KLD01 | Plotfile: 7/20/2012 4:57:48 PM KLD01 | V:\215610898\215610898\01-pre\01-06.dwg



**REDUCED COPY  
NOT TO SCALE**

ACTIVITY: _____ DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ CONTRACT ADMIN. BY: _____ WM APPROVED BY: _____		INITIALS/EMP. NO. _____ DATE: 05/02/12	<b>Wilson Miller &amp; Stantec</b> <small>8800 Professional Parkway East, Sarasota, FL 34240          Phone 941-607-8800 • Fax 941-607-8979          Certificate of Authorization 93 - FL Lic. # LC-200079 - www.wilsonmiller.com</small>	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: EAGLE TRACE	DATE: 04/12 HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: _____ SHEET: 32 OF 195	TITLE: PRELIMINARY LANDSCAPE PLAN ORDER REFERENCE FILE NO.: _____ PROJECT NUMBER: 215610898 SHEET NUMBER: LP-1 of 4
---	--	---	--	--	--	--

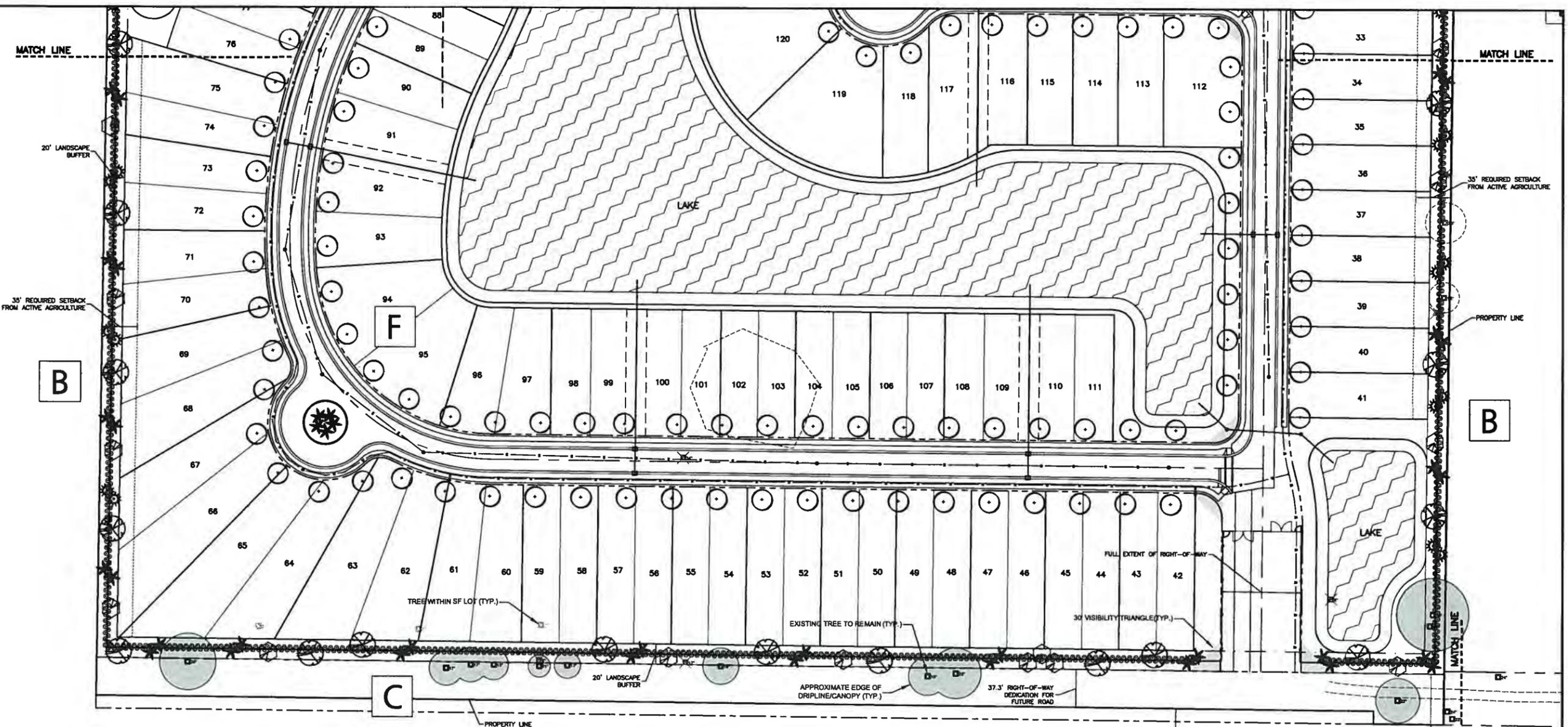
REDUCED COPY  
NOT TO SCALE



PRELIMINARY PLANT MATERIAL CALCULATIONS

- A GREENBELT BUFFER**  
20' WIDE, 1 CANOPY TREE PER 30 LF  
2,090' = 70 CANOPY TREES  
NOTE: EXISTING TREES TO REMAIN ARE COUNTED TOWARDS REQUIRED BUFFER PLANTING MATERIAL TOTAL WHERE APPLICABLE
- B SCREENING BUFFER**  
20' WIDE, 2.5 CANOPY TREES AND 33 SHRUBS PER 100 LF  
5,035 = 126 TREES AND 1,662 SHRUBS  
NOTE: EXISTING TREES TO REMAIN ARE COUNTED TOWARDS REQUIRED BUFFER PLANTING MATERIAL TOTAL WHERE APPLICABLE
- C ROADWAY BUFFER**  
20' WIDE, 2 CANOPY TREES AND 33 SHRUBS PER 100 LF  
1,257 LF = 26 TREES AND 415 SHRUBS  
NOTE: EXISTING TREES TO REMAIN ARE COUNTED TOWARDS REQUIRED BUFFER PLANTING MATERIAL TOTAL WHERE APPLICABLE
- D FOUNDATION LANDSCAPE**  
20 SF OF LANDSCAPING PER 1,000 SF GFA  
1,100 SF = 22 SF OF LANDSCAPING
- E PARKING AREA LANDSCAPE**  
4 CANOPY TREES, 20 SHRUBS, AND 360 SF OF LANDSCAPE AREA PER 20 SPACES  
8 SPACES = 2 CANOPY TREES, 8 SHRUBS, AND 144 SF OF LANDSCAPING
- F STREET TREES**  
1 CANOPY TREE PER 50 LF  
14,430 LF = 289 CANOPY TREES

		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: EAGLE TRACE	DATE: 04/12 HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: AS SHOWN SHEET NUMBER: 32 34S 10E	TITLE: PRELIMINARY LANDSCAPE PLAN PROJECT NUMBER: 215610898 SHEET NUMBER: LP-2 of 4
ACTIVITY: DESIGNED BY: ASM DRAWN BY: CHECKED BY: CONTRACT ADMIN. BY: DATE: 05/02/12	INITIALS/EMP. NO. DATE	6000 Professional Parkway East, Sarasota, FL 34240 Phone 941-907-6800 • Fax 941-907-6810 Certificate of Authorization #03 - FL Lic. #16C-000176 • www.wilson.com		



TREE REMOVAL SCHEDULE					
EXISTING TREE TYPE	SYM.	SIZE			TOTAL (TO BE REMOVED)
		4'-15" D.B.H.	16'-30"	OVER 30"	
OAK	☐	53	15	8	76
PINE	☐	15	5	-	20
BANYAN	△	-	-	-	-
HICKORY	⊙	5	3	-	10
OTHER	⊙	-	-	-	-
<b>TOTAL</b>		<b>73</b>	<b>25</b>	<b>8</b>	<b>106</b>
PALM	△	*1	*1	-	*2

\* EXISTING HEALTHY SABAL PALMS ARE TO BE RELOCATED ON THE SUBJECT SITE.  
 ☐ Existing Tree to be Removed (Or as Indicated in Plan)

**TREE REMOVAL AND REPLACEMENT NOTES:**

- TREE REMOVAL INFORMATION IDENTIFIED IN THE SCHEDULE IS BASED ON A GENERAL IDENTIFICATION OF EXISTING TREES IN THE VICINITY OF THE PROPOSED DRIVES, BUILDINGS, UTILITIES, AND STORMWATER FACILITIES.
- TREES 1" OR LESS DBH SHALL BE REPLACED WITH 3" CAL. TREES BETWEEN 16" AND 30" SHALL BE REPLACED WITH 4" CAL. (2:1), OVER 30" WITH 4" CAL. (2:1), AS PER COUNTY RECOMMENDATION.
- ALL EXISTING HEALTHY SABAL PALMS WILL BE RELOCATED ON THE SUBJECT SITE.
- TREE REPLACEMENT QUANTITIES:  
 73 (4'-15" DBH) TREES @ 1:1 = 73 3" CAL. CANOPY TREES  
 25 (16'-30" DBH) TREES @ 2:1 = 50, 4" CAL. CANOPY TREES  
 8 (31'+ DBH) TREES @ 3:1 = 24, 4" CAL. CANOPY TREES  
**106 TREES REMOVED = 147 CANOPY TREES TO BE REPLACED**

TREE CONSERVATION SCHEDULE					
EXISTING TREE TYPE	SYM.	SIZE			TOTAL (TO BE SAVED)
		4'-15" D.B.H.	16'-30"	OVER 30"	
OAK	☐	16	12	3	31
PINE	☐	13	-	-	13
BANYAN	△	-	-	-	-
MAPLE	⊙	-	-	-	-
OTHER	⊙	-	-	-	-
<b>TOTAL</b>		<b>29</b>	<b>12</b>	<b>3</b>	<b>44</b>
PALM	△	-	-	-	-

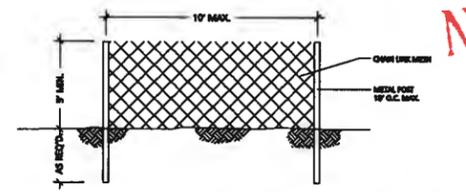
**TREE CONSERVATION NOTES:**

- TREE CONSERVATION INFORMATION IDENTIFIED IN THE SCHEDULE IS BASED ON A GENERAL IDENTIFICATION OF EXISTING TREES OUTSIDE THE VICINITY OF THE PROPOSED DRIVES, BUILDINGS, UTILITIES, AND STORMWATER FACILITIES.
- NO GROUND DISTURBING ACTIVITIES OR VEHICLE TRAVEL SHALL OCCUR WITHIN THE TREE PROTECTION SURVEY.



EXISTING TREES WITHIN PROPOSED LOTS					
EXISTING TREE TYPE	SYM.	SIZE			TOTAL (TO BE SAVED)
		4'-15" D.B.H.	16'-30"	OVER 30"	
OAK	☐	18	5	1	24
PINE	☐	18	1	-	19
BANYAN	△	-	-	-	-
HICKORY	⊙	8	5	-	13
OTHER	⊙	-	-	-	-
<b>TOTAL</b>		<b>44</b>	<b>11</b>	<b>1</b>	<b>56</b>
PALM	△	-	-	-	-

46.7' RIGHT-OF-WAY DEDICATION FOR FUTURE ROAD BY SCHROEDER MAMATEE RANCH



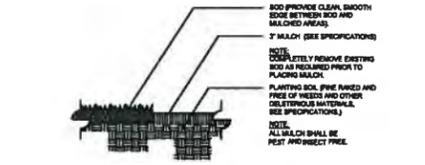
NOTE: BARRICADES TO BE INSTALLED AT THE DRIP-LINE OR AS DELINEATED ON THE FINAL SITE PLAN.

Typical Tree Barricade Detail  
 SCALE: 1/4" = 1'-0"

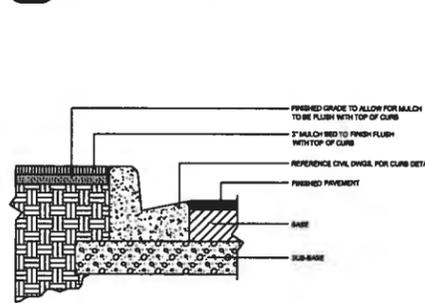
REDUCED COPY  
 NOT TO SCALE

**LANDSCAPE NOTES**

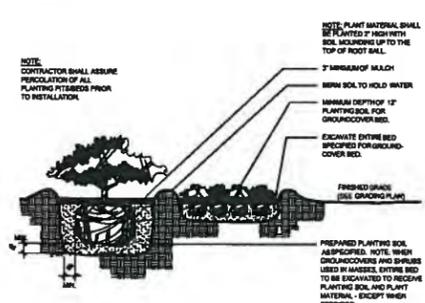
- CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.
- CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. PLANS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
- THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BEGINNING INSTALLATION. ALL EXISTING SITE IMPROVEMENTS, PLANTING, LANDSCAPE LIGHTING, AND OTHER SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER TO NOT IMPEDE THE PROGRESS OF WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING GROUND COVERS FOR ALL NEW PLANTING BEDS BY APPROVED MEANS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING PLANTING OR LAWN AREAS INDICATED TO REMAIN WHILE COMPLETING NEW PLANTING INSTALLATION WORK WITH SAME KIND OF PLANTS OR GRASS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH SOIL TESTING AND SOIL AMENDMENTS AS REQUIRED AS A RESULT OF THE SOIL TESTING LABORATORY'S RECOMMENDATIONS. PRIOR TO INITIATING INSTALLATION THE CONTRACTOR SHALL PROVIDE SOIL TEST FOR AT LEAST TWO ON-SITE LOCATIONS.
- ALL PLANT CONTAINER SIZES NOTED ON THE PLANT LIST/MATERIAL SCHEDULE ARE MINIMUM. INCREASE SIZE OF CONTAINERS IF NECESSARY TO CONFORM TO THE PLANT SIZE AND SPECIFICATIONS.
- EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER THE DETAILS AND/OR SPECIFICATIONS FOR ALL SLOPES THAT ARE GREATER THAN 3:1 (SLOPES 1 VERTICAL FOR EVERY 3 HORIZONTAL). SEE CIVIL ENGINEERING PLANS FOR LOCATIONS WHERE SLOPES ARE GREATER THAN 3:1.
- SHRUB AND GROUND COVER PLANTINGS ARE TYPICALLY SHOWN ON THE PLANS IN MASS PLANTING BEDS. PLANTS SHALL BE SET IN A TRIANGULAR SPACING PATTERN (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE INDICATED IN THE PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL FIELD ADJUST THE LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING TREES AND UNDERSTORY VEGETATION TO REMAIN, UNDERGROUND AND ABOVE GROUND UTILITIES AND ALL OTHER ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY CHANGES.
- WHEN NECESSARY, PLANTING WITHIN THE DRIFLINE CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. ALL NEW PLANTINGS WITHIN THE DRIFLINE CANOPY SHOULD BE HAND-DUG AND FIELD ADJUSTED TO AVOID ROOTS AS NECESSARY.
- ANY SUBSTITUTIONS TO PLANT MATERIAL, SIZE OR TYPE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE PLANTING PLANS OR PLANT LIST & MATERIALS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. ANY LANDSCAPE PLANTING INSTALLED THAT DOES NOT CONFORM TO THE PLANS, PLANT LIST AND SPECIFICATIONS SHALL BE REPLACED IMMEDIATELY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AS REQUIRED TO MAINTAIN AND ESTABLISH ALL PLANTING (NEW, EXISTING TO BE RELOCATED, AND EXISTING PLANTINGS TO REMAIN WHILE IRRIGATION SYSTEM IS BEING INSTALLED OR REPAIRED) TO SUPPLEMENT IRRIGATION AND RAINFALL. THE IRRIGATION SYSTEM IS DESIGNED TO MAINTAIN THE LANDSCAPE PLANTINGS AND NOT ESTABLISH THEM. THE CONTRACTOR IS RESPONSIBLE FOR WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION SYSTEMS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, AND WEEDING, ETC.) UNTIL THE JOB IS ACCEPTED.
- CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
- CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. LANDSCAPE RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OR RECYCLED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT STORED ON-SITE SHALL BE KEPT IN AN ORGANIZED MANNER DAILY.
- CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR FROM INSTALLATION WORK. THE CONTRACTOR SHALL REPLACE BY EQUAL SIZE AND QUALITY ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANTING REMOVAL, RELOCATION, AND/OR INSTALLATION.
- EXISTING TREES OR OTHER PLANT MATERIAL INDICATED ON THE PLANS TO BE RELOCATED SHALL BE HANDLED, CARED FOR, AND MAINTAINED AS NEW PLANTINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED ROOT PRUNING, WRAPPING, TREE STAKING OR BALL, AND BURLAPPING. ADDITIONAL SUPPLEMENTAL HAND WATERING, IRRIGATION MISTERS INSTALLED AT THE TREE CANOPY, OR ANY OTHER SOUND HORTICULTURAL PRACTICE REQUIRED TO ENSURE THE SURVIVAL OF ALL RELOCATED PLANT MATERIAL.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, SPECIFICATIONS, PLANT LIST AND PLANS FOR FURTHER AND COMPLETE PLANTING INSTALLATION INSTRUCTIONS.
- LANDSCAPE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF / HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
- FOR SITE GRADING AND CONTOUR INFORMATION, EXISTING VEGETATION TO REMAIN, BUILDINGS AND OTHER SITE FEATURE LOCATIONS AND THE LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SEE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL, CIVIL, ELECTRICAL, STRUCTURAL AND MECHANICAL ENGINEERING DRAWINGS AS PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD LOCATE ALL UNDERGROUND UTILITIES, EXISTING VEGETATION TO REMAIN AND ANY OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING ANY LANDSCAPE PLANTING OR IRRIGATION INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE COMMITTED TO EXISTING OR PROPOSED ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER AND OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL AND EDGES OF PLANTING BEDS FOR THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY INSTALLATION OF THE LANDSCAPE PLANTINGS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES AS REQUIRED.
- THE CONTRACTOR SHALL REQUEST INSPECTION OF THE PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE THE WORK SUBSTANTIALLY COMPLETE. THE CONTRACTOR IS TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE (1) WEEK OF NOTICE.
- GYING/STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC., TO PENETRATE OUTER SURFACE OF THE TREE OR PALM. PLANT MATERIAL REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. REMOVAL OF ALL STAKING AND GUYING OF TREES AND PALMS AFTER FINAL ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AT TIME OF INSTALLATION AND SHALL BE MAINTAINED IN THIS SAME CONDITION UNTIL FINAL ACCEPTANCE. THE CONTRACTOR GUARANTEES THE PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FOLLOWING DATE OF SUBSTANTIAL COMPLETION.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIAL IN SOME INSTANCES EXCEED NO. 1 GRADE IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.



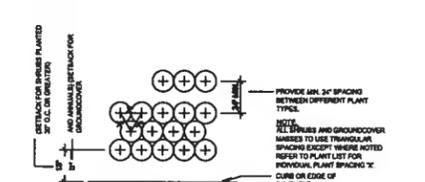
**Mulch Application**  
SCALE: 1/8" = 1'-0"



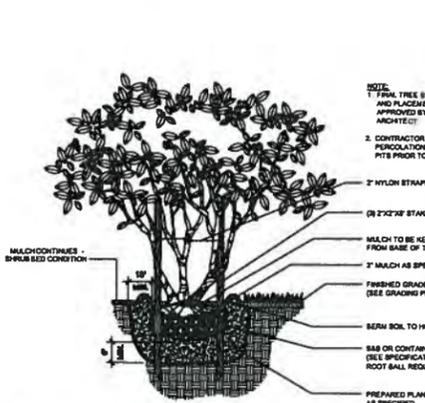
**Curb at Landscape Bed Treatment**  
SCALE: 1/8" = 1'-0"



**Shrub and Groundcover**  
SCALE: 1/8" = 1'-0"



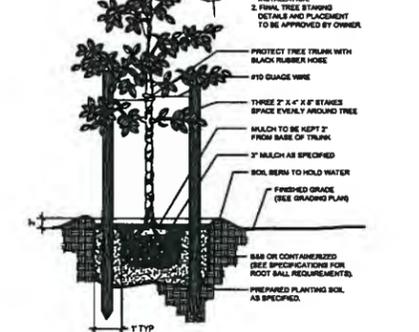
**Shrub & Groundcover Spacing**  
SCALE: 1/8" = 1'-0"



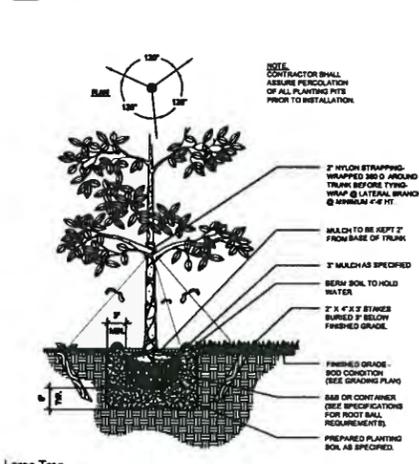
**Multi-Trunk Tree**  
SCALE: 1/8" = 1'-0"



**Small Tree**  
SCALE: 1/8" = 1'-0"



**Large Tree**  
SCALE: 1/8" = 1'-0"



**Cabbage Palm**  
SCALE: 1/8" = 1'-0"

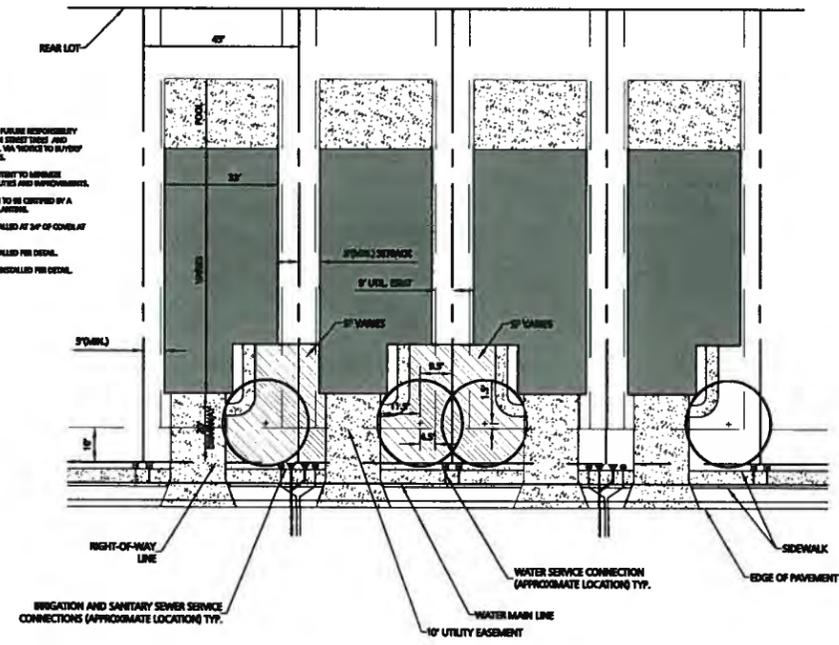
REDUCED COPY  
NOT TO SCALE

**PLANT SCHEDULE**

NOTES: THIS PLANT LIST IS FOR REVIEW AND APPROVAL PURPOSES ONLY.

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	SPECIFICATION	QTY.
<b>CANOPY TREES</b>					
☉	QV1	Quercus virginiana 'SDUN' pp12015	Cathedral Live Oak	10' Ht. x 4' Spd., 2.5' Cal.	251
☉	QV2	Quercus virginiana	Live Oak	15' - 22' Ht. X 6.5' Spd., 4' Cal.	74
☉	FE	Pinus elliotii	Slash Pine	12' - 16' Ht. x 4' Spr., 3' Cal.	18
☉	IE	Ilex x cassina	Dahoon Holly	10' - 14' Ht. X 4' Spd., 3' Cal.	55
<b>PALMS</b>					
☉	WPK	Syngne romerzoffiana	Queen Palm	12' - 14' CT	88
☉	SPK	Sabal Palmetto	Cabbage Palm	12' - 16' CT, 8'6", 10"	97
<b>SHRUBS</b>					
☉	VIO	Viburnum obovatum	Walters Viburnum	30' CA., P.M., Spaced as shown in plan	1831
<b>OTHER</b>					
☉	SoG	Paspalum notatum	Bahiá Grass	Solid Sod, Sand Green, Lark, Redd, Free of Weeds and Pests.	5F
☉	Mulch		Florimulch	3" Depth, All Planting Areas and Tree Rings.	CY

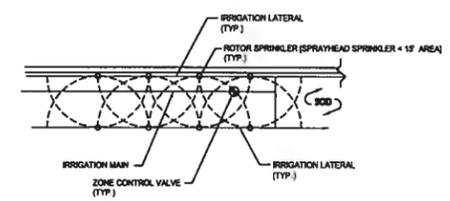
- NOTES:**
- BURR BELONGS COUNTY OF PALM BEACH RESPONSIBILITY. BIDDING CONTACT BETWEEN STREET TIES AND UTILITY SERVICE CONNECTIONS, NOT TO BE W/UP IN HOMEOWNER'S DOCUMENTS.
  - TREES ARE LOCATED WITHIN DRIFLINE TO MAINTAIN CONTACT WITH PROPOSED UTILITIES AND IMPROVEMENTS.
  - STREET TIE LOCATIONS ARE TO BE CONFIRMED BY A LANDSCAPE ARCHITECT POST PLANTING.
  - SEWER SERVICES TO BE INSTALLED AT 30" OF COVER AT BUILDING FOOTING.
  - WATER SERVICES TO BE INSTALLED PER DETAIL.
  - IRRIGATION SERVICES TO BE INSTALLED PER DETAIL.



**Street Tree Location Plan**  
SCALE: 1/8" = 1'-0"

**IRRIGATION NOTES**

- ALL PROPOSED LANDSCAPING TO IRRIGATED BY A 100% AUTOMATIC SYSTEM. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
- IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
- IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO BE MINIMIZED. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER. IRRIGATION PIPING IS TO BE LOCATED WITHIN PLANTING OR SODE AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.
- ALL TREE, SHRUB, AND GROUND COVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP / MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SODE AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.
- A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.
- NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
- WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIFLINE CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIFLINE CANOPY SHOULD BE "MICRO-SPRAY" LOCATED ABOVE EXISTING GRADE.



**Typical Irrigation Detail**  
SCALE: 1/8" = 1'-0"

# MANATEE COUNTY GOVERNMENT

## AGENDA MEMORANDUM

<b>SUBJECT</b>	PDMU-12-04(G) – Royal Palm LLC/Royal Palm Condominiums or Apartments	<b>TYPE AGENDA ITEM</b>	Advertised Public Hearing – Regular
<b>DATE REQUESTED</b>	08/09/12 PC	<b>DATE SUBMITTED/REVISED</b>	08/01/12
<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>	Lisa Barrett, Planning Manager
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Stephanie Moreland 941-748-4501, ext. 3880	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Stephanie Moreland, Planner 941-748-4501, ext. 3880
<b>ADMINISTRATIVE APPROVAL</b>			

<b>ACTION DESIRED</b> INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
I move to recommend approval of PDMU-12-04(G) per the recommended motion in the staff report attached to this memo.

<b>ENABLING/REGULATING AUTHORITY</b> 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.

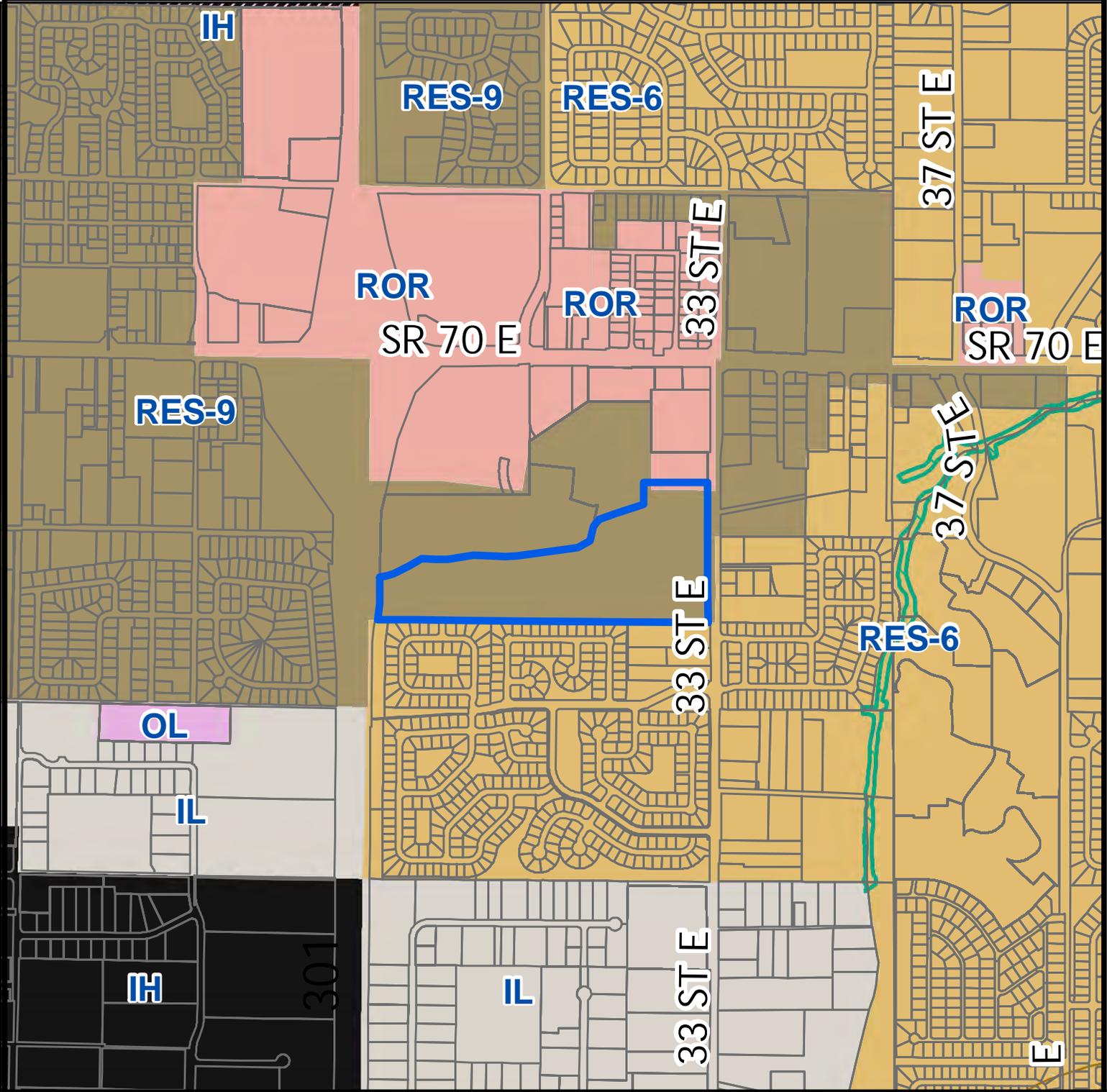
<b>BACKGROUND/DISCUSSION</b>
<ul style="list-style-type: none"> <li>• Royal Palm LLC, applicant for Royal Palm Condominiums/Apartments, requests approval of a General Development Plan for 216 multi-family residential units. The site is on the east side of U.S. 301, and west side of 33<sup>rd</sup> Street East approximately 1,008 feet south of S.R.70, Bradenton.</li> <li>• The 38.49± acre site is in the RES-9 (Residential, nine dwelling units per acre) Future Land Use Category (FLUC). The proposed gross density of 5.61 is consistent with the RES-9 FLUC. The site is a part of a planned development mixed use project that received General Development Plan [PDMU-99-06(Z)(G) approval in 1999.</li> <li>• In 2006, the Board of County Commissioners granted Preliminary Site Plan approval for 74 single-family attached residences on the subject site. The approved Final Site Plan will expire on 12/14/2014.</li> <li>• The project will consist of nine three-story buildings, 35 feet tall maximum. Each building will have 24 units, a minimum 750 square feet in size.</li> <li>• The project has one main entrance connecting 33<sup>rd</sup> Street East. The southern access is a full emergency access, allowing residents egress only. There are no inter-neighborhood ties proposed. No access is proposed to U.S. 301, a limited access facility.</li> <li>• The project is in the A and X Flood Zone Categories. There are 2.06± acres of wetlands on the site. No impacts to the wetlands and wetland buffers are proposed.</li> <li>• Staff shares some compatibility concerns with this project (relative to building mass and scale) locating next to a single-family residence on agricultural property. The concerns are not to the degree that the project can be found to be incompatible with existing development patterns and zoning of nearby properties. This parcel is bordered to the north by a similar multi-family use. Further north are commercial uses along S.R. 70 and to the south, east, and west are residential uses.</li> <li>• The General Development Plan shows a six-foot tall fence will be installed along the north side of the 50-foot wide buffer to the south, separating the adjacent residence. Traffic concerns will be addressed with future Preliminary and Final Site Plans.</li> <li>• There are no known historic or archaeological resources on the site.</li> <li>• Staff recommends approval with stipulations.</li> </ul>

<b>COUNTY ATTORNEY REVIEW</b>	
<b>Check appropriate box</b>	
<input checked="" type="checkbox"/>	<b>REVIEWED</b> <b>Written Comments:</b> <input type="checkbox"/> Attached

	<input checked="" type="checkbox"/> Available from Attorney (Attorney's initials: SAS)
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff Report		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>	

# FUTURE LAND USE



Parcel ID #(s) 1772710159

Project Name: Royal Palms Condominiums / Apartments  
 Project #: PDMU-12-04 (G)  
 DTS#: 20120132  
 Proposed Use: Residential

S/T/R: Sec 17 Twn 35 Rng 18  
 Acreage: 38.49  
 Existing Zoning: PD-MU  
 Existing FLU: RES-9  
 Overlays: NONE  
 Special Areas: NONE

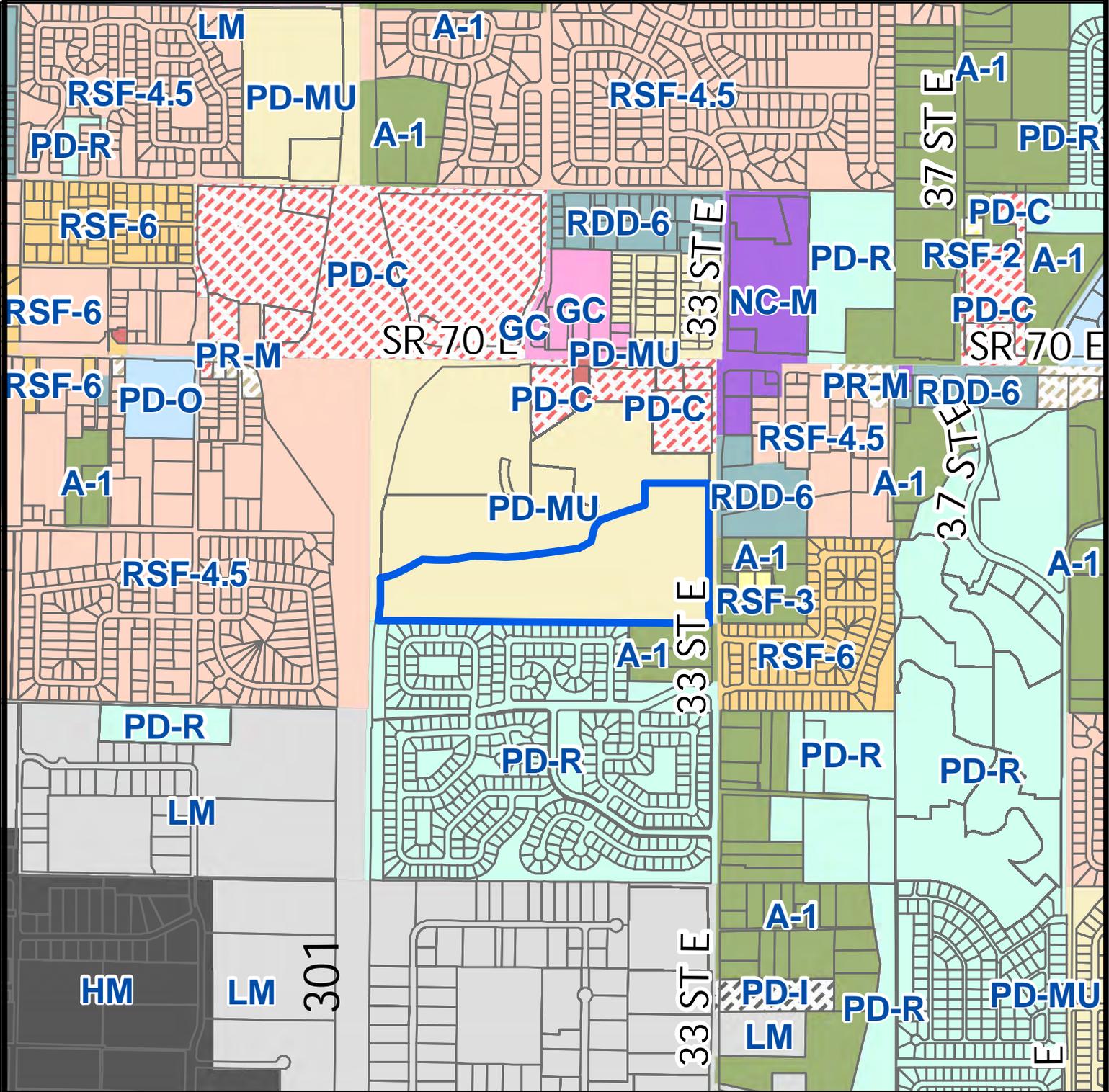
CHH: NONE  
 Watershed: NONE  
 Drainage Basin: GAP CREEK  
 Commissioner: Robin DiSabatino



Manatee County  
 Staff Report Map

Map Prepared 4/12/2012  
 1 inch = 1,054 feet

# ZONING



Parcel ID #(s) 1772710159

Project Name: Royal Palms Condominiums / Apartments  
 Project #: PDMU-12-04 (G)  
 DTS#: 20120132  
 Proposed Use: Residential

S/T/R: Sec 17 Twn 35 Rng 18  
 Acreage: 38.49  
 Existing Zoning: PD-MU  
 Existing FLU: RES-9  
 Overlays: NONE  
 Special Areas: NONE

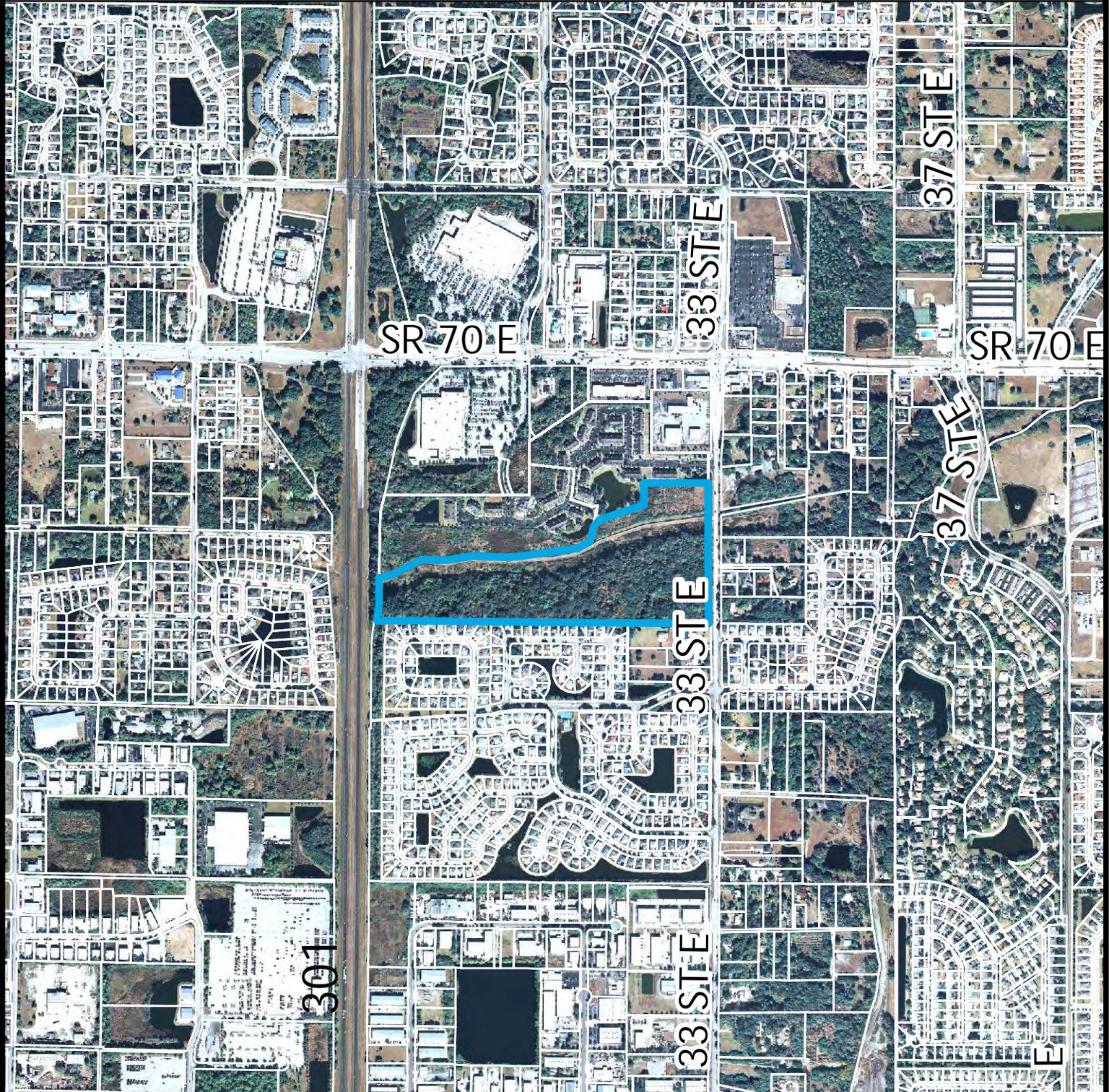
CHH: NONE  
 Watershed: NONE  
 Drainage Basin: GAP CREEK  
 Commissioner: Robin DiSabatino



Manatee County  
 Staff Report Map

Map Prepared 4/12/2012  
 1 inch = 1,054 feet

# AERIAL



Parcel ID #(s) 1772710159

Project Name: Royal Palms Condominiums / Apartments  
Project #: PDMU-12-04 (G)  
DTS#: 20120132  
Proposed Use: Residential

S/T/R: Sec 17 Twn 35 Rng 18  
Acreage: 38.49  
Existing Zoning: PD-MU  
Existing FLU: RES-9  
Overlays: NONE  
Special Areas: NONE

CHH: NONE  
Watershed: NONE  
Drainage Basin: GAP CREEK  
Commissioner: Robin DiSabatino



Manatee County  
Staff Report Map

Map Prepared 4/12/2012  
1 inch = 1,054 feet

P.C. 8/09/2012

**PDMU-12-04(G) - ROYAL PALM CONDOMINIUM OR APARTMENTS**  
**(DTS#20120132)**

An Ordinance of Manatee County, Florida, regarding land development, approving a General Development Plan for 216 multi-family residential units on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use) on the east side of US 301, west side of 33<sup>rd</sup> Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**P.C.: 08/09/2012**

**B.O.C.C.: 9/06/2012**

**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 approval of General Development Plan PDMU-12-04(G) with Stipulations A.1-A.4, B.1-B.3, and C.1-C.6; GRANTING Special Approval for a project adjacent to a perennial stream and 2) exceeding a net density of nine dwelling units per acre in the RES-9 Future Land Use Category (FLUC); as recommended by staff.**

<b>PROJECT SUMMARY</b>	
<b>CASE#</b>	<b>DTS # 20120132</b>
<b>PROJECT NAME</b>	<b>Royal Palm Condominiums/Apartments</b>
<b>APPLICANT(S):</b>	<b>Royal Palm LLC</b>
<b>ADDRESS:</b>	<b>Not Yet assigned</b>
<b>EXISTING ZONING:</b>	<b>PDMU (Planned Development Mixed Use)</b>
<b>FUTURE LAND USE CATEGORY:</b>	<b>RES-9 (Residential, nine dwelling units per acre)</b>
<b>ACREAGE:</b>	<b>38.49± acres</b>
<b>PROPOSED USE(S):</b>	<b>216 multi-family units</b>
<b>CASE MANAGER:</b>	<b>Stephanie Moreland</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVAL</b>
<b>DETAILED DISCUSSION</b>	
<p>The site is a part of a planned development mixed use project that received General Development Plan [PDMU-99-06(Z)(G)] approval in 1999. The 1999 plan included Sam's Wholesale Club and Sabal Cove Apartments. At that time, the subject site was approved for 80 senior housing units and a 126 bed group care home (= 21 units). The 101 dwelling units were not constructed and the General Development Plan expired.</p> <p>In 2006, the Board of County Commissioners granted Preliminary Site Plan approval for 74 single-family attached residences on the subject parcel. The approved Final Site Plan will expire on 12/14/2014.</p> <p>The applicant requests approval of a 216 unit multi-family project on the forested 38.49± acre site which has approximately 1,073± feet of frontage along 33<sup>rd</sup> Street East.</p> <p>The site is in the RES-9 (Residential, nine dwelling units per acre) Future Land Use Category (FLUC). This FLUC allows consideration of suburban or urban planned residential development with integrated residential support uses in its range of potential uses. Special</p>	

Approval is required because the project is adjacent to a perennial stream.

Planned development is the process necessary to achieve Special Approval. PDMU zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts on the surrounding agricultural neighborhood.

The one-phased project will consist of nine three-story buildings. The maximum 35-foot tall buildings will contain 24 units, a minimum 750 square feet in size.

The project has one main entrance connecting 33<sup>rd</sup> Street East. The southern access is a full emergency access, allowing residents and visitors egress only. There are no inter-neighborhood ties proposed. U.S. 301 is a limited access facility so no access is proposed to U.S. 301.

2.78± acres are proposed for recreation. Recreation amenities include a swimming pool, cabana, and open playfield or future recreational facility.

The site has 2.06± acres of wetlands. No impacts to the wetlands and wetland buffers are proposed.

The applicant hosted a neighborhood meeting on February 7, 2012. Concerns raised include an increased density (from 74 single-family attached units to 216 multi-family units), transitioning, and increased traffic along 33<sup>rd</sup> Street East.

Though staff shares some compatibility concerns (relative to building mass and scale) with this project locating adjacent to a single-family residence on agricultural property (south of the site), these concerns are not to the degree that the project can be found to be incompatible with existing development patterns and zoning of nearby properties. This parcel is bordered to the north by a similar multi-family use. Farther north are commercial uses along S.R. 70 and to the south, east, and west are residential uses.

The proposed gross density of 5.61 is consistent with the RES-9 FLUC. The General Development Plan shows a six-foot tall fence will be installed along the north side of the 50-foot wide buffer to the south, separating the adjacent residence on agricultural property. Traffic concerns will be addressed with future Preliminary and Final Site Plans.

Staff recommends approval with stipulations.

**SITE CHARACTERISTICS AND SURROUNDING AREA**

<b>GENERAL LOCATION:</b>	<b>East side of US 301 and west side of 33<sup>rd</sup> Street East, 1,008 south of SR 70.</b>
<b>EXISTING USE(S):</b>	<b>Vacant</b>
<b>DENSITY:</b>	<b>5.61 gross – 15.04 net</b>

<b>SPECIAL APPROVAL(S):</b>	<b>1) Project adjacent to a perennial stream 2) Net density exceeding nine dwelling units per acre in RES-9 FLUC.</b>								
<b>OVERLAY DISTRICT(S):</b>	<b>None</b>								
<b>SPECIFIC APPROVAL(S):</b>	<b>None</b>								
<b>SURROUNDING USES &amp; ZONING</b>									
<b>NORTH</b>	<b>Multi-family residences (Sabal Cove) zoned PDMU</b>								
<b>SOUTH</b>	<b>Single-family residence zoned A-1 and single-family residences in Briarwood subdivision zoned PDR</b>								
<b>EAST</b>	<b>Vacant land and residences zoned RDD-6, A-1, RSF-3 and RSF-6.</b>								
<b>WEST</b>	<b>U.S. 301</b>								
<b>SITE DESIGN DETAILS</b>									
<b>MINIMUM UNIT SIZE(S):</b>	<b>750 sq. ft.</b>								
<b>SETBACKS (from perimeter boundary lines):</b>	<table border="1" style="border-collapse: collapse;"> <tr> <td style="padding: 2px;"><b>Front</b></td> <td style="padding: 2px;"><b>50'</b></td> </tr> <tr> <td style="padding: 2px;"><b>Side</b></td> <td style="padding: 2px;"><b>50'</b></td> </tr> <tr> <td style="padding: 2px;"><b>Waterfront</b></td> <td style="padding: 2px;"><b>30'</b></td> </tr> <tr> <td style="padding: 2px;"><b>Wetland</b></td> <td style="padding: 2px;"><b>15'</b></td> </tr> </table>	<b>Front</b>	<b>50'</b>	<b>Side</b>	<b>50'</b>	<b>Waterfront</b>	<b>30'</b>	<b>Wetland</b>	<b>15'</b>
<b>Front</b>	<b>50'</b>								
<b>Side</b>	<b>50'</b>								
<b>Waterfront</b>	<b>30'</b>								
<b>Wetland</b>	<b>15'</b>								
<b>OPEN SPACE:</b>	<b>81% or (31.1± acres) provided; 25% (9.6± acres required).</b>								
<b>MAXIMUM HEIGHT:</b>	<b>35 feet</b>								
<b>RECREATIONAL AMENITIES:</b>	<b>Pool, cabana, playfield or future recreational facility</b>								
<b>RECREATIONAL ACREAGE:</b>	<b>2.78± acres</b>								
<b>ACCESS:</b>	<b>One entrance connecting 33<sup>rd</sup> Street East and emergency entrance.</b>								
<b>FLOOD ZONE(S)</b>	<b>A and X - Panel 120153 0334C (rev. 7/15/1992)</b>								
<b>HURRICANE EVACUATION CATEGORY</b>	<b>Levels D &amp; E</b>								

<b>AREA OF KNOWN FLOODING</b>		<b>Yes</b>		
<b>UTILITY CONNECTIONS</b>		<b>36" water main and 6" sewer force main</b>		
<b>ENVIRONMENTAL INFORMATION</b>				
<b>Overall Wetland Acreage:</b>		<b>2.06± acres</b>		
<b>Proposed Impact Acreage:</b>		<b>None</b>		
<b>NEARBY DEVELOPMENT</b>				
<b>RESIDENTIAL</b>				
<b>PROJECT</b>	<b>LOTS / UNITS</b>	<b>DENSITY/d.u.per acre</b>	<b>FLUC</b>	<b>YEAR APPROVED</b>
Briarwood, Phases 1 & 2	128 lots	2.9	RES-6	1988
Briarwood Phase 3	48 lots	3.2	RES-6	1997
Sabal Cove Apt.	242 units	6.9	RES-9	2001
Wal-Mart	188,212 sq.ft.	N/A	ROR	1998
Sam's Wholesale Club	132,000 sq.ft	N/A	ROR	2002
<b>POSITIVE ASPECTS</b>				
<ul style="list-style-type: none"> <li>• The surrounding area is a mix of residential, commercial, and industrial uses.</li> <li>• The design shows 81% open space will be provided.</li> <li>• The site may be considered an appropriate infill residential use.</li> </ul>				
<b>NEGATIVE ASPECTS</b>				
<ul style="list-style-type: none"> <li>• There is potential for increased traffic volumes along 33<sup>rd</sup> Street East.</li> <li>• The General Development Plan shows only one main access for ingress and egress for more than 100 units.</li> <li>• Mass and scale of the proposed buildings are significantly larger than surrounding residential uses.</li> </ul>				
<b>MITIGATING MEASURES</b>				
<ul style="list-style-type: none"> <li>• No review of the Traffic Study is required with the General Development Plan.</li> <li>• There is a full emergency access to the south, which will also allow residents</li> </ul>				

**and visitors egress only.**

**STAFF RECOMMENDED STIPULATIONS**

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

1. Any gates or emergency access points within the project shall be accessible to emergency providers by either a remote control or siren activated system in accordance with Manatee County Ordinance 04-30. Prior to Final Site Plan approval, the applicant shall receive written approval from EMS and the Fire Marshal approving the proposed system.
2. The entrance to the south shall be utilized as a full emergency access and a means of egress for residents and visitors.
3. A multi-purpose playfield or future recreational facility shall be shown on the Final Site Plan.
4. A Letter of Map Revision based on Fill (LOMR-F), the follow up to the approved Conditional Letter of Map Revision based on Fill (CLOMR-F 06-04-0014C) shall be applied for and approved prior to Certificate of Occupancy for the final building.

**B. STORMWATER CONDITIONS:**

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain. Modeling shall be used to determine pre- and post- development flows.
2. Any fill within the 100-year floodplains of the Collins Dairy Drain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
3. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan along Collins Dairy Drain within the project boundaries. In addition, a twenty-five (25) foot wide Drainage-Maintenance Access Easement shall be provided along the south side of the drain. Drainage-Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Landscaping/Greenbelt Buffers shall be located outside of the Drainage-Maintenance and Access Easement. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

**C. ENVIRONMENTAL CONDITIONS:**

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Environmental Planning Division for review prior to commencement of construction.
2. The developer shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the Planning Department for any listed species found on-site, prior to Final Site Plan approval.
3. Existing native vegetation located within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no new overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.
4. Tree barricades for trees to be preserved shall be located at the drip line, unless approved by the Environmental Planning Division. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. Tree protection methodology shall be approved with the Final Site Plan.
5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 519 of the LDC.
6. If wells are located on-site 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**

**All issues raised by staff and the reviewing agencies have been resolved.**

<b>COMPLIANCE WITH LDC</b>				
<b>Standard(s) Required</b>	<b>Design Proposal</b>	<b>Compliance</b>		<b>Comments</b>
		<b>Y</b>	<b>N</b>	
<b>BUFFERS</b>				
<b>20' roadway buffer along 33<sup>rd</sup> Street East &amp; US 301</b>	<b>Shown</b>	<b>Y</b>		
<b>15' perimeter buffers</b>	<b>20' &amp; 50' shown</b>	<b>Y</b>		<b>50' buffer to the south includes the preservation of existing trees.</b>
<b>Buffer landscaping</b>	<b>Shown</b>	<b>Y</b>		<b>To be in accordance with LDC Sections 714 and 715.</b>
<b>SIDEWALKS</b>				
<b>5' internal sidewalks</b>	<b>Shown</b>	<b>Y</b>		
<b>5' sidewalk, exterior</b>	<b>Shown</b>	<b>Y</b>		
<b>ROADS &amp; RIGHTS-OF-WAY</b>				
<b>24' paved driveways</b>	<b>Shown</b>	<b>Y</b>		
<b>No additional dedication required for 42' half-width ROW along 33<sup>rd</sup> Street East</b>		<b>Y</b>		<b>Meets existing requirement</b>
<b>Inter-neighborhood Ties</b>	<b>None</b>	<b>Y</b>		
<b>COMPLIANCE WITH THE LAND DEVELOPMENT CODE</b> <b>Factors for Reviewing Proposed Site Plans (Section 508.6)</b> <b>Planned Districts - Review Criteria (Section 603.4)</b>				
<b>Physical Characteristics:</b>				
Collins Dairy Drain, a perennial stream, traverses the northern part of the site from east to west. The site is in Flood Zone A and X per FIRM Panel 120153 0334 C, revised 7/15/92.				
A Conditional Letter of Map Revision based on Fill (CLOMR-F) was approved by FEMA January 5, 2006. The letter states that if built as proposed, the 15 buildings would be in Zone X (shaded), the 500-Year Floodplain (0.2% chance flood). The CLOMR-F applies to the buildings only. The Base Flood Elevation was determined to be 16' by approximate methods.				
Nine (9) buildings are now proposed. A Letter of Map Revision based on Fill (LOMR-F) shall be applied for and approved by FEMA prior to the Certificate of Occupancy for the final building.				
<b>Public Utilities, Facilities and Services:</b>				
There is a 6" water main and an 8" force main available on the east side of 33rd St. E. including a 30" reclaim main at the intersection of 33rd St. E. and 56th Ter. E.				

**Major Transportation Facilities:**

The project is on the east side of U.S. 301 (four lane principal arterial and limited access facility) and west side of 33<sup>rd</sup> Street East (a two lane urban collector roadway), approximately 1,008 feet south of S.R. 70 (a six lane divided principal arterial).

**Compatibility:**

This segment of S.R.70 has experienced rapid growth. The area is a mix of commercial, residential, and industrial uses. This site presents unique challenges as an infill project between commercial uses, an arterial roadway, and a variety of residential densities and unit types. Planned development is appropriate for orderly development of the community because it can be designed to be compatible with the surrounding developments and zoning districts and provide for transition between dissimilar uses.

**Transitions:**

The site is a part of a PDMU project that received General Development Plan (PDMU-99-06(Z)(G) approval in 1999. The 1999 site plan included Sam's Wholesale Club and Sabal Cove Apartments. At that time, the subject site was approved for 80 senior housing units and a 126 bed group care home (= 21 units). The 101 dwelling units were not constructed and the General Development Plan expired.

Sabal Cove Apartments was approved at a density of 6.9± dwelling units per acre. The current project proposes a density of 5.61 dwelling units per acre. The existing Briarwood Subdivision to the south averages a density of 3.05± dwelling units per acre. Therefore, staff believes that the proposed planned development project provides transition between the commercial uses to the north and residential uses to the south. To separate the residence on agricultural property, the site plan indicates a six-foot high opaque fence and a 50-foot wide landscaped buffer will be installed along the southern boundary.

**Design Quality:**

The proposed General Development Plan requires review of potential uses and their intensity. The General Development Plan shows nine, three-story buildings with 24 units each will be constructed with associated parking facilities. The design and interior road layout are similar to the what was previously approved with the majority of the buildings arranged closer to 33<sup>rd</sup> Street East. A future designated recreational area is separated from the buildings by the Collins Dairy Drain. The project design will be reviewed with future Preliminary and Final Site Plans.

**Adjacent Property**

This parcel is bordered to the north by Sabal Cove Apartments a multi-family use. Further north are commercial uses along S.R. 70. South of the site is Briarwood Subdivision and a single-family residence on agriculturally zoned property. To the south and east are residential

uses. The western boundary of the site abuts U.S. 301.

**Access:**

The site plan shows two gated entrances connecting 33<sup>rd</sup> Street East. The northern entrance will allow ingress and egress. The access to the south is an emergency vehicle entrance. Residents and visitors will be allowed to utilize this gated access for egress only. In addition, there is also a 20-foot wide paved access road for maintenance and emergency fire and rescue circulation within the project. The fire department has issued a letter of approval for the General Development Plan. There are no inter-neighborhood ties proposed. No access is proposed to U.S. 301, a limited access facility.

**Streets, Drives, Parking and Service Areas** within the development area are required to be shown with future Preliminary and Final Site plans. No new streets are proposed. The 24-foot wide internal driveways are designed to loop around the structures allowing vehicular access and parking to each building.

LDC Figure 710.1.6, requires two spaces per dwelling unit plus one space per ten units for guest parking. For 216 units, 432 spaces are required plus 22 spaces for guest parking. A five percent deduction is permitted for bicycle parking. A total of 409 spaces are required. The General Development Plan indicates 436 spaces will be provided.

**Pedestrian Systems:**

Five-foot wide sidewalks exist along the west side and segments of the east side of 33<sup>rd</sup> Street East. Further review of the pedestrian system will be addressed with future Preliminary and Final Site Plans.

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

The site has 2.06± acres of wetlands. No impacts to the wetlands and wetland buffers are proposed. There are no known historic or archaeological resources. 80.9% open space is proposed. The 50' buffer to the south includes the preservation of existing trees.

**Density:**

A gross density of 5.61 dwelling units per acre is below the required density threshold for the RES-9 FLUC. Special Approval is not required for a density below six dwelling units per acre in the RES-9 but is required for a net density exceeding nine dwelling units per acre.

**Height:**

The General Development Plan indicates a maximum height of 35 feet.

**Fences and Screening:**

These components will be addressed administratively with the Preliminary and Final Site plans. However, because of public concerns, staff recommends that screening and fencing along the southern boundary be addressed at this stage. The site plan indicates a six-foot high opaque fence will be installed along the north side of the 50-foot wide buffer to the south, separating the single-family residence on agricultural property.

**Yards and Setbacks:**

Setbacks are as shown on the General Development Plan. The established setback for the project is shown in the chart below:

Yards and Setbacks				
Type	Front	Side	Rear	Water
	50'	50'	50'	30'

**Trash and Utility Plant Screens:**

Section 728 of the Land Development Code requires all residential units to have individual can and recycling waste hauler. Location of services will be reviewed with future Preliminary and Final Site Plans.

**Signs:**

Signs will be reviewed at Building Permit stage.

**Landscaping:**

According to the General Development Plan, a 20 and 25-foot wide landscaped roadway buffer is proposed along 33<sup>rd</sup> Street East and U.S. 301 respectively. The perimeter buffer to the south is indicated to be 50-feet wide with existing tree groupings. There will be perimeter and interior landscaping around buildings and vehicle use areas. Tree removal and replacement will be addressed with future Preliminary and Final Site Plans. Landscaping will be in accordance with LDC Sections 714 and 715.

**Open Space:**

25% (9.6± acres) of open space is required. 81% (31± acres) is provided.

**COMPLIANCE WITH COMPREHENSIVE PLAN**

**The site is in the RES-9 Future Land Use Category. 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 a mix of commercial, residential and industrial uses.

**Policy 2.2.1.13.1 Intent.** The site is intended 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 urban areas. The proposed gross density of 5.61 is below the Special Approval threshold (6 dwelling units) in the RES-9 FLUC. However, a net density of 15.04 requires Special Approval because it exceeds the threshold of nine dwelling units per acre in RES-9 FLUC.

**Policy 2.2.1.13.2 Range of Potential Uses.** 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.

**Policy 2.6.1.1 Compatibility.** Planned developments can be designed to permit development consistent with the growing residential trends in the area. In addition, PDMU allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses.

**Policy 2.6.2.7 Require Clustering to Limit Impacts.** The site design avoids any impacts to wetlands.

**Policy 3.3.2.2 Preservation of Upland Habitat.** With staff recommendations the project will comply.

**CONCURRENCY**

**CLOS APPLIED FOR:** No\*

**TRAFFIC STUDY REQ'D:** No\*

**\*Concurrency must be deferred with a General Development Plan and will be addressed at Preliminary or Final Site Plan stage.**

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
33 <sup>rd</sup> Street East	Between S.R.70 & 63 <sup>rd</sup> Ave. East (Link 1530)	D	D
S.R. 70	Between U.S. 301 & 37 <sup>th</sup> Street East (Links 3100,3101, 3102)	D	D

**Wastewater and potable water determined with FSP/Construction Plans**

**ATTACHMENTS**

- 1. Applicable Comprehensive Plan Policies**
- 2. Copy of Newspaper Advertising**
- 3. Public Comment Letter**

### APPLICABLE COMP PLAN POLICIES

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: 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl
- applicable specific area plans
- (See also policies under Objs. 2.6.1 - 2.6.3)

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	<p>Range of Potential Density/Intensity:</p> <p>Maximum gross residential density: 9 dwelling units per acre</p> <p>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".</p> <p>Maximum net residential density: 16 dwelling units per acre</p> <p>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)</p> <p>Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses) 1.00 inside the CRA's and UIRA</p> <p>Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)</p>
Policy:	2.2.1.13.4	<p>Other Information:</p> <p>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.</p> <p>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.</p>

- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- 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).

Policy: 2.6.1.1

Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Implementation Mechanism(s):

- a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.
- b) Planning Department review of development approvals to ensure policy compliance.

Policy: 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these

		large projects and adjacent existing and future land uses.
		Implementation Mechanism:
		a) Land development regulations consistent with this policy.
Policy:	2.6.1.3	Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).
Policy:	2.6.2.1	Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.
		Implementation Mechanism(s):
		a) Planning Department review of proposed rezones and appropriate site plans submitted for new residential development adjacent to existing agricultural operations or to Ag/R Future Land Use Category for consistency with this policy and with policy 2.6.1.1.
		b) Planning Department review of residential support uses for consistency with policy 2.6.1.1. [See policy 2.13.2.1]
Policy:	3.3.2.2	Require the preservation of native upland habitat during land development activities through the following strategies:
		(1) Maintenance of areas of non-exotic vegetation, or viable portions thereof, on any project site, especially when such area or viable portions of areas, are part of larger upland habitats which may extend beyond the boundaries of the development site;
		(2) Encourage increased preservation of native upland habitat by providing incentives, including but not limited to:
		(a) Transfer of density/intensity out of preserved native upland habitat

(b) reduced lot sizes and setbacks

(c) consideration of increased building height when native upland preservation provides additional buffering and screening

- (3) Removal of all nuisance exotic plant species from upland development sites during construction unless Special Approval is granted.
- (4) Designation of upland preservation areas at time of general development plan, preliminary site plan, preliminary plat, or other preliminary development plan or similar approval.
- (5) Manatee County shall consider habitat size, adjacency to other natural areas, and habitat value when reviewing site development plans for uplands preservation.

**Copy of Newspaper Advertising**

**Bradenton Herald**

**NOTICE OF DRI/ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 9, 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:

**PDI-12-07(G) - US 41 COMMERCIAL (DTS #20120174)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 6,000 square feet of commercial uses - retail, commercial uses - services and/or residential support uses on approximately 3.18 acres on the west side of US 41, south of 73rd Street East, at 7005 US 41 N, Palmetto in the PDI/CH (Planned Development-Industrial/Coastal High Hazard Area Overlay District); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**DMU-12-04(G) - ROYAL PALM CONDOMINIUM OR APARTMENTS (DTS#20120132)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 216 multi-family residential units on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use) on the east side of US 301, west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**DR-07-06(P)(R) - INSIGNIA BANK, LLC/EAGLE TRACE SUBDIVISION (DTS20120168)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- increase the total number of lots from 131 to 183 lots for single-family detached and semi-detached units;
- Realign interior roadways within the subdivision;
- Shift the location of temporary emergency access;
- Eliminate one inter-neighborhood tie; and
- Modify the overall gross density from 2.15 dwelling units per acre to 2.99 dwelling units per acre.

The 61.13± acre site is in the PDR (Planned Development Residential) zoning district. The site is on the south side of State Road 64, approximately a 1/2 mile west of Pope Road at 1808 John Taylor Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**PDC-12-08(G) - NORTH RIVER VILLAGE (DTS #20120251)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new General Development Plan to add one new outparcel consisting of approximately 1.68 acres and approval of 14,105 square feet of commercial, retail and service uses (11,200 square feet on the SW parcel and 2,905 square foot on the SE parcel) within the existing North River Village Shopping Center on approximately 32.03 acres. This site is at the northeast corner of the intersection of US 301 North and 60th Avenue East at 6010 US 301 N, Ellenton; 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  
07/25/2012

**Sarasota Herald Tribune**

- Shift the location of temporary emergency access;
- Eliminate one inter-neighborhood tie and
- Modify the overall gross density from 2.15 dwelling units per acre to 2.99 dwelling units per acre.

The 61.13± acre site is in the PDI (Planned Development Residential) zoning district. The site is on the south side of State Road 64, approximately a 1/2 mile west of Pope Road at 1808 John Taylor Road, Bradenton; subject to stipulations as conditions of approval setting forth findings; providing for severability; providing a legal description and providing an effective date.

**PDC-12-08(G) - NORTH RIVER VILLAGE (DTS #20120251)**

An Ordinance of the Board of County Commissioners of Manatee County Florida, regarding land development approving a new General Development Plan to add one new outparcel consisting of approximately 1.68 acres and approval of 14,105 square feet of commercial, retail and service uses (11,200 square feet on the SW parcel and 2,905 square foot on the SE parcel) within the existing North River Village Shopping Center on approximately 32.03 acres. This site is at the northeast corner of the intersection of US 301 North and 60th Avenue East at 6010 US 301 N, Ellenton; 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

Date of Pub: July 25, 2012

**NOTICE OF DRI/ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 9, 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:

**PDI-12-07(G) - US 41 COMMERCIAL (DTS #20120174)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan

for 6,000 square feet of commercial uses - retail, commercial uses - services and/or residential support uses on approximately 3.18 acres on the west side of US 41, south of 73rd Street East, at 7005 US 41 N, Palmetto in the PDI/CH (Planned Development-Industrial/Coastal High Hazard Area Overlay District); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-12-04(G) - ROYAL PALM CONDOMINIUM OR APARTMENTS (DTS#20120132)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 216 multi-family residential units on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use) on the east side of US 301, west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-07-06(P)(R) - INSIGNIA BANK, LLC/EAGLE TRACE SUBDIVISION (DTS20120168)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- increase the total number of lots from 131 to 183 lots for single-family detached and semi-detached units;
- Realign interior roadways within the subdivision;

RECEIVED

JUL 31 2012

Board of County Commissioners  
Manatee County

*all* / *P.D. atty*

F.D.

**TO: PLANNING COMMISSIONERS AND  
COUNTY BOARD OF COMMISSIONERS**

**FROM: KENT GEARTZ, NEIGHBOR AND 58 YR. RESIDENT OF  
MANATEE COUNTY.**

**REF: APPLICATION #PDMU-12-04 (G)  
ROYAL PALM CONDO OR APARTMENTS**

**ITEMS OF CONCERN: (oh here we go again)**

- 1. Density is way too high, even though it meets zoning requirements most of the land is WETLANDS, so it is crowded in small area. Also, the townhouses approved before were a lot better transition from apartments to the north to single family to the south. I feel approximately 100 units for a max is a good number.**
  
- 2. Decel and turn lanes at Main Entrance. I know that 33<sup>rd</sup> St. E. is a really busy road and you have to make it so traffic flows. The project to the north of this has no decelerating lanes and it is very dangerous as people turn south off State Road 70 and tapper down right to the entrance, a BIG problem the county should address.**
  
- 3. PRIVACY FOR SOUTH SIDE OF PROPERTY: 50' buffer which is sufficient, a concrete wall 7' to 8' high precast of block was to be put in the total length of my property at the 50ft. buffer line on their property. Solid for 2 reasons, durability to weather and a lot better sound barrier and privacy. They could leave a 50' buffer in it's natural state without sod, just remove foliage, but leave landscape and add some for buffer. Remove some trees that overhand my property and trim back others.**

**Very important at the rear of my property, the fence needs to continue all the way to the West point of Briarwood, this section could be 6-7' P.V.C. at the property line.**

- 4. SEWER TAP. The other developer along with the county had made arrangements for me to have a tap into the sewer layout. Location in line with my stub out. I would still expect this, and the line would be at my expense.**
- 5. BUILDING HEIGHT. I feel very strongly that 2 story should be the max allowed. This also would help to cut down the density. The proposed 3 story that meet the 35' height rule only if they measure half way up the roof line. This is really stretching the rule to the max.**
- 6. I of all people know about the times and the need for more volume to make it cost effective products, but I think with times and conditions, a little nicer and larger product, more like the Townhouse would work now. We don't have to jeopardize safety, privacy and property value of good citizens to help fill the pockets of the Developer.**
- 7. February 7, 2012, there was a neighborhood meeting with all concerned there, along with a Planning Dept. rep, Lisa Barnett. It evidently was a waste of time or Lisa never reported back the feelings of the neighbors there. Let me tell you, cause I was there, NO one and I mean NO one was in favor of 3 story, the density is to high, the entrance needs decelerating lanes and the separation and buffer needs to be better just like I explained.**

**Simply the intrusion on privacy is getting worse.  
No matter what the developer says, as soon as they get the apartments rented, they will sell and never look back.**

**So please we need to get this right now.**

**VISION PLANNING & DESIGN**  
 Brian Lichterman, AICP  
 8205 SNOWY EGRET PLACE  
 LAKEWOOD RANCH, FLORIDA 34202  
 PHONE: 941.780.4168

**CHARLOTTE ENGINEERING**  
 Dan Vickstrom, P.E.  
 5410 Mariner Street, Suite 125  
 Tampa, FL 33609  
 Phone: 813.289.2599

**ECO CONSULTANTS, Inc.**  
 John Henslick  
 1523 8th Avenue West, Suite B  
 Palmetto, Florida 34221  
 Phone: 941.722.0901

**The Robinson Group, Inc.**  
 Josh Robinson, P.E.  
 18546 Avocet Drive  
 Lutz, FL 33558  
 Phone: 813.968.9960

Draft Preliminary Site Plan subject to change and in accordance with all applicable County Rules and Regulations

- SITE DATA**
- PID #: 1772710159
  - SITE AREA: 38.5 ACRES (1,677,060 sq. ft.)
  - EXISTING LAND USE: VACANT & UNDEVELOPED
  - EXISTING ZONING: PD-MU (Planned Development-Mixed Use)
  - FUTURE LAND USE: RES-9 (Residential, 9 dwelling units per acre)  
 Height: 35 feet (maximum)  
 Bldg. Cover.: 20%
  - PROPOSED USE: 216 Multi-Family/Condominium Residences
  - DWELLING UNITS PER ACRE: DENSITY = 5.61 [ NET ACREAGE = 14.36 NET DENSITY = 15.04 ]
  - WATER & SEWER: CENTRALIZED
  - OPEN SPACE: 31.1 ACRES (1,356,800 sq. ft.) - 80.9 % / PROPOSED WATER BODIES = 5.2 %
  - MINIMUM UNIT SIZE: 750 S.F.
  - SETBACKS: Front: 50 FT Side: 50 FT Back: 50 FT Wetland: 30 FT
  - BASE FLOOD ELEVATION: 16.0 FEET - LOWEST FLOOR: 17.0 FEET
  - SITE LIGHTING SHALL COMPLY WITH M.C. L.D.C. 709 MINIMUM STANDARDS
  - LANDSCAPING SHALL COMPLY WITH M.C. L.D.C. 715 MINIMUM STANDARDS
  - THIS SITE DOES NOT HAVE ANY WELLS ON SITE.
  - ALL MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS, INDEX 600.
  - ALL SIGN RETROREFLECTIVITY MUST MEET THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE MUTCD.

**PROPOSED NUMBER OF UNITS**

TAG	TYPE OF BUILDING	UNITS PER BUILDING	# OF BLDGS	PARKING SPACES REQ.
A	1 BEDROOM	24	3	72 2/DU
B	2 BEDROOM	24	5	120 2/DU
C	3 BEDROOM	24	1	24 2/DU
				1/10 VISITOR
TOTAL # OF UNITS = 216				454

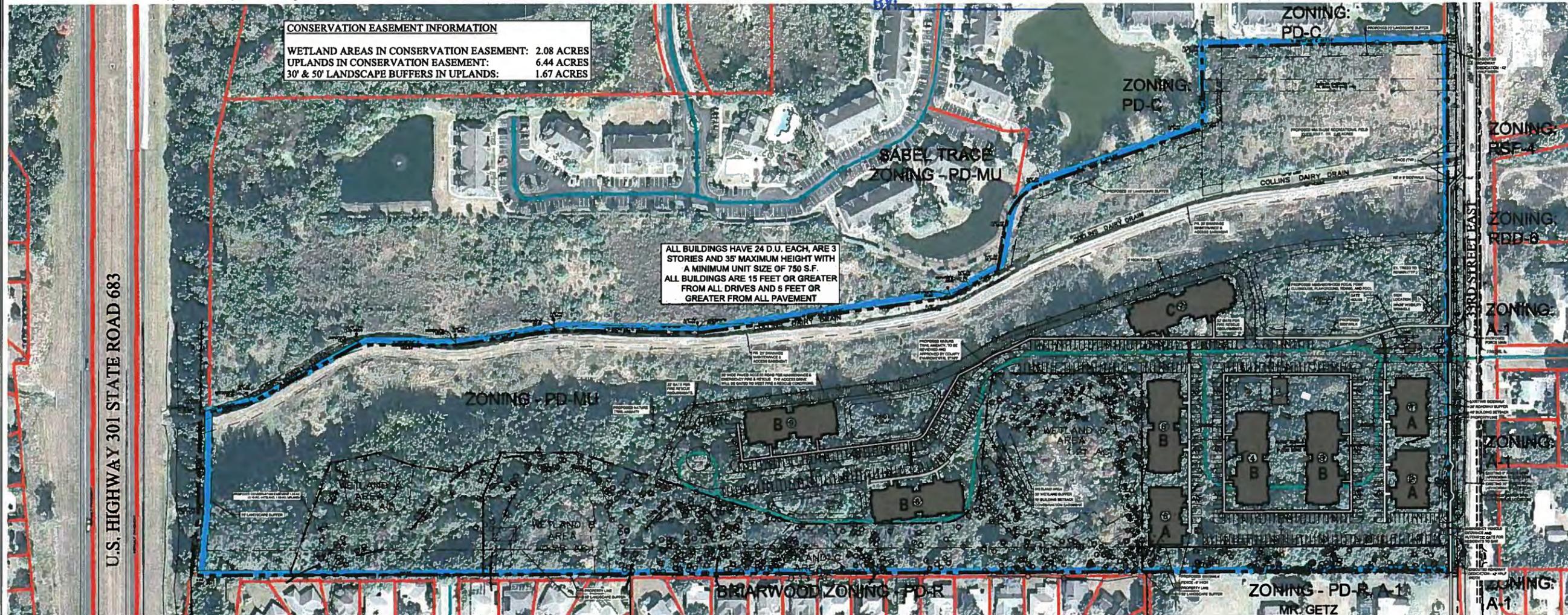
PARKING REQUIRED BY LDC (SPACES PER DWELLING UNIT (DU)) 2.0  
 LDC 706 REQUIRES 2 SPACES PER UNIT PLUS 1 VISITOR PER 10 UNITS - 1/10  
 - LESS 5% BICYCLE PARKING = 22 SPACES = 433 SPACES REQUIRED

SPACES PROVIDED - 436 (INCLUDES 16 ADA SPACES (9 MINIMUM))

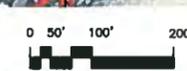


**2 VICINITY PLAN**

SCALE: 1" = 400'-0"



**ROYAL PALMS LLC - 216 Proposed Condominium Apartments**



**1 OVERALL SITE PLAN**  
 General Development Plan

SCALE: 1" = 100'-0"

JOB NO 1119  
 DATE 07/02/2012  
 DRAWN DAB  
 CHECKED JZ  
 REVISIONS

**SP-1**

# ROYAL PALMS LLC

## 216 Proposed Multi-family Apartments

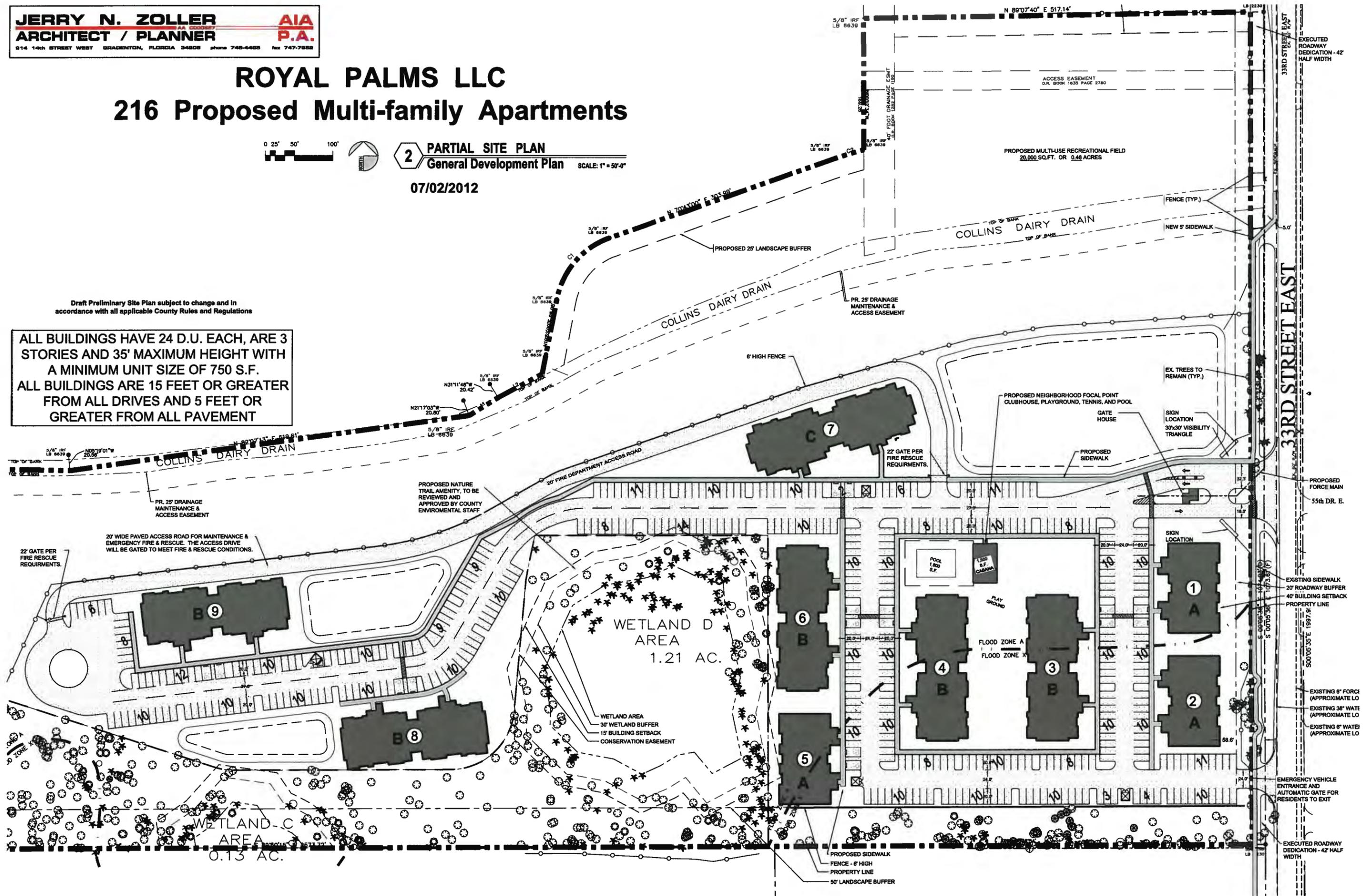


**2 PARTIAL SITE PLAN**  
 General Development Plan SCALE: 1" = 50'-0"

07/02/2012

Draft Preliminary Site Plan subject to change and in accordance with all applicable County Rules and Regulations

ALL BUILDINGS HAVE 24 D.U. EACH, ARE 3 STORIES AND 35' MAXIMUM HEIGHT WITH A MINIMUM UNIT SIZE OF 750 S.F. ALL BUILDINGS ARE 15 FEET OR GREATER FROM ALL DRIVES AND 5 FEET OR GREATER FROM ALL PAVEMENT



33RD STREET EAST

EXECUTED ROADWAY DEDICATION - 42' HALF WIDTH

PROPOSED FORCE MAIN 55th DR. E.

EXISTING SIDEWALK 20' ROADWAY BUFFER 40' BUILDING SETBACK PROPERTY LINE

EXISTING 6" FORCE (APPROXIMATE LO)

EXISTING 36" WATE (APPROXIMATE LO)

EXISTING 6" WATE (APPROXIMATE LO)

EMERGENCY VEHICLE ENTRANCE AND AUTOMATIC GATE FOR RESIDENTS TO EXIT

EXECUTED ROADWAY DEDICATION - 42' HALF WIDTH