

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

| | | | |
|---|--|--|--|
| SUBJECT | PDMU-09-10(P)(R) - Gulfside Homes / Bowlees Creek, LLP / Bowlees Creek | TYPE AGENDA ITEM | Advertised Public Hearing – Consent |
| DATE REQUESTED | 01/10/13 PC | DATE SUBMITTED/REVISED | 01/03/13 |
| BRIEFINGS? Who? | No | CONSEQUENCES IF DEFERRED | N/A |
| DEPARTMENT/DIVISION | Building & Development Services Department/Comprehensive Planning and Public Hearings | AUTHORIZED BY TITLE | Lisa Barrett, Planning Manager <i>Li Barrett</i> |
| CONTACT PERSON TELEPHONE/EXTENSION | Stephanie Moreland / 941-748-4501 ext. 3880 DTS#20120335 B00000147 | PRESENTER/TITLE TELEPHONE/EXTENSION | Stephanie Moreland, Planner / 941-748-4501 ext. 3880 |
| ADMINISTRATIVE APPROVAL | | | |

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

I move to continue the public hearing for PDMU-09-10(P)(R) to February 14, 2013 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Chambers.

ENABLING/REGULATING AUTHORITY

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

Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION

• n/a

COUNTY ATTORNEY REVIEW

Check appropriate box

REVIEWED

Written Comments:

Attached

Available from Attorney (Attorney's initials: _____)

NOT REVIEWED (No apparent legal issues.)

NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)

OTHER

ATTACHMENTS: (List in order as attached)

n/a

INSTRUCTIONS TO BOARD RECORDS:

n/a

COST: n/a

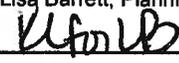
SOURCE (ACCT # & NAME): n/a

COMMENTS:

**AMT./FREQ. OF RECURRING COSTS:
(ATTACH FISCAL IMPACT STATEMENT)**

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

| | | | |
|---|--|--|---|
| SUBJECT | PDR-04-27(Z)(P)(R) – Meritage Homes of Florida, Inc. / Serenity Creek | TYPE AGENDA ITEM | Advertised Public Hearing – Consent |
| DATE REQUESTED | 01/10/13 PC | DATE SUBMITTED/REVISED | 01/03/13 |
| BRIEFINGS? Who? | No | CONSEQUENCES IF DEFERRED | N/A |
| DEPARTMENT/DIVISION | Building & Development Services Department/Comprehensive Planning and Public Hearings | AUTHORIZED BY TITLE | Lisa Barrett, Planning Manager  |
| CONTACT PERSON TELEPHONE/EXTENSION | Rossina Leider / 941-748-4501 ext. 6859 DTS#20120360 | PRESENTER/TITLE TELEPHONE/EXTENSION | Rossina Leider / Senior Development Review Specialist / 941-748-4501 ext. 6859 |
| ADMINISTRATIVE APPROVAL | | | |

ACTION DESIRED

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

I move to recommend approval of PDR-04-27(Z)(P)(R) per the recommended motion in the staff report attached to this memo.

ENABLING/REGULATING AUTHORITY

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

Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION

- On August 5th, 2008, the Board of County Commissioners approved a rezone of the subject site from A (General Agriculture) to PDR (Planned Development Residential) (±64.07 acres). A Preliminary Site Plan (Serenity Creek Subdivision) was also approved for 85 lots for single-family detached residences with a gross and net density of 1.33 and 1.38 dwelling units per acre, respectively.
- The approved Preliminary Site Plan shows a ±3.54 acre "Future Development Tract", one means of access and a temporary emergency access. The subdivision's design contemplated a neo-traditional concept that included single-family homes with *porte cocheres*, smaller front yard setbacks (narrower streets, trees in medians, and centrally located recreational amenities).
- The Certificate of Level of Service (CLOS 08-078) and the Preliminary Site Plan have been extended to 08/05/2015 pursuant House Bill 503.
- The current request is to revise the Preliminary Site Plan to add 26 lots for a total of 111 lots for single-family detached residential units. Additionally, the applicant is requesting to rezone a ±0.86 acre parcel from A (General Agriculture) to PDR (Planned Development Residential), which was excluded from the previous legal description of the site but included as part of the approved subdivision.
- The proposed design shows the following changes since the prior approval:
 - Removal of one internal road and slight realignment of the rest of the roads.
 - Addition of 26 lots by location of 14 lots on the "Future Development Tract", and 12 lots from the reduction of the lots size.
 - Increase the gross and net density from 1.33 and 1.38 to 1.71 and 1.78, respectively.
 - Increase the front setback (from 20'/12' to 25') and increase the roadway width (from 22' to 24').
 - Removal of the club house and pool from the recreational amenities. The new design includes a passive park with trail and benches.
 - Reduction of the greenbelt buffer width from 20' to 15'.
 - Reduction of the open space from 68% to 65%.
 - A boulevard entrance (four-lane divided road) is proposed in lieu of a second means of access.
- Staff recommends approval with stipulations.

COUNTY ATTORNEY REVIEW

Check appropriate box

REVIEWED

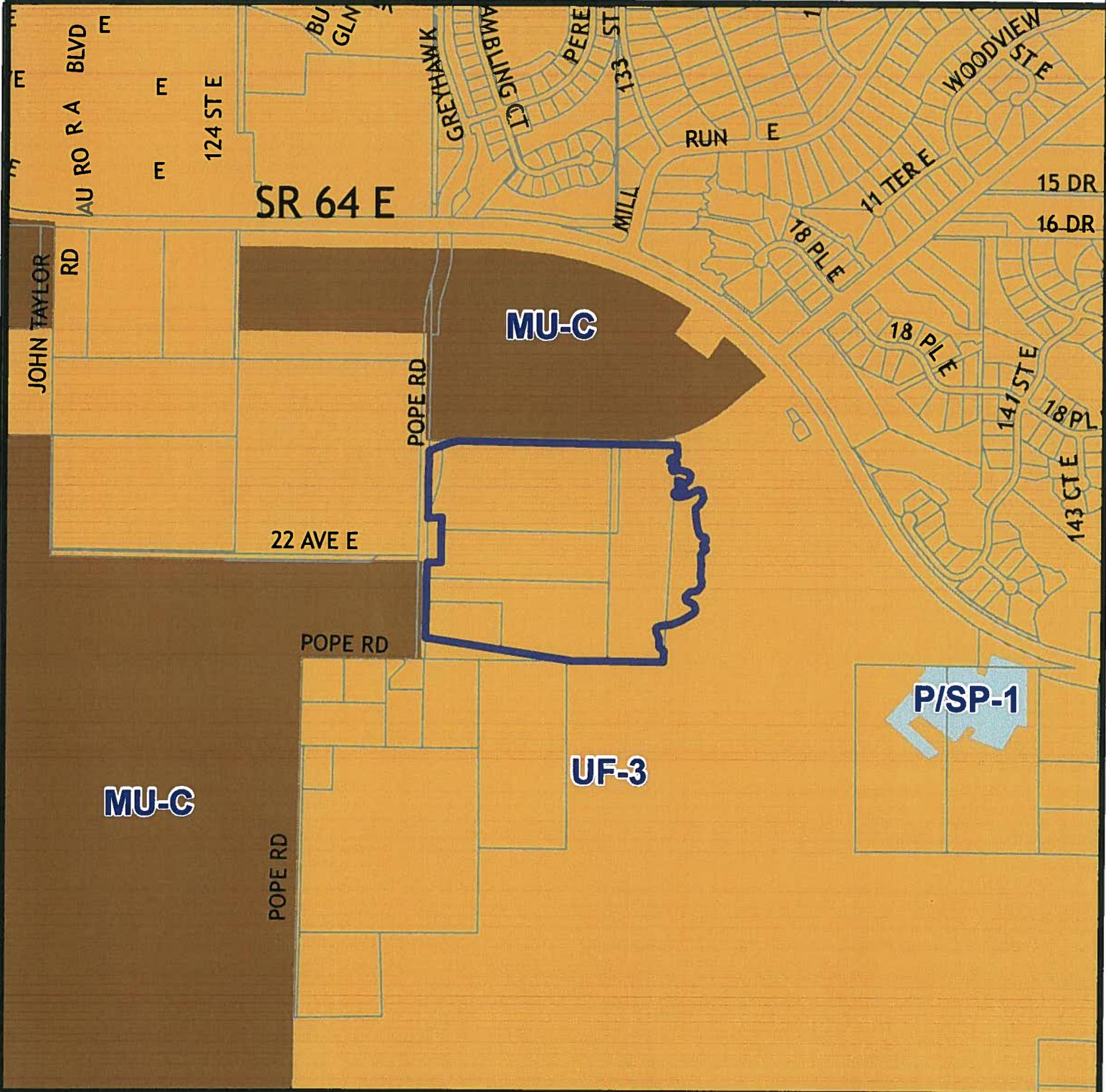
Written Comments:

Attached

| | |
|-------------------------------------|---|
| | <input type="checkbox"/> Available from Attorney (Attorney's initials: _____) |
| <input checked="" 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 | |
| COST: | n/a | SOURCE (ACCT # & NAME): | n/a |
| COMMENTS: | | AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT) | |

FUTURE LAND USE



Parcel ID #(s) 568200609, 568400154, 568400409, 568400055, 568400105, 568400459

Project Name: Serenity Creek Subdivision
 Project #: PDR-04-27 (Z)(P)(R)
 DTS#: 20120360
 Proposed Use: Residential

S/T/R: Sec 4,33 Twn 35,34 Rng 19
 Acreage: ± 64.7
 Existing Zoning: PD-R, A
 Existing FLU: UF-3
 Overlays: NONE
 Special Areas: NONE

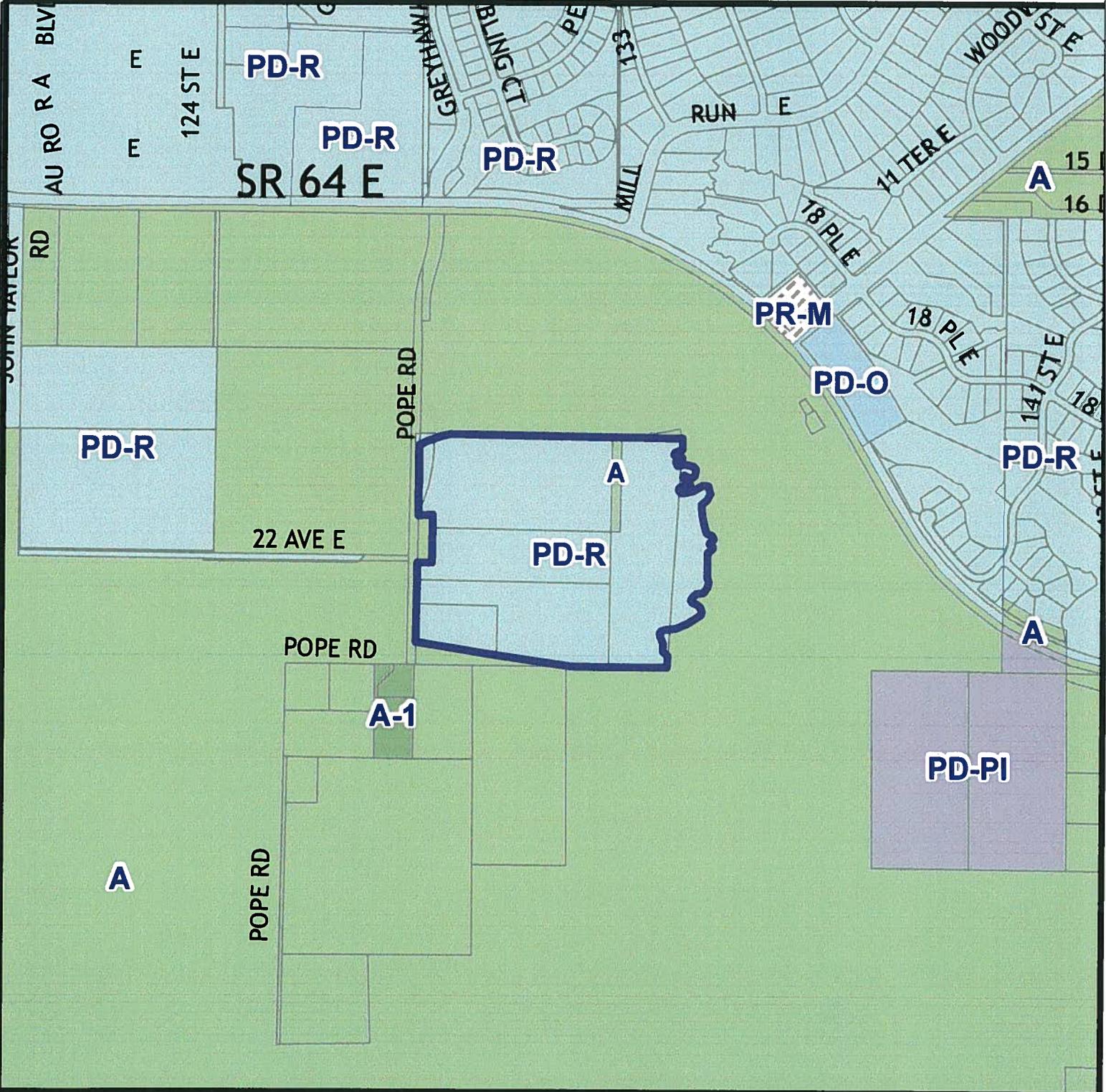
CHH: NONE
 Watershed: NONE
 Drainage Basin: MILL CREEK
 Commissioner: Vanessa Baugh



Manatee County
Staff Report Map

Map Prepared 11/14/2012
1 inch = 984 feet

ZONING



Parcel ID #(s) 568200609, 568400154, 568400409, 568400055, 568400105, 568400459

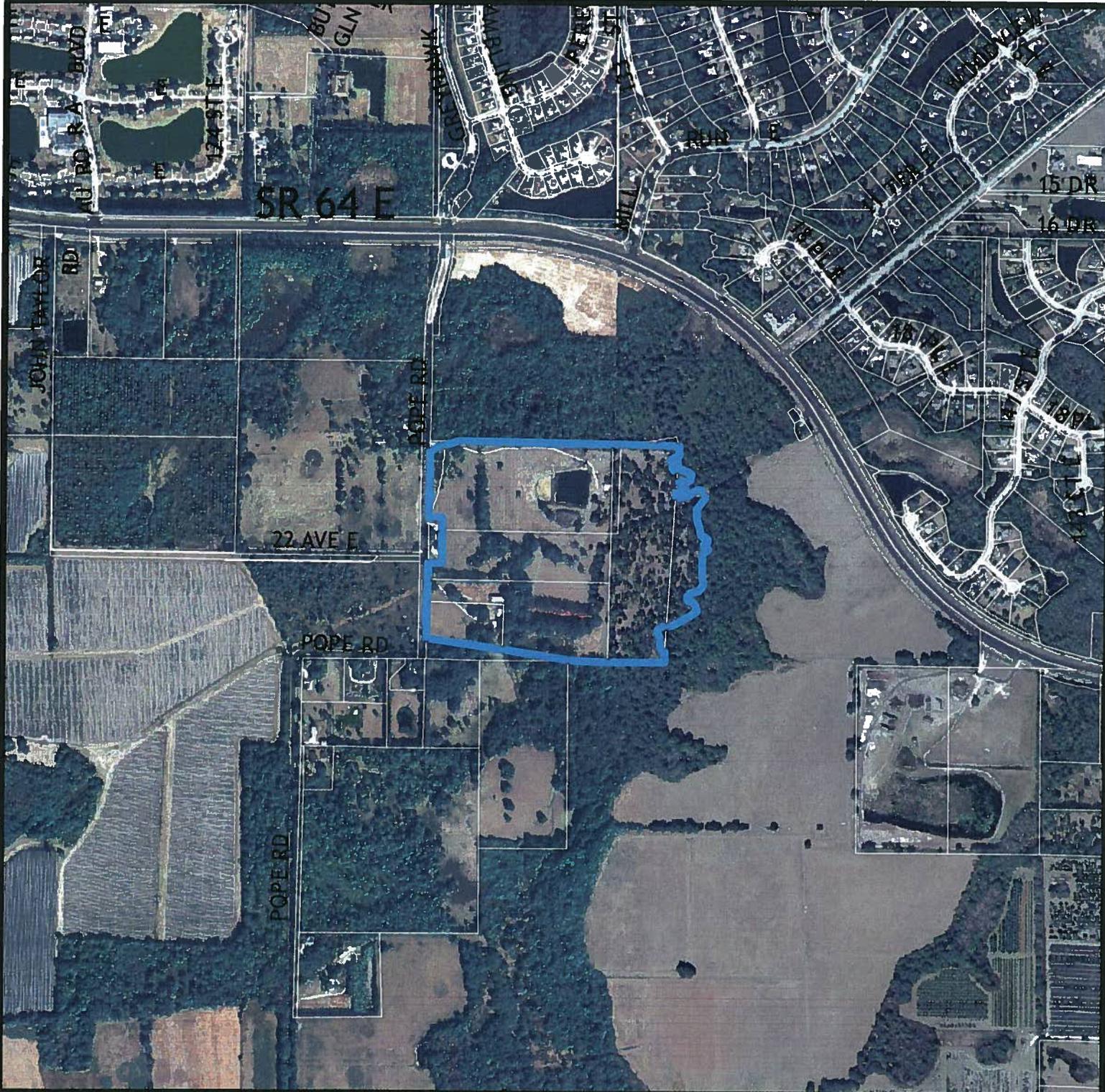
Manatee County
Staff Report Map
Map Prepared 11/14/2012
1 inch = 930 feet

Project Name: Serenity Creek Subdivision
Project #: PDR-04-27 (Z)(P)(R)
DTS#: 20120360
Proposed Use: Residential

S/T/R: Sec 4,33 Twn 35,34 Rng 19
Acreage: ± 64.7
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: MILL CREEK
Commissioner: Vanessa Baugh

AERIAL



Parcel ID #(s) 568200609, 568400154, 568400409, 568400055, 568400105, 568400459

Project Name: Serenity Creek Subdivision
Project #: PDR-04-27 (Z)(P)(R)
DTS#: 20120360
Proposed Use: Residential

S/T/R: Sec 4,33 Twn 35,34 Rng 19
Acreage: ± 64.7
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: MILL CREEK
Commissioner: Vanessa Baugh



Manatee County
Staff Report Map

Map Prepared 11/14/2012
1 inch = 984 feet

P.C. 01/10/13

PDR-04-27(Z)(P)(R) – MERITAGE HOMES OF FLORIDA, INC/ SERENITY CREEK

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 0.86 acres on the east side of existing Pope Road and south of the future Pope Road realignment, 1,500± feet south of SR 64, at 2225, 2245, & 2303 Pope Road, Bradenton from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; amending Ordinance PDR-04-27(Z)(P) and the Preliminary Site Plan for the Serenity Creek Subdivision to increase the number of single-family residential lots from 85 to 111 (26 additional lots) on 64.79± acres; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (0.86± acre rezone; 64.79± total acreage).

App Received: 10/08/12

P.C.: 01/10/13

B.O.C.C.: 02/07/13

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-04-27(Z)(P)(R); and APPROVAL the Preliminary Site Plan with Stipulations A.1 – A.3, B.1 – B.2, C.1 – C.2, D.1 – D.10, E.1 – E.5, F.1 – F.8, G.1, and H.1; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for alternatives to Sections 714.8.7, and 715.3.2.3, Option E of the Land Development Code; for a project was previously granted Special Approval for: 1) exceeding 1 dwelling unit per acre in the UF-3 Future Land Use Category; and 2) adjacent to a perennial stream, as recommended by staff.

| PROJECT SUMMARY | |
|--|--|
| CASE# | PDR-04-27(Z)(P)(R) (DTS #20120360) |
| PROJECT NAME | Serenity Creek |
| APPLICANT(S): | Meritage Homes of Florida, Inc. |
| PROPOSED ZONING: | PDR (Planned Development Residential) |
| EXISTING ZONING: | A (General Agriculture) & PDR (Planned Development Residential) |
| PROPOSED USE(S): | 111 single-family detached residences |
| | |
| CASE PLANNER: | Rossina Leider |
| STAFF RECOMMENDATION: | APPROVAL - LIMITED ISSUES |
| DETAILED DISCUSSION | |
| <p><u>History</u></p> <p>On August 5th, 2008, the Board of County Commissioners approved a rezone of the subject site from A (General Agriculture) to PDR (Planned Development Residential) (±64.07 acres). A Preliminary Site Plan (Serenity Creek Subdivision) was also approved for 85 lots for single-family detached residences with a gross and net density of 1.33 and 1.38 dwelling units per acre, respectively.</p> <p>The approved Preliminary Site Plan shows a ±3.54 acre “Future Development Tract”, one means of access and a temporary emergency access. The subdivision’s design contemplated a neo-traditional concept that included single-family homes with <i>porte cocheres</i>, smaller front yard setbacks (20’ to main facades and 12’ to front porches), narrower streets (22’ wide), trees in medians, and centrally located recreational amenities (club house, pool, play field, and a nature trail).</p> <p>The Certificate of Level of Service (CLOS 08-078) and the Preliminary Site Plan have been extended to 08/05/2015 pursuant House Bill 503.</p> <p><u>Request</u></p> <p>The current request is to revise the Preliminary Site Plan to add 26 lots for a total of 111 lots for single-family detached residential units. The proposed subdivision’s layout and lot sizes remain as originally approved by the Board (9,500 sq. ft.). Additionally, the applicant is</p> | |

requesting to rezone a ±0.86 acre parcel from A (General Agriculture) to PDR (Planned Development Residential), which was excluded from the previous legal description of the site but included as part of the approved subdivision.

The proposed design shows the following changes since the prior approval:

- Removal of one internal road and slight realignment of the rest of the roads
- Addition of 26 lots by location of:
 - 14 lots on the “Future Development Tract” , and
 - 12 lots from the reduction of the lots size (minimum approved lot size was 9,500 sq. ft. but minimum lot size shown in the previously approved site plan was 10,000 sq. ft.)
- Increase the gross and net density from 1.33 and 1.38 to 1.71 and 1.78, respectively.
- Increase the front setback (from 20’/12’ to 25’) and increase the roadway width (from 22’ to 24’)
- Removal of the clubhouse and pool from the recreational amenities. The new design includes a passive park with trail and benches (detailed plans of the proposed recreational amenities will be required with the Final Site Plan)
- Reduction of the greenbelt buffer width from 20’ to 15’.
- Reduction of the open space from 68% to 65%.
- A boulevard entrance (four-lane divided road) is proposed in lieu of a second means of access.

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

| Project Design - (Residential) | Proposed Preliminary Site Plan [PDR-04-27(Z)(P)(R)] | Previous Preliminary Site Plans [PDR-04-27(Z)(P), approved on 08/05/2008] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-------|------|------|-----|-------|----|-----|----------------|-----|--|--|------------|-----|--|--|---|----------|-------|------|------|-----|-----------|----|-----|----------------|-----|--|--|------------|-----|--|--|
| Number of Units/lots | <ul style="list-style-type: none"> - 111 lots for single-family detached residences (SFD) - 14 lots have been located on the Future Development Tract | <ul style="list-style-type: none"> - 85 lots for single-family detached residences - 3.547 acres - Future Development Residential Tract (no lots proposed) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site acreage | 64.79 ± acres | 64.07 ± acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot Size(s) | <ul style="list-style-type: none"> - Min. lot area = 9,500 sq. ft. - Min. lot width = 76 feet | <ul style="list-style-type: none"> - Min. lot area = 9,500 sq. ft. - Min. lot width = 78 feet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Density | 1.71 dwelling units per acre | 1.33 dwelling units per acre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Density | 1.78 dwelling units per acre | 1.38 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>25’**</td> <td>8’</td> <td>15’</td> </tr> <tr> <td>Wetland buffer</td> <td colspan="2">15’</td> <td></td> </tr> <tr> <td>Waterfront</td> <td colspan="2">30’</td> <td></td> </tr> </tbody> </table> | Use/Type | Front | Side | Rear | SFD | 25’** | 8’ | 15’ | 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>20’/12’**</td> <td>8’</td> <td>15’</td> </tr> <tr> <td>Wetland buffer</td> <td colspan="2">15’</td> <td></td> </tr> <tr> <td>Waterfront</td> <td colspan="2">30’</td> <td></td> </tr> </tbody> </table> | Use/Type | Front | Side | Rear | SFD | 20’/12’** | 8’ | 15’ | Wetland buffer | 15’ | | | Waterfront | 30’ | | |
| | Use/Type | Front | Side | Rear | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | SFD | 25’** | 8’ | 15’ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Wetland buffer | 15’ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waterfront | 30’ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use/Type | Front | Side | Rear | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SFD | 20’/12’** | 8’ | 15’ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wetland buffer | 15’ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waterfront | 30’ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *25’ separation required between garage and edge of sidewalks. | | *20’ separation to main building. 12’ separation to front porch (internal garage facing an internal driveway). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Height | 35 feet | 35 feet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|----------------------|---|---|
| Open Space | 65.32% or 40.63± acres | 68% or 43.25± acres |
| Recreation Acreage | 4.48± acres | 2.49± acres |
| Recreation Amenities | Passive park with trails and benches | Clubhouse, pool, play field, and trail |
| Access | <ul style="list-style-type: none"> One boulevard entrance to Future Pope Road Extension Emergency access to the south on existing Pope Road | <ul style="list-style-type: none"> One access to Future Pope Road Extension Emergency access to the south on existing Pope Road |
| Special Approval | Already granted for: <ul style="list-style-type: none"> Project exceeding one dwelling unit in UF-3 FLUC. Project adjacent to a perennial stream. | <ul style="list-style-type: none"> Project exceeding one dwelling unit in UF-3 FLUC. Project adjacent to a perennial stream |
| Specific Approvals | <ol style="list-style-type: none"> LDC Sec. 714.8.7 – Minimum replacement tree caliper to be planted at 3”/4”/4” in place of 3”/5”/7” LDC. Sec 715.3.2.3. Option E – Placement of 6’ high fence along exterior edge of greenbelt buffer with landscaping placed on the interior side of the wall. | <ol style="list-style-type: none"> LDC Sec. 740.2.6.11 and 907.9.2.4 – Reduced wide travel lanes LDC Sec. 907.9.2.6 – Reduced pavement and right-of-way radius LDC Sec. 740.2.6.8 – Roadway entrance configuration LDC Sec. 907.9.2.7 – Roadway landscaping LDC Sec. 715.3.4 – Street trees on lots LDC Sec. 740.3.1 – Roadway/ median configuration. |
| Flood Zone (s) | Zone X, AE with Base Floor Elevations of 26’- 28.5’ and the regulatory floodway of Mill Creek per FIRM Panel 120153 0360C, revised 7/15/92 | Zone X, AE with Base Floor Elevations of 26’- 28.5’ and the regulatory floodway of Mill Creek per FIRM Panel 120153 0360C, revised 7/15/92 |
| Wetland | 2.1± acres | 0.37± acres |
| Wetland Impact | None | None |

Although the proposed density (1.71 gross and 1.78 net) is slightly higher than the original approval, the current request is consistent with built subdivisions in the nearby area and its density is lower than the most recently and closest approved project [(PDR-07-06(P)(R) - Eagle Trace Subdivision].

The open space is greater than that required by the LDC. The applicant proposes 65.32% open space and the minimum required is 25%.

All prior specific approvals granted by the Board are no longer applicable and some of the prior stipulations have been deleted because design elements included with the current request meet minimum LDC requirements and do not require specific approval or stipulations.

Staff recommends approval subject to the recommended stipulations.

| SITE CHARACTERISTICS AND SURROUNDING AREA | |
|--|--|
| ADDRESS: | 2225, 2245, & 2303 Pope Road |
| GENERAL LOCATION: | East side of existing Pope Road and south of the future Pope Road realignment, ±1,500 feet south of SR 64 |
| SIZE: | 64.79 ±acres |
| EXISTING USE(S): | Vacant and single-family |
| FUTURE LAND USE CATEGORY: | UF-3 (Urban Fringe, 3 dwelling units per acre) |
| DENSITY: | 1.71 gross – 1.78 net |
| SPECIAL APPROVAL(S): | 1) Exceeding 1 dwelling unit per acre in the UF-3 FLUC 2) Adjacent to a perennial stream |
| OVERLAY DISTRICT(S): | None |
| SPECIFIC APPROVAL(S): | 1. LDC Sec. 714.8.7 – Minimum replacement of tree caliper to be planted at 3”/4”/4” instead of 3”/5”/7”. 2. LDC. Sec 715.3.2.3. Option E – Placement of 6’ high fence along exterior edge of greenbelt buffer with landscaping placed on the interior side of the wall. |
| SURROUNDING USES & ZONING | |
| NORTH | Future extension of Pope Road and vacant land zoned A (General Agriculture) |
| SOUTH/WEST | Vacant land and single-family zoned A. |
| EAST | Mill Creek and vacant land zoned A |
| SITE DESIGN DETAILS | |
| LOT SIZE(S): | Minimum Lot Size = 9,500 sq. ft. Minimum Lot Width = 76’ |
| SETBACKS: | Front: 25’ Side: 8’ Rear: 15’ Waterfront: 30’ |
| OPEN SPACE: | 40.63 acres – 65.32% |

| | |
|---|---|
| RECREATIONAL AMENITIES: | Passive park with trails and benches (to be verified with FSP) |
| RECREATIONAL ACREAGE: | 4.48 acres |
| BUFFERS: | 20' & 30' Roadway 15' Perimeter (Greenbelt buffer) |
| ACCESS: | <ul style="list-style-type: none"> - 1 boulevard entrance to future Pope Road extension - 1 emergency access to the south on existing Pope Road |
| FLOOD ZONE(S) | Zones X, AE with Base Flood Elevations between 26'- 28.5' MSL and the regulatory floodway of Mill Creek per FIRM Panel 120153 0360C, revised 7/15/92 |
| AREA OF KNOWN FLOODING | Yes, full 50% reduction required |
| UTILITY CONNECTIONS | Water and sewer available |
| WETLAND ACREAGE & IMPACTS | |
| Overall Wetland Acreage: | 2.1 |
| Proposed Impact Acreage: | None |
| <p>Mill Creek is identified as a perennial stream, and as such, requires Special Approval in accordance with Comp. Plan Policy 3.2.2.1.</p> <p><u>Wetlands</u></p> <p>According to the environmental narrative provided by Florida Design Consultants, Inc., dated August 2012, there 2.1 acres of wetlands on-site (644 – Emergent Aquatic Vegetation). No impacts are proposed to the wetlands on-site.</p> <p><u>Uplands</u></p> <p>There are 18.7 acres of native upland habitat, 15.8 acres of Pine Flatwoods and 2.9 acres of Mixed Hardwood Forest. The applicant is providing a total of 4.063 acres of upland habitat preservation with this proposal. This area will be included in a conservation easements placed over all wetlands, wetland buffers and upland preservation areas, as stipulated.</p> | |

Endangered Species

No listed species were identified onsite. However, since 15.8 acres of Pine Flatwoods are located on-site, an updated report will be required prior to final site plan approval to check for gopher tortoises, since the pine flatwoods are typical habitat for tortoises. A stipulation is provided to require this.

Trees

Per the information provide on the Preliminary Site Plan, there are a total of 1,657 trees on-site. The applicant is proposing to preserve 371 trees. The total number of trees proposed for removal and contained within single-family lots is 676 trees. These trees will be exempt from replacement. A total of 610 trees are being removed from the common areas which includes 7 dead trees that are not subject to replacement requirements. Replacement trees in the amount of 674 are required for the project. The landscape plan indicates 674 trees are proposed for the project, which will fulfill the replacement requirements of Section 714.8.7. Locations and species will be shown on the Final Site Plan.

NEARBY APPROVED DEVELOPMENT

| PROJECT | LOTS / UNITS | DENSITY | MINIMUM LOT SIZE | APPROVED |
|----------------------------|--------------|---------|--|----------|
| Greyhawk Landing | 789 | 1.22 | 7,500 sq. ft. | 2001 |
| Greyhawk Landing West | 501 | 1.60 | 7,200 sq. ft. | 2005 |
| Mill Creek IV | 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 |
| Eagle Trace (Revised) | 183 | 2.99 | 5,850 sq. ft. SFD (73 lots) 4,625 sq. ft. SFSD (110 lots) | 2012 |

POSITIVE ASPECTS

- The surrounding area is transitioning from suburban agricultural uses to single-family residential development.
- PDR zoning allows the Board to stipulate development to ensure compatibility.
- The design shows ± 65% open space.
- The design shows an emergency access to the south.

- 30-foot roadway buffer along existing Pope Road and 40-foot buffer along future Pope Road (20-foot roadway buffer and 20-foot drainage easement).

NEGATIVE ASPECTS

- The adjacent “A” Zoning District permits agricultural uses that are potentially incompatible with single-family homes.
- Proposed lot sizes are significantly smaller than surrounding agricultural lots.

MITIGATING MEASURES

- The area is transitioning to single-family development.
- To alleviate potential adverse impacts, the site plan provides for adequate separation/buffers adjacent to agricultural properties.
- Adjacent properties have a MU-C and UF-3 FLUC which indicates that the area will eventually transition from agriculture to mixed uses.

STAFF RECOMMENDED STIPULATIONS

Original Stipulations (approved 8/5/2008) with revisions in strike through and underline format

A. DESIGN AND LAND USE CONDITIONS:

- ~~1. The footprint of the single-family homes shall be in substantial conformance with the building footprints entered into the record at the public hearing. The design of the homes shall have a porte cochere with the garage or garages to the rear and garage access directly to the motor court area as shown on the footprint. The building footprints shall be included under the cover sheet of the Final Site Plan. If an alternative design is proposed, the design must be presented and approved at a public hearing.~~
- ~~2. The front setback shall be 20' to main façades and 12' to front porches. All porches shall be designed as “open” porches.~~
- ~~3. Prior to Final Site Plan approval, the applicant shall provide a noise mitigation plan for the mitigation of noise from the future alignment of Pope Road along the north of the project. Such analysis shall demonstrate noise mitigation based on the projected 2025 traffic volumes. Approved noise mitigation measures shall be shown on the approved Final Site Plan and installed prior to the first abutting Final Plat.~~

4.1. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.

5.2. Any gates or emergency 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. Prior to Final Site Plan approval, the applicant shall obtain written approval from EMS and the Fire Marshal approving the proposed system.

6.3. Signs shall be installed identifying the emergency access. Elevations of the signs shall be provided at time of Final Site Plan for review and approval by the Building and Development Services Department. The elevations and Final Site Plan shall show the locations, size, material, and content of the sign.

B. TRANSPORTATION CONDITIONS:

~~1. All traffic concurrency-related transportation improvements and required traffic safety and operational improvements shall be shown on the Final Site Plans(s) and Construction Plan(s).~~

~~2. At the time of Final Site Plan and Construction Plan approval for the project, the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4, as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.~~

~~All traffic control signage and pavement markings, if warranted, shall conform to FDOT and MUTCD standards.~~

3.1. The improvements to Pope Road realignment and existing Pope Road, as shown on the Preliminary Site Plan, shall be constructed or bonded prior to Final Plat approval. If bonded, the County and Applicant shall enter into an Improvement Agreement providing for a performance bond followed by a defect bond. These bonded improvements, except for the final lift of asphalt, shall be constructed prior to issuance of the first Building Permit. Improvements to existing Pope Road will only include the milling and replacement of asphalt from the termination of the existing Pope Road improvements to the intersection of the future Pope Road extension.

2. A four-lane divided boulevard entrance shall be constructed in lieu of a second means of access.

C. INFRASTRUCTURE AND HEALTH CONDITIONS:

1. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.
2. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material. A permit is required from Manatee County Health Department unless work is approved by Manatee County Public Works Department.

D. STORMWATER CONDITIONS:

1. A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of Mill Creek.
2. Any fill within the 25-year or 100-year floodplains of the Mill Creek shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. Floodplain compensation volume shall be accounted separately from attenuation volume in retention ponds.
3. There shall be a full 25-year attenuation on all stormwater ponds within the development.
4. The existing 25-year flood elevation along the Mill Creek shall be utilized as tailwater condition.
5. All lots shall be outside of the post-development 25-year floodplain.
6. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into the Mill Creek. Modeling shall be used to determine pre- and post-development flows.
7. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in with respect to drainage routing, grading, and site runoff.
8. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along Mill Creek within the project boundaries. In addition, ~~provide a twenty-five (25) feet foot Drainage Access/Maintenance Access Easement from the west top of bank. The Access Easement shall be on clear and level ground and free of landscaping. The developer shall include in the Notice to Buyers that Manatee County has no obligation relative to Mill Creek to maintain, change, improve, clean, repair erosion, or restore the natural changes in the course of the stream bed. provided along Mill Creek. Manatee~~

County is only responsible for maintaining the free flow of drainage through these systems.

9. The developer shall provide a drainage easement to Manatee County to accept stormwater and ~~provide floodplain compensation for that portion of the Rye Road and for that portion of the Pope Road~~ Extension widening to 4-lanes which that is located immediately adjacent to the project to accommodate roadway expansion. The developer shall demonstrate the stormwater capacity and ~~floodplain compensation~~ for that portion of the future 4-lane divided roadway within the project area and such demonstration shall be reflected on the SWFWMD permit documentation. The developer or homeowners association(s) authorizes utilization of the above stormwater ponds and any required modification of these said ponds by Manatee County.

10. All roadway construction within the 100-year floodplain shall be elevated above the 100-year flood contour elevation.

E. **BUFFERS:**

1. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

2. ~~In addition to Stipulation A.3 above,~~ a 6' high wall designed with noise mitigating features shall be installed in the 20' greenbelt ~~buffer~~ drainage easement along the north property line, extending from the northwest corner of the project to the northeast (exclusive of the project access and the wetland and wetland buffer of Mill Creek, as shown on the site plan).

~~3. The north, west, and south perimeter buffers shall be planted with 3 canopy trees (3" caliper, 12' height, and 5' spread), 6 understory trees (2' caliper, 6' height, and 3' spread), and 33 evergreen shrubs per one hundred linear feet of buffer.~~

~~4.3.~~ Existing native vegetation within required landscape buffers shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation.

~~5.4.~~ Except for the greenbelt buffer adjacent to Lots 98-103, All all required landscaping within the buffers shall be installed on the exterior of any walls or fences.

~~6.5.~~ The wall within north perimeter buffer All walls and fences within buffers shall be measured from the finished grade of the future extension of Pope Road 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.

F. ENVIRONMENTAL CONDITIONS:

- 1. Prior to Final Plat approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County.**
- ~~**2. The proposed recreation trail shall be placed landward of the undisturbed 30' wetland buffer. The design shall avoid impacting native vegetation and shall meander around existing trees designated to remain. If the trail is to be installed within the driplines of remaining trees, it shall be placed at existing grade and be composed of pervious surface materials within those areas.**~~

3.2. Tree Protection Measures:

- a.) Based on the quality of the existing oak trees, the tree groups shown to be preserved within and near Lots ~~23-28~~ 24-32 shall be retained through use of chainlink fence barricades located at the dripline and stemwall construction. Additionally, the 36" oak tree adjacent to Lot 28 32 shall not be adversely impacted by construction of the emergency access road. No construction activities shall occur within the driplines of remaining trees. The Planning Building and Development Services Department will review details for these areas at the time of Final Site Plan submittal and may require design modifications to allow for the preservation of these trees.**
- ~~**b.) Transplanted oaks shall not count toward replacement requirements nor as preserved and shall not be placed in perimeter landscape buffers. No impacts to existing desirable vegetation shall occur during transplanting efforts. Locations of transplanted materials will be reviewed with the Final Site Plan and are subject to the Planning Department's approval.**~~
- e.b.) Required replacement trees shall not be installed on individual lots. At time of Final Site Plan approval, the landscape plan shall be designed to show acceptable locations for canopy replacement species, subject to the Planning Building and Development Services Department's approval. All required replacement trees shall be canopy species and Florida #1 quality.**
- d.c.) At time of Final Site Plan approval, the applicant shall demonstrate compliance with the required tree replacement quantities stated in LDC Section 714.**
- e.d.) Street trees shall be no less than an average of 50' O.C. Any replacement trees to be installed within the right-of-way shall meet minimum size requirements as established in LDC Section 714.**

f.e.) The Final Site Plan submittal shall clearly identify the existing 36” oak tree south of Lot 28 32 that is shown on the attached Exhibit “B” “C”. This tree shall be preserved due to its high quality.

~~g.)~~ ~~The Final Site Plan shall be redesigned to reflect the sidewalk placed a minimum safe distance away from the curb. Street trees shall consist of species acceptable to the Planning Department, to allow adequate space for mature canopy and root growth for the proposed trees. Trees shall be installed between the sidewalk and the home on the street side.~~

h.f.) The Notice to Buyers and Homeowner Association documents shall reflect that any removed street trees shall be replaced in accordance with LDC standards.

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

4.3. Underground/aboveground pollutant storage tank installation/removal must conform to the requirements of Chapters 62-761, Florida Administrative Code.

~~3.~~ ~~There shall be no open burning of trees or branches for land clearing.~~

4. 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 Building and Development Services Department for any listed species found on-site, prior to Final Site Plan approval.

5. 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 stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

6. Plant material quantities and species for all landscaping requirements of the project shall be provided with the Final Site Plan and shall be in accordance with the Land Development Code, except in those cases where Specific Approval has been granted for an alternative to the LDC requirements.
7. 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.
8. 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.

G. RECREATIONAL:

1. Detailed plans of all proposed recreational amenities ~~on the Preliminary Site Plan~~ shall be required with ~~or prior to~~ the Final Site Plan.

H. 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 of the following:
 - a.) ~~That Manatee County has no obligation relative to Mill Creek to maintain, change, improve, clean, repair erosion, or restore the natural changes in the course of the Mill Creek stream bed,~~
 - b.) ~~The developer or homeowners association(s) shall allow utilization of the stormwater ponds for that portion of the future extension of Pope Road extension widening to 4-lanes that is located adjacent to the project to accommodate roadway expansion and Rye Roads and any required modification of these ponds by Manatee County,~~
 - c.) ~~The location of the emergency access,~~
 - d.) The homeowner's association shall be responsible for maintenance of the emergency access which shall be kept clear of vegetation and maintain according to county road standards,
 - d.)e.) ~~Portions of the site are in the 100-year and 25-year floodplains and may~~

- be subject to flooding,
- e.)f.) That the The removal of any street tree shall be subject to LDC Section 714,
- g.) All planned thoroughfares (including the location and number of lanes for each) in the immediate area,
- h.) Potential noise associated with the planned roadways,
- i.) Agricultural uses and zoning in the nearby area and their potential impacts (noise and odor) of such uses,
- j.) There is a fifty-foot wide Florida Gas Transmission Company Pipeline Easement which traverse the site from northeast to southwest.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

| Standard(s) Required | Design Proposal | Compliance | | Comments |
|---|------------------------|------------|---|---|
| | | Y | N | |
| BUFFERS | | | | |
| 20' roadway buffer along Future Pope Road Extension | 20' | Y | | |
| 20' roadway buffer along Existing Pope Road Extension | 30' | Y | | Exceeds min. requirement |
| 15' perimeter buffer | 15' | Y | | |
| Buffer landscaping | | Y | | To be verified w/ FSP |
| TREES | | | | |
| Tree replacement 676 trees removed | 674 req'd. replacement | Y | | Staff recommends stipulations to ensure compliance at time of FSP |
| Street tree landscaping | | Y | | Noted on plans – to be verified with FSP |
| SIDEWALKS | | | | |
| 5' internal sidewalks, both sides | 5' | Y | | Site within 2 walking miles distance of school |
| 5' sidewalk, exterior | 5' | Y | | |
| ROADS & RIGHTS-OF-WAY | | | | |
| 50' internal rights-of-way | Varies 50' to 120' | Y | | Streets to be private |
| 24' paved roadways | 24' | Y | | |
| Interneighborhood Ties | None shown | Y | | Streets are to be private. No connections available to south or east. |

| | | | | |
|--|-------------------|---|---|---|
| Visibility triangles | | Y | | To be verified with FSP |
| DRAINAGE/FLOODING | | | | |
| FFE 21" above crown of road - 1' above yr. flood elev. | Shown | Y | | To be verified with FSP/Construction Plans |
| ENVIRONMENTAL ISSUES | | | | |
| Exotic species removal | Not identified | | N | Compliance required with FSP |
| Wetland buffer signs | Not identified | | N | Compliance required with FSP |
| 25% Open space | 65% | Y | | Exceeds min. requirements |
| COMPLIANCE WITH THE LAND DEVELOPMENT CODE Factors for Reviewing Proposed Site Plans (Section 508.6) | | | | |

Physical Characteristics. The site has an irregular shape with frontage along future Pope Road Extension and existing Pope Road to the north and west respectively, and adjacent to the Mill Creek, a perennial stream, to the east. The majority of the site is currently vacant with exception of one single-family residence located on the southwest portion of the site. A fifty-foot wide Florida Gas Transmission Company Pipeline Easement traverses the site from northeast to southwest. There are 2.1± acres of wetlands. No impacts are proposed to the wetlands on-site.

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 Gullett Elementary School; however there is no paved roadway connection between the south portion of existing Pope Road and 44th Avenue East where the school is located.

Relation to Major Transportation Facilities. The project's access point will connect Pope Road Extension, a four-lane major collector roadway.

Compatibility. The majority of the site is zoned PDR. The site is surrounded by properties zoned A (General Agriculture). There is PDR zoning further to the north and west (Greyhawk Landing, Mill Creek, and Eagle Trace). Some uses permitted in the A zoning district may be incompatible with single-family development. 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 that is transitioning from agricultural uses to low and moderate density residential uses.

Design Quality. The design of this development complies with applicable Land Development Code requirements and standards. The revised Preliminary Site Plan includes 111 lots for single-family detached residences, 26 more lots than the previous approval, for a gross density of 1.71 dwelling units per acre.

The project's access is shown to connect to future Pope Road Extension. An emergency access is proposed to the south. The lots have frontage from internal roadways, and no inter-neighborhood ties are proposed since the internal roadways are private.

4.49± acres are proposed for recreational purposes. This acreage includes a gas line easement. Recreational amenities include a passive park with benches and trails, to be shown on the FSP.

Relationship to Adjacent Property. The site is surrounded by vacant agricultural land zoned "A" to the north, east, and west across future Pope Road Extension, Mill Creek, and Pope Road, respectively. There are single-family residences to the immediate west and south, and agriculture properties to the southeast.

A 15-foot wide greenbelt buffer separates the project from existing nearby properties zoned A. A 35-foot setback from residential use to active agriculture is not necessary because of the project design provides more than 35 feet of separation between these uses.

Access, Streets, Drives, Parking and Service Areas. The site has access via a boulevard entrance road connecting to future Pope Road Extension. An emergency access in the southwest portion of the site connects to existing Pope Road. There are no neighborhood ties proposed since the streets will be private.

Pedestrian Systems. The site is within two miles of Gullett Elementary School. LDC Section 722.1.4.3 requires sidewalks to be on both sides of the street when a project is within two miles of a school. The design shows five-foot wide sidewalks along all internal private roadways. The site plan shows a sidewalk on the south side of future Pope Road extension, on the portion of the road to be constructed with this development (outside lanes only).

Natural and Historic Features, Conservation and Preservation Areas. There are 2.1± acres of wetlands. No impacts to the wetlands are proposed. A total of 4.063 acres of upland habitat preservation are provided with this proposal, which include conservation easements to be placed over all wetlands, wetland buffers and upland preservation areas.

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

Density. A density of 1.71 dwelling units per acre is below the maximum 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 opaque fence along the exterior edge of the greenbelt buffer located behind Lots 98 through 103, with the landscaping placed on the interior edge of the

fence. Specific Approval is required.

- a six-foot high opaque fence along the interior edge of the roadway buffer along existing Pope Road behind Lots 103 through 107, with the landscaping placed on the exterior edge of the fence.
- a six-foot high wall located in the 20' drainage easement along the north property line, extending from the northwest corner of the project to the northeast (exclusive of the project access and the wetland and wetland buffer of Mill Creek, as shown on the site plan).

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 to 30-foot wide roadway buffer along the future Pope Road Extension and existing Pope Road. There are 15-foot wide greenbelt buffers adjacent to surrounding properties zoned A. The project design provides for more than 35 feet of separation between the residential use and adjacent properties zoned A (General Agriculture).

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 FLUC Category. 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 transitioning from agriculture to suburban single-family residential developments and mixed use properties.

Policy 2.2.1.11.1 Intent. The use is consistent with the intent of the UF-3 FLUC which provides for a low-density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. The proposed gross density of 1.71 exceeds the Special Approval threshold (1.00 gross) in the UF-3 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Single-family detached homes within suburban or urban density planned residential developments are in the range of potential uses.

Policy 2.6.1.1 Compatibility. PDR developments can be designed to permit development consistency with the growing residential trends in the area. The use proposed, lot sizes, and setbacks are comparable with surrounding developments. Also, 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 Open Space. The site design shows no impacts to the 2.1 acres wetland on-site.

Policy 2.6.5.5 Preserve/Protect Open Space. The site plan shows 65.32% open space (40.63 acres). 25% open space is required.

CONCURRENCY

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

| NEAREST ROADWAY | LINK(S) | ADOPTED LOS | FUTURE LOS (w/Project) |
|------------------------|--|--------------------|-------------------------------|
| SR 64 (Link 3062) | 3062 - Lakewood Ranch Blvd to Rye Road | D | B |

It is acknowledged that this project currently has a CLOS (CLOS 08-078) issued in August 5, 2008, based upon approval of a Traffic Impact Analysis (TIA) at that time associated with 85 dwelling units (CLOS 08-078). However, a new TIA has been reviewed and approved associated with 112 dwelling units. Please note that the TIA did not identify any off-site concurrency-related improvements which are directly attributed to project impacts, as concurred by the Transportation Planning Division. Thus, no off-site improvements are required for this project.

The Applicant shall be responsible for ensuring that all development proceeds with the terms and conditions of Transportation Concurrency requirements for the site, including being subject to requirements in the Land Development Code (LDC) and the Comprehensive Plan.

Any off-site improvements that are required must be satisfied by either installation or mitigation alternatives acceptable by Manatee County Public Works Department, Transportation Planning Division, such as an agreement requiring Board of County Commissioners (BOCC) approval.

Upon Board approval, a new CLOS will be issued to reflect the modified conditions and entitlements from the original CLOS.

Wastewater and potable water 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 Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on size of tree removed. The applicant's 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 Sections 714.8.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree with the proposed design because the required number of trees and canopy will be provided.

2. Request:

LDC Section 715.3.2.3, Option E requires a solid, decorative, opaque wall a minimum six (6) feet in height placed at the interior edge of the greenbelt buffer and the landscaping shall be placed on the exterior side of the wall. The applicant's request is to allow for the placement of a six (6) foot high opaque fence along the exterior edge of the greenbelt buffer with the landscaping placed on the interior edge of the fence.

Staff Analysis and Recommendation:

Staff has no objections to the proposal. It would provide more privacy to future residents in Lots 98 through 103, and minimize impacts to the residents of the existing adjacent single-family unit to the west. No reduction to the width of the greenbelt buffer is proposed.

Finding for Specific Approval:

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

ATTACHMENTS

- 1. Applicable Comprehensive Plan Policies**
- 2. Request for Specific Approval**
- 3. Copy of Newspaper Advertising**
- 4. Exhibit "C" (related to Environmental Conditions - Stipulation F.2.e.)**

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: 2.1.2.5 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
- (See also policies under Objs. 2.6.1 - 2.6.3)
- Policy: 2.2.1.11 **UF-3:** Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:
- Policy: 2.2.1.11.1 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)

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 Range of Potential Density/Intensity:

Maximum Gross Residential Density: 3 dwelling units per acre

Maximum Net Residential Density: 9 dwelling units per acre

(except within the WO or CSVA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only)

Maximum Square Footage for Neighborhood Retail Uses:

Medium (150,000sf)

Large (300,000)*

* With Limitations (See Policy 2.2.1.11.5)

Policy: 2.2.1.11.4 Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to 163.3202, F.S.
- b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet shall require special approval.

| | |
|-----------------|--|
| Policy: 2.3.1.2 | Minimize the alteration or relocation of any perennial lake or stream, or of adjacent jurisdictional wetlands by promoting the transfer of density/intensity away from the water body and out of the floodplain, except for improvements for public water supply sources, upon a finding of overriding public interest by the Board of County Commissioners. Also, limit the density or intensity credit which may be transferred from any acreage of altered or relocated wetlands to 50% of the maximum density or intensity associated with the future land use category on any such wetland. Any such reduction in density or intensity credit shall be in addition to any reduction (see Policy 2.3.1.1) caused by wetland acreage being in excess of 20% of gross project acreage. |
| 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: <ul style="list-style-type: none">- 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] |
| Policy: 2.6.2.7 | Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses. |
| 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: 2.6.5.1 | Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs. |
| Policy: 2.6.5.4 | 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.

- Objective 2.9.1 Strong Communities:** Create and maintain communities, which are characterized by, their:
- connection, integration, and compatibility with surrounding land uses,
 - community spaces and focal points,
 - protection of the natural environment,
 - connection and integration of pedestrian, bicycle, and vehicular systems,
 - usable open spaces, and public access to water features,
 - unifying design elements and features,
 - variety of housing stock,
 - pedestrian oriented structures, and pedestrian friendly design,
 - connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.
- Policies 2.9.1.1** Minimize the development of residential projects which create isolated neighborhoods.
- Policy 2.9.1.2** Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)
- 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)

IICARD MERRILL

ATTORNEYS & COUNSELORS

2033 Main Street
Suite 600
Sarasota, FL 34237
941.366.8100
Fax: 941.366.6384
icardmerrill.com

November 26, 2012

SENT VIA EMAIL

Lisa Barrett, Planning Division Manager
Rossina Leider, Planner
Manatee County Building & Development Services
Comprehensive Planning – Public Hearings Division
1112 Manatee Avenue West
Bradenton, FL 34205

Charles J. Bartlett
Paul D. Beitlich
G. Matthew Brockway
Kelly Pflugner Causey
Bruce P. Chapnick
Michael W. Cochran
Stacy Dillard-Spahn
Robert "Tad" Drean
Mark C. Dungan
Michael L. Foreman
Michael J. Furen
Arthur D. Ginsburg
Steven R. Greenberg
Joseph M. Herbert
F. Thomas Hopkins
Thomas F. Icard, Jr.
Todd D. Kaplan
Jason A. Lessinger
David M. Levin, LL.M.
Robert K. Lincoln
Robert G. Lyons
William W. Merrill, III
Lindsey A. Meshberger
Robert E. Messick
Troy H. Myers, Jr.
Alyssa M. Nohren
J. Geoffrey Pflugner
Stephen D. Rees
Julie A. Simonson
Jaime L. Wallace
John J. Waskom
Richard S. Webb, IV

RE: Serenity Creek Subdivision, Preliminary Site Plan Submittal, 2303 Pope Road -- Request for Specific Approval for LDC Sections 714.8.7 (Tree Replacement), 715.3.2.3, Option E (Perimeter Landscape Buffer Options)

Dear Lisa and Rossina:

Pursuant to the above-referenced PSP submittal for Serenity Creek Subdivision, the applicant is hereby requesting specific approval as follows:

1. Alternative to LDC Section 714.8.7 which requires a minimum replacement caliper of three inches, five inches and seven inches for existing trees to be removed with sizes of four to fifteen inches D.B.H., sixteen to thirty inches D.B.H. and over thirty inches D.B.H., respectively.

a. **Justification** – The applicant requests Specific Approval for an alternative to Section 714.8.7 of the LDC to allow for replacement trees to be planted at 3”/4”/4” (with the same ratios to apply) in place of 3”/5”/7”. This would allow replacement sizes to be in line with the upcoming LDC amendments to the Tree Protection section of the Code.

2. Alternative to LDC Section 715.3.2.3, Option E which requires a solid, decorative, opaque wall a minimum six (6) feet in height placed at the interior edge of the greenbelt buffer and the landscaping shall be placed on the exterior side of the wall.

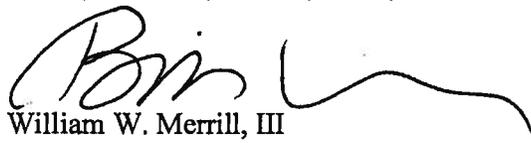
a. **Justification** – The applicant request Specific Approval for an alternative to Section 715.3.2.3 of the LDC to allow for the placement of a proposed six foot high opaque fence along the exterior edge of the greenbelt buffer with the landscaping placed on the interior side of the wall. This would provide more privacy to future residents in lots 98 through 103 and minimize impacts to the existing residents at 2215 Pope Road Bradenton, FL 34211, Parcel ID. 568410054. It will not reduce to width of the greenbelt buffer.

Lisa Barrett, Planning Division Manager
Rossina Leider, Planner
November 26, 1012
Page 2

For all of these reasons, we respectfully request specific approval as detailed above. The intent is to promote a more walkable, neighborhood friendly community. Thank you for your consideration of this request.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.



William W. Merrill, III

WWM,III/mc

cc: Armando Cabre
Greg Meath

Bradenton Herald

Sarasota Herald Tribune

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, January 10, 2013 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 matter:

PDR-04-27(Z)(P)(R) - MERITAGE HOMES OF FLORIDA, INC/ SERENITY CREEK

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 0.86 acres on the east side of existing Pope Road and south of the future Pope Road realignment, 1,500± feet south of SR 64, at 2225, 2245, & 2303 Pope Road, Bradenton from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; amending Ordinance PDR-04-27(Z)(P) and the Preliminary Site Plan for the Serenity Creek Subdivision to increase the number of single-family residential lots from 85 to 111 (26 additional lots) on 64.79± acres; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (0.86± acre rezone; 64.79± total acreage).

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

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 ENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION Manatee County Building and Development Services Department Manatee County, Florida 2/28/2012

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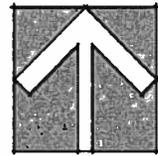
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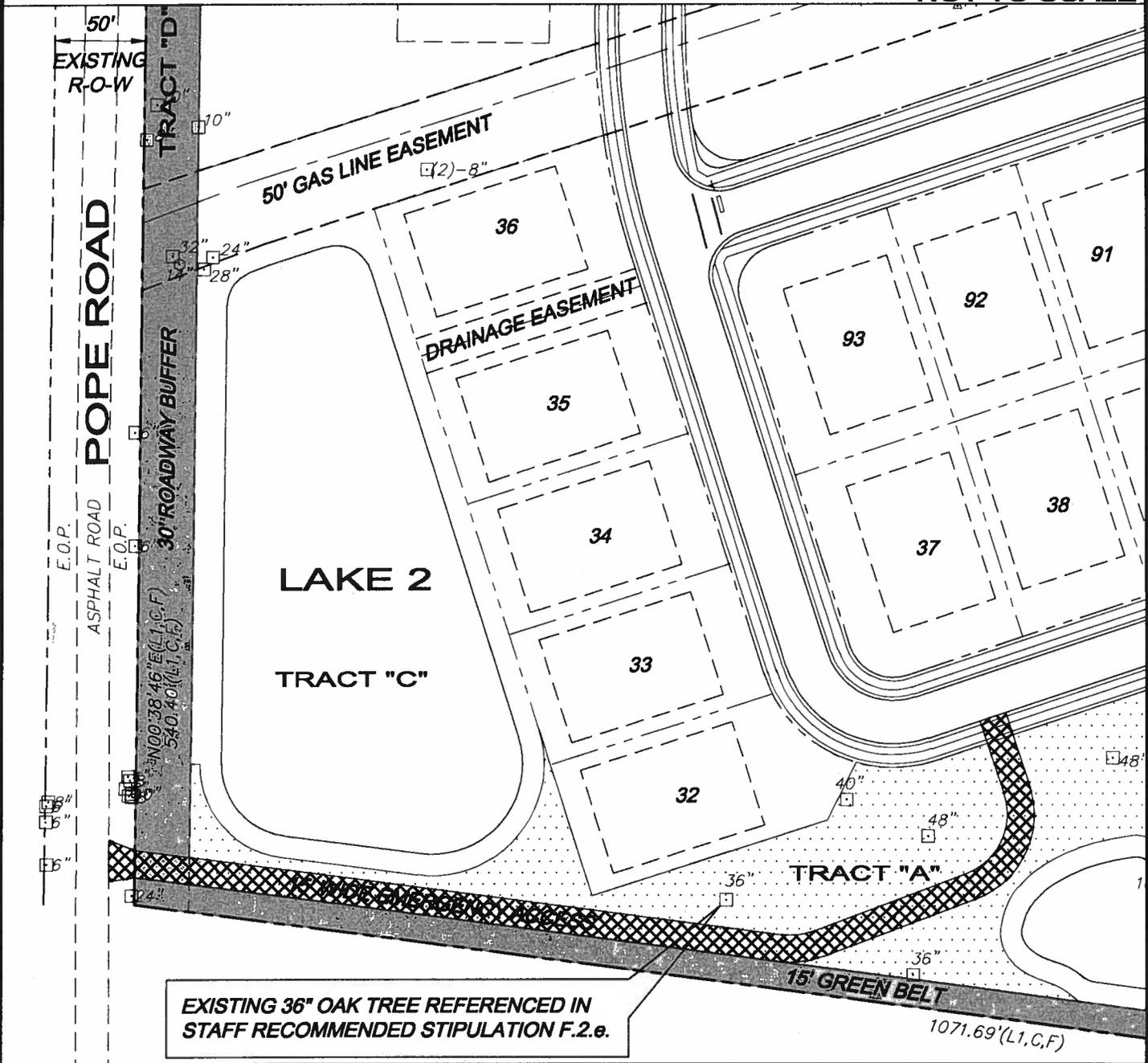
THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION Manatee County Building and Development Services Department Manatee County, Florida

Date of pub: December 26, 2012

NORTH



NOT TO SCALE



EXISTING 36" OAK TREE REFERENCED IN
STAFF RECOMMENDED STIPULATION F.2.e.



**FLORIDA ENGINEERING
AND ENVIRONMENTAL SERVICES, INC.**

CERTIFICATE OF AUTHORIZATION: EB 5804
4519 George Road Suite 130
Tampa, Florida 33634
Tel (813) 880-9106 Fax (813) 880-9055

EXHIBIT "C"
SERENITY CREEK SUBDIVIS
PDR-04-27(Z)(P)(R)
MANATEE COUN TY, FLORI

SERENITY CREEK SUBDIVISION

PRELIMINARY SITE PLANS

RECEIVED
 JAN 04 2013
 BY: _____

**PARCEL 1 (O.R. 1446, PAGE 5297)
 (F/K/A NORTHERN PARCEL)**

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°29'50"E, ALONG THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 25.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°29'50"E, ALONG SAID NORTH LINE A DISTANCE OF 1311.10 FEET; THENCE S.00°18'32"W, ALONG THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 842.18 FEET; THENCE N.80°20'00"W, 1291.27 FEET; THENCE N.00°14'00"E, 88.85 FEET; THENCE N.89°45'56"W, 100.00 FEET; THENCE N.00°14'00"E, ALONG THE EAST RIGHT-OF-WAY LINE OF POPE ROAD, A DISTANCE OF 851.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2 (O.R. 1851, PAGE 1842):

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°20'00"E, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 25.00 FEET; THENCE N.00°14'00"E, ALONG THE EAST RIGHT-OF-WAY LINE OF POPE ROAD, 560.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°14'00"E, ALONG SAID RIGHT-OF-WAY LINE, 116.40 FEET; THENCE S.89°45'56"E, 100.00 FEET; THENCE N.00°14'00"E, 236.35 FEET; THENCE S.89°32'00"E, 1201.27 FEET; THENCE S.00°18'32"W, ALONG THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4, 352.18 FEET; THENCE N.89°32'00"W, 1309.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 5 (O.R. 1782, PAGE 4578) (F/K/A EASTERN PARCEL):

PARCEL 3 (O.R. 1851, PAGE 1842):
 COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°20'00"E, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 25.00 FEET; THENCE N.00°14'00"E, ALONG THE EAST RIGHT-OF-WAY LINE OF POPE ROAD, 383.50 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°14'00"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 188.00 FEET; THENCE S.89°32'00"E, 1309.82 FEET; THENCE S.00°18'32"W, ALONG THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4, 650.00 FEET; THENCE N.89°32'00"W, ALONG THE SOUTH LINE OF SAID SECTION 33, 245.23 FEET; THENCE N.89°10'00"W, 514.18 FEET; THENCE N.00°14'00"E, 323.53 FEET; THENCE N.89°32'00"W, 553.47 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 4 (O.R. 1851, PAGE 1842):

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°20'00"E, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 25.00 FEET; THENCE N.00°14'00"E, ALONG THE EAST RIGHT-OF-WAY LINE OF POPE ROAD, 126.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°14'00"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 268.00 FEET; THENCE S.89°32'00"E, 553.47 FEET; THENCE S.00°18'32"W, 323.53 FEET; THENCE N.89°32'00"W, 557.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST FOR A POINT OF BEGINNING; THENCE S.89°10'29"E, ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 401 FEET MORE OR LESS TO THE INTERSECTION WITH THE THREAD OF A STREAM; THENCE MEANDER ALONG THE THREAD OF SAID STREAM IN A GENERAL NORTHERLY DIRECTION, A DISTANCE OF 2039 FEET MORE OR LESS TO THE INTERSECTION WITH THE NORTHERLY LINE OF AFORESAID SOUTHEAST 1/4; THENCE N.89°10'29"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 414 FEET MORE OR LESS TO A POINT WHICH LIES S.89°10'29"E, A DISTANCE OF 68.38 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S.00°45'18"W, PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHEAST 1/4 AND 68.38 FEET EASTERLY THEREFROM, A DISTANCE OF 842.02 FEET; THENCE N.89°10'29"W, A DISTANCE OF 68.38 FEET TO THE INTERSECTION WITH SAID WESTERLY LINE; THENCE S.00°45'18"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 802.23 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

**PARCEL 6 (O.R. 1782, PAGE 4578)
 (F/K/A RECTANGULAR PARCEL):**

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST FOR A POINT OF BEGINNING; THENCE S.00°45'18"W, ALONG THE WESTERLY LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 841.82 FEET; THENCE S.89°10'29"E, 68.38 FEET; THENCE N.00°45'18"E, PARALLEL WITH SAID WESTERLY LINE OF THE SOUTHEAST 1/4 AND 68.38 FEET EASTERLY THEREFROM, A DISTANCE OF 842.02 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID SOUTHEAST 1/4; THENCE N.89°10'29"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 68.38 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

LESS OUT THE FOLLOWING: (O.R. 1782, PAGE 4578)

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE S.89°10'29"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 25.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°10'29"E, ALONG SAID NORTH LINE, A DISTANCE OF 36.00 FEET; THENCE S.00°45'18"W, A DISTANCE OF 88.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'33", A DISTANCE OF 482.20 FEET; THENCE N.00°42'52"E, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND 25.00 FEET EASTERLY THEREFROM, A DISTANCE OF 338.95 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE N.89°10'29"W, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1897.20 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.89°10'29"W, ALONG SAID NORTH LINE, A DISTANCE OF 117.81 FEET; THENCE S.00°42'52"E, A DISTANCE OF 34.30 FEET TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S.19°29'24"E, A DISTANCE OF 68.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°54'48", A DISTANCE OF 122.91 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 7:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N.89°29'50"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,088.38 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.11°57'58"E, A RADIAL DISTANCE OF 800.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°10'39", A DISTANCE OF 191.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°32'00"E, A DISTANCE OF 908.15 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE S.89°29'50"E, A DISTANCE OF 151.22 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,020.00 FEET AND A CENTRAL ANGLE OF 17°10'42"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 306.81 FEET; THENCE S.18°49'02"E, RADIAL WITH LAST DESCRIBED CURVE, A DISTANCE OF 68.38 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 33; THENCE N.89°29'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 472.47 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

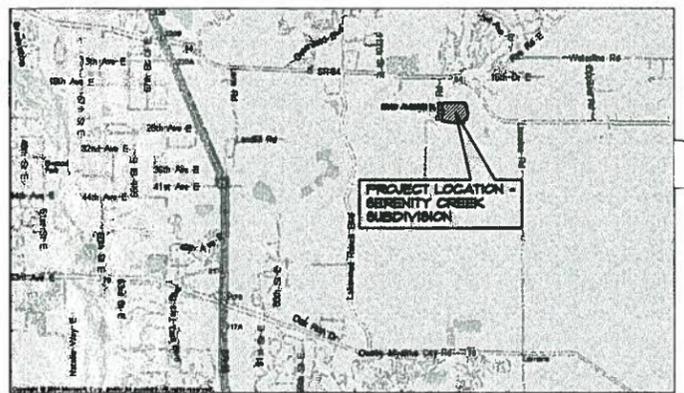
PARCEL 8:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N.89°29'50"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,218.28 FEET; THENCE S.00°19'30"W, A DISTANCE OF 34.38 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 83.82 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 24°19'59"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 488.18 FEET; THENCE N.00°14'00"E, A DISTANCE OF 488.34 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.82°28'24"E, A RADIAL DISTANCE OF 800.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°28'59", A DISTANCE OF 103.58 FEET TO THE POINT OF BEGINNING, ALL AS MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N.89°10'29"E, ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 244.78 FEET; THENCE LEAVING SAID SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, N.82°28'24"E, FOR 107.18 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF POPE ROAD, SAME BEING THE POINT OF INTERSECTION WITH A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE N.00°38'48"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF POPE ROAD, SAME BEING SAID LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, FOR 640.40 FEET; THENCE LEAVING SAID EAST

RIGHT-OF-WAY LINE OF POPE ROAD, S.89°21'14"E, FOR 108.00 FEET; THENCE N.00°38'48"E, FOR 325.00 FEET; THENCE N.89°21'14"W, FOR 108.00 FEET TO THE POINT OF INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF POPE ROAD, SAME BEING THE POINT OF INTERSECTION WITH SAID LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE N.00°38'48"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF POPE ROAD, SAME BEING SAID LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, FOR 476.18 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF POPE ROAD, EASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S.89°10'29"E, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 28°54'29", AN ARC LENGTH OF 417.94 FEET, AND A CHORD BEARING N.77°10'10"E, FOR 414.11 FEET TO THE POINT OF TANGENCY; THENCE S.89°10'29"E, FOR 908.15 FEET; THENCE CONTINUE S.89°10'29"E, FOR 161.82 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 17°10'42", AN ARC LENGTH OF 306.81 FEET, AND A CHORD BEARING N.82°10'59"E, FOR 304.87 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S.89°10'29"E, ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, FOR 4.29 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE THREAD OF STREAM; THENCE LEAVING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, MEANDER SOUTHERLY ALONG SAID THREAD OF STREAM, FOR 2434.7 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 33; THENCE LEAVING SAID THREAD OF STREAM, N.89°10'29"W, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, FOR 383.38 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2,822,465 SQUARE FEET OR 64.795 ACRES, MORE OR LESS



LOCATION MAP
 SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST

INDEX TO SHEETS

1. COVER
2. EXISTING CONDITIONS PLAN
3. NATURAL FEATURES MAP W/OVERLAY
4. PROPOSED HORIZONTAL CONTROL PLAN
5. PROPOSED UTILITIES PLAN
6. PROPOSED SURFACE WATER MANAGEMENT PLAN
7. GENERAL CROSS SECTIONS
8. POPE ROAD IMPROVEMENTS
9. TREE REMOVAL & PRESERVATION PLAN
10. SCHEMATIC TREE PLANTING/REPLACEMENT PLAN

OWNER/APPLICANT:

MERITAGE HOMES OF FLORIDA, INC.
 5337 MILLENIA LAKES BOULEVARD
 SUITE 160
 ORLANDO, FLORIDA 32839
 TELEPHONE: (407) 571-1810
 EMAIL: scott.kalman@meritagehomes.com

E12-012.07
 SHEET 1 OF 10



FLORIDA ENGINEERING
 AND ENVIRONMENTAL SERVICES, INC.
 CERTIFICATE OF AUTHORIZATION: EB 5804
 4519 GEORGE ROAD, SUITE 130
 TAMPA, FLORIDA 33634
 PHONE: (813) 880-9106
 FAX: (813) 880-9055
 EMAIL: acabre@flaengineering.com

PROPOSED ON-SITE ROADS SHALL BE PUBLIC RIGHT-OF-WAY.
GENERAL NOTE

LEGAL DESCRIPTION

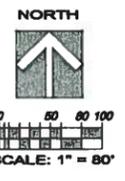
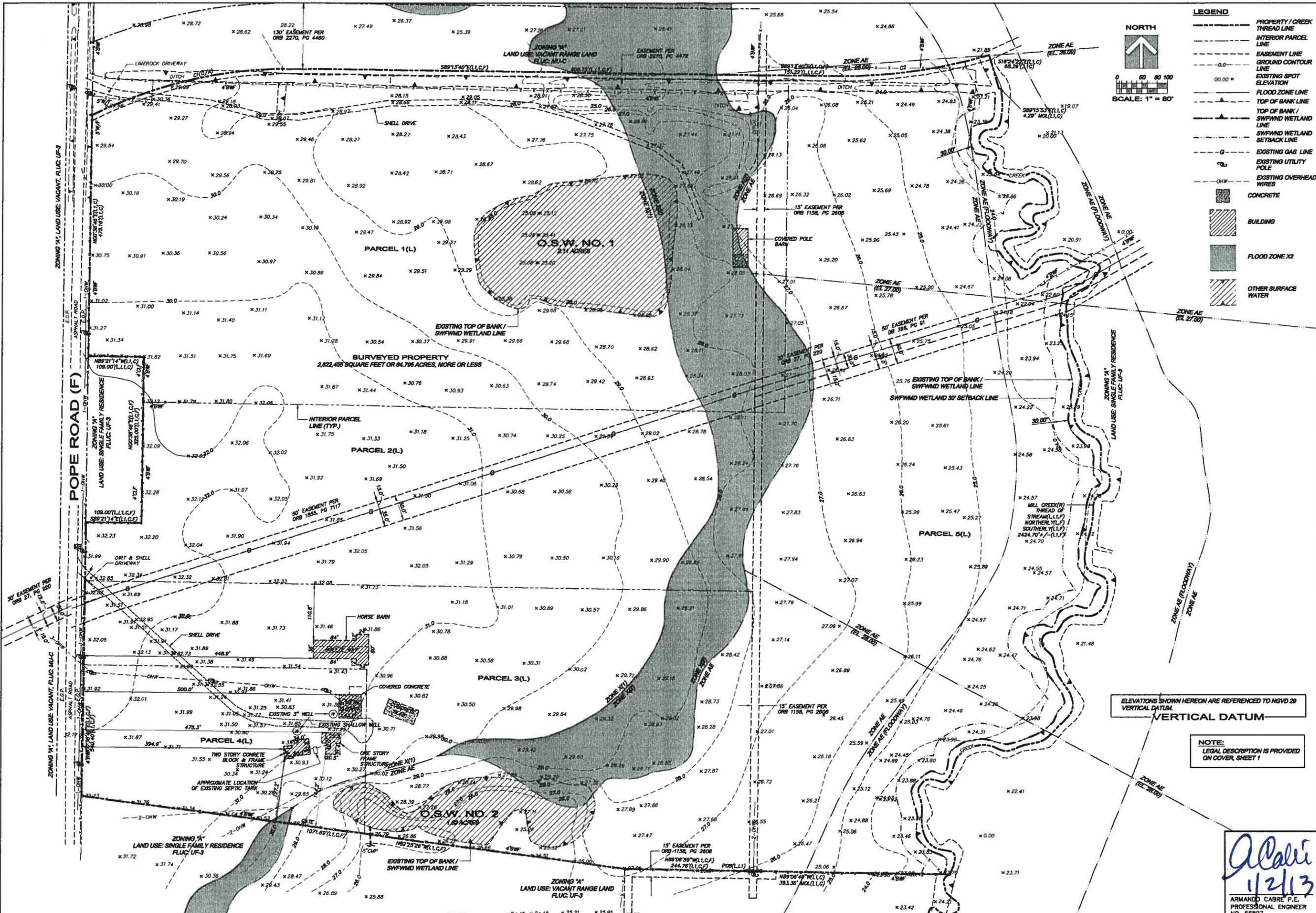
ENGINEER'S CERTIFICATION OF COMPLIANCE

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH THE APPLICABLE PORTIONS OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBCHAPTERS 335.0075 (1) AND (4), FLORIDA STATUTES.

Armando Cabre
 ARMANDO CABRE, P.E.
 FLORIDA REGISTRATION NO. 68807

DATE: 1/2/13

SEAL



LEGEND

| | |
|--|---|
| | PROPERTY / CREEK THREAD LINE |
| | INTERIOR PARCEL LINE |
| | EASEMENT LINE |
| | GROUND CONTOUR LINE |
| | EXISTING SPOT ELEVATION |
| | FLOOD ZONE LINE |
| | TOP OF BANK / SWFWMD WETLAND LINE |
| | TOP OF BANK / SWFWMD WETLAND SETBACK LINE |
| | EXISTING GAS LINE |
| | EXISTING UTILITY POLE |
| | EXISTING OVERHEAD WIRES |
| | CONCRETE |
| | BUILDING |
| | FLOOD ZONE X2 |
| | OTHER SURFACE WATER |

| | | | |
|-----------|----------|-------------|-----------|
| PR. NO.: | EB-09221 | DATE: | 9-24-2012 |
| REV. NO.: | 1 | REVISED BY: | ALC |
| REV. NO.: | 2 | REVISED BY: | ALC |
| REV. NO.: | 3 | REVISED BY: | ALC |
| REV. NO.: | 4 | REVISED BY: | ALC |
| REV. NO.: | 5 | REVISED BY: | ALC |
| REV. NO.: | 6 | REVISED BY: | ALC |
| REV. NO.: | 7 | REVISED BY: | ALC |
| REV. NO.: | 8 | REVISED BY: | ALC |
| REV. NO.: | 9 | REVISED BY: | ALC |
| REV. NO.: | 10 | REVISED BY: | ALC |

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



**SERENITY CREEK
 SUBDIVISION
 MANATEE COUNTY
 PRELIMINARY SITE PLAN**

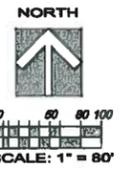
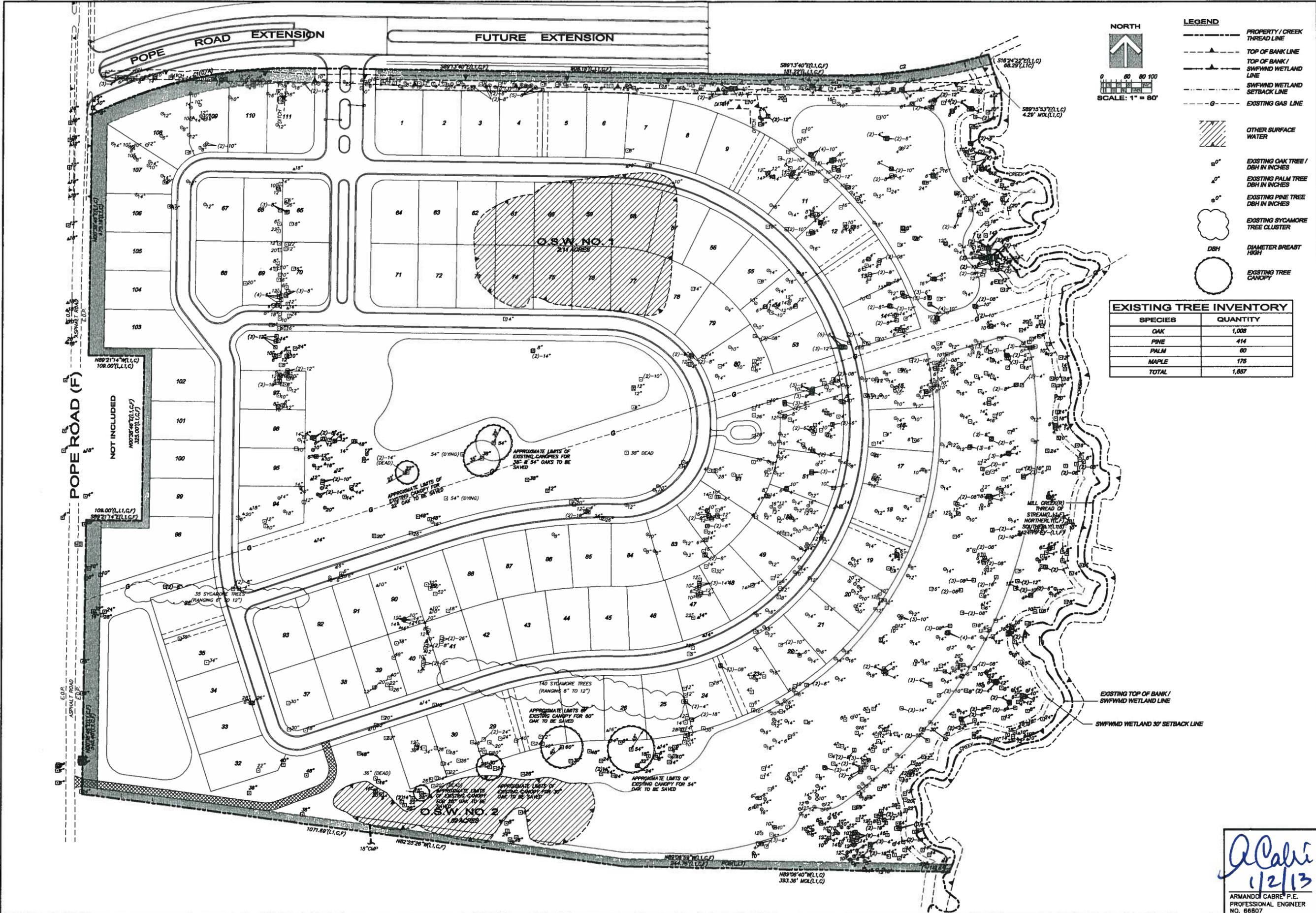
**EXISTING CONDITIONS
 PLAN**

**SHEET
 2
 OF 10**

ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGVD 29 VERTICAL DATUM.

NOTE:
 LEGAL DESCRIPTION IS PROVIDED ON COVER, SHEET 1

Armando Cabre
 11/2/13
 ARMANDO CABRE P.E.
 PROFESSIONAL ENGINEER
 NO. 66807



- LEGEND**
- PROPERTY / CREEK THREAD LINE
 - - - TOP OF BANK LINE
 - - - TOP OF BANK / SWFWD WETLAND LINE
 - - - SWFWD WETLAND SETBACK LINE
 - - - EXISTING GAS LINE
 - ▨ OTHER SURFACE WATER
 - 8" EXISTING OAK TREE / DBH IN INCHES
 - 6" EXISTING PALM TREE DBH IN INCHES
 - 4" EXISTING PINE TREE DBH IN INCHES
 - 2" EXISTING SYCAMORE TREE CLUSTER
 - DBH
 - EXISTING TREE CANOPY

EXISTING TREE INVENTORY

| SPECIES | QUANTITY |
|--------------|--------------|
| OAK | 1,008 |
| PINE | 414 |
| PALM | 60 |
| MAPLE | 176 |
| TOTAL | 1,657 |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

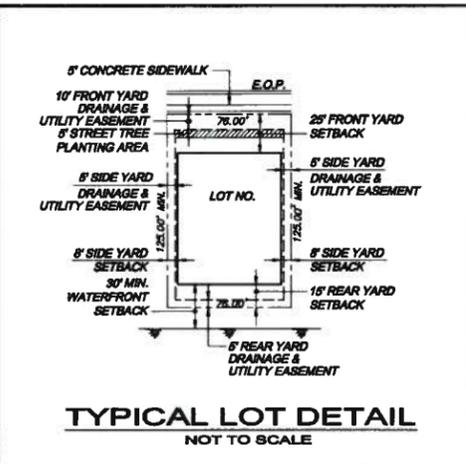
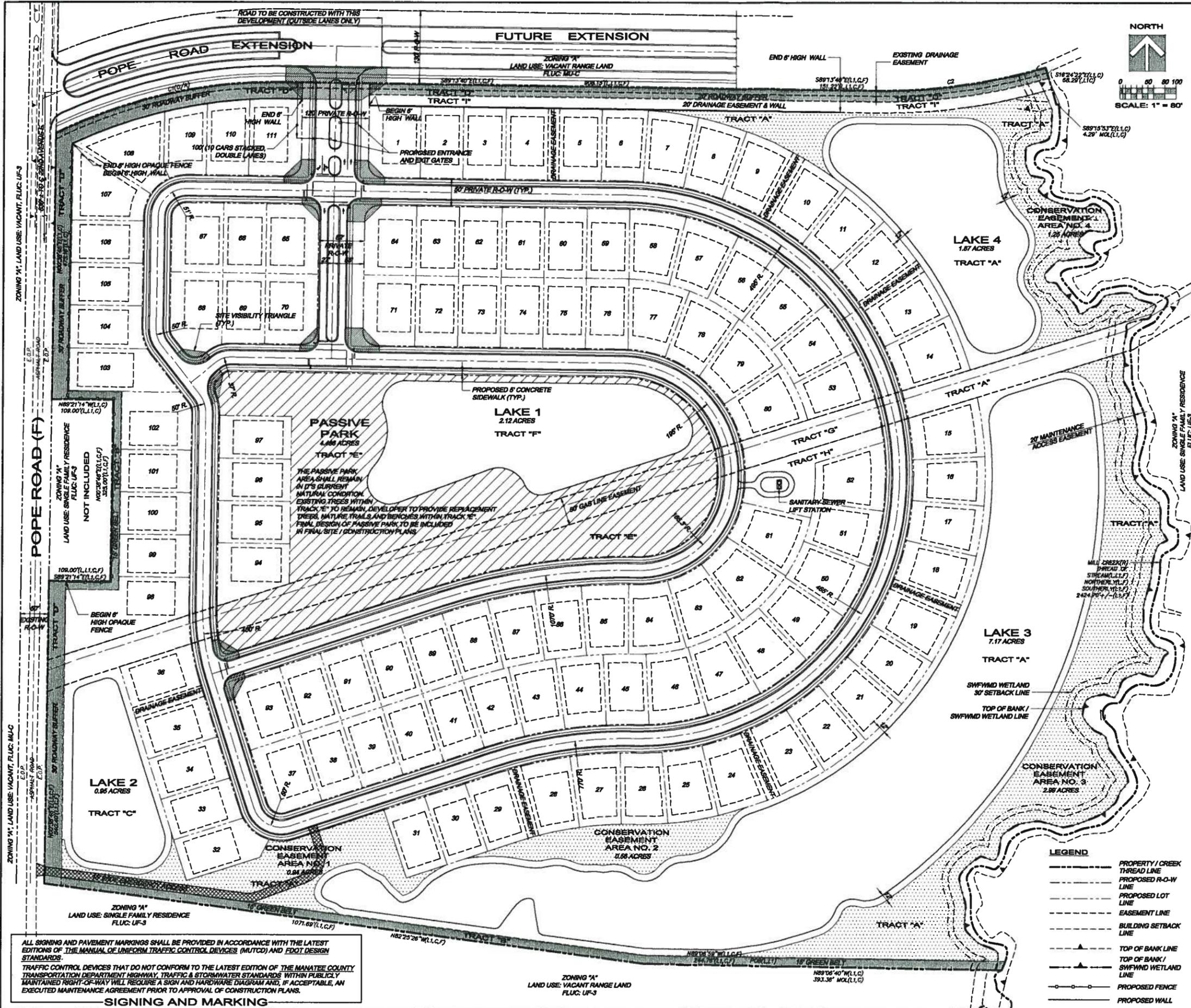
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**SERENITY CREEK SUBDIVISION
 MANATEE COUNTY
 PRELIMINARY SITE PLAN**

**NATURAL FEATURES
 MAP WITH OVERLAY**

Armando Cabre
 1/2/13
 ARMANDO CABRE, P.E.
 PROFESSIONAL ENGINEER
 NO. 66807



SITE DATA:

| | | |
|---|-----------------|-----------|
| TOTAL PROPERTY AREA: | 2,822,455 SF | 64.795 AC |
| AREA OF MILL CREEK @ TOB (WETLAND): | 38,408.94 SF | 0.882 AC |
| WETLAND BUFFER: | 74,212.78 SF | 1.704 AC |
| NET RESIDENTIAL AREA: | 2,709,836.28 SF | 62.209 AC |
| PROPOSED NUMBER OF RESIDENTIAL UNITS = 111 UNITS | | |
| PROPOSED GROSS RESIDENTIAL DENSITY: (111 / 64.795) = 1.71 UNITS/AC | | |
| PROPOSED NET RESIDENTIAL DENSITY: (111 / 62.209) = 1.78 UNITS/AC | | |
| EXISTING F.L.U.C.: UF-3 - URBAN FRINGE | | |
| EXISTING ZONING: PDR - RESIDENTIAL & A - GENERAL AGRICULTURAL | | |
| PROPOSED ZONING: PDR - RESIDENTIAL | | |
| PROJECT NAME: SERENITY CREEK SUBDIVISION | | |
| INTENDED USE: SINGLE FAMILY RESIDENTIAL | | |
| FLOOD ZONE(S): "X" & "AE" (ELEVATIONS 28.0' TO 28.5') AND REGULATORY FLOODWAY OF MILL CREEK PER F.L.R.M. PANEL #120163-0380-C, DATED 7/16/82. | | |
| POTABLE WATER PROVIDED: MANATEE COUNTY | | |
| SANITARY SEWER PROVIDED: MANATEE COUNTY | | |
| STORMWATER FACILITIES: PROPOSED RETENTION PONDS | | |
| SITE VEGETATION: PASTURE, UPLAND PINE FLATWOODS | | |

PROPOSED SITE AREAS:
(DOES NOT INCLUDE OFFSITE ROADWAY AREAS)

| | | | |
|----------------------------|-----------------|-----------|---------|
| NET RESIDENTIAL AREA: | 2,709,836.28 SF | 62.209 AC | 100.00% |
| RESIDENTIAL BUILDING AREA: | 698,400.00 SF | 13.780 AC | 22.12% |
| CONC. DRIVEWAY AREA: | 77,700.00 SF | 1.704 AC | 2.87% |
| ASPHALT AREA: | 170,442.61 SF | 3.815 AC | 6.23% |
| CONCRETE AREA: | 62,206.68 SF | 2.117 AC | 3.40% |
| TOTAL IMPERVIOUS COVERAGE: | 838,749.59 SF | 21.674 AC | 34.69% |
| TOTAL OPEN SPACE AREA: | 1,770,086.78 SF | 40.636 AC | 65.32% |

OPEN SPACE COMPONENTS:

| | | | |
|---------------------------|-----------------|-----------|---------|
| ROADWAY BUFFER: | 67,604.40 SF | 1.522 AC | 3.82% |
| GREEN BELT BUFFER: | 32,938.91 SF | 0.736 AC | 1.89% |
| WALL & DRAINAGE EASEMENT: | 24,388.28 SF | 0.560 AC | 1.39% |
| CONSERVATION OPEN SPACE: | 231,445.88 SF | 5.313 AC | 13.09% |
| PASSIVE PARK OPEN SPACE: | 185,414.38 SF | 4.488 AC | 11.04% |
| TOTAL POND AREA @ TOB: | 627,417.00 SF | 12.108 AC | 18.48% |
| OTHER OPEN SPACE: | 690,676.85 SF | 15.890 AC | 39.03% |
| TOTAL OPEN SPACE: | 1,770,086.78 SF | 40.636 AC | 100.00% |

CONSERVATION EASEMENT COMPONENTS: (5.313 AC - 13.09%)

| | | | |
|---------------------------|---------------|----------|-------|
| AREA OF MILL CREEK @ TOB: | 38,408.94 SF | 0.882 AC | 2.17% |
| WETLAND BUFFER: | 74,212.78 SF | 1.704 AC | 4.19% |
| CONSERVATION EASEMENT: | 119,826.28 SF | 2.728 AC | 6.71% |

NOTE: MILL CREEK @ TOB IS THE ONLY JURISDICTIONAL WETLAND WITHIN OR ADJACENT TO THE PROPERTY.

LEGEND

- PROPERTY / CREEK THREAD LINE
- PROPOSED R.O.W LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- TOP OF BANK LINE
- TOP OF BANK / SWFWMD WETLAND LINE
- PROPOSED FENCE
- PROPOSED WALL
- SWFWMD WETLAND SETBACK LINE
- PROPOSED ROADWAY BUFFER / GREEN BELT
- PROPOSED CONSERVATION EASEMENT
- PROPOSED PASSIVE PARK

ARMANDO CABRE P.E.
PROFESSIONAL ENGINEER
NO. 69807

REUSE OF DOCUMENT: DATE: 9-24-2012

FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
4519 George Road, Suite 130
Tampa, Florida 33634
Tel: (813) 980-9106 Fax: (813) 980-9055

SERENITY CREEK SUBDIVISION MANATEE COUNTY PRELIMINARY SITE PLAN

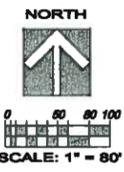
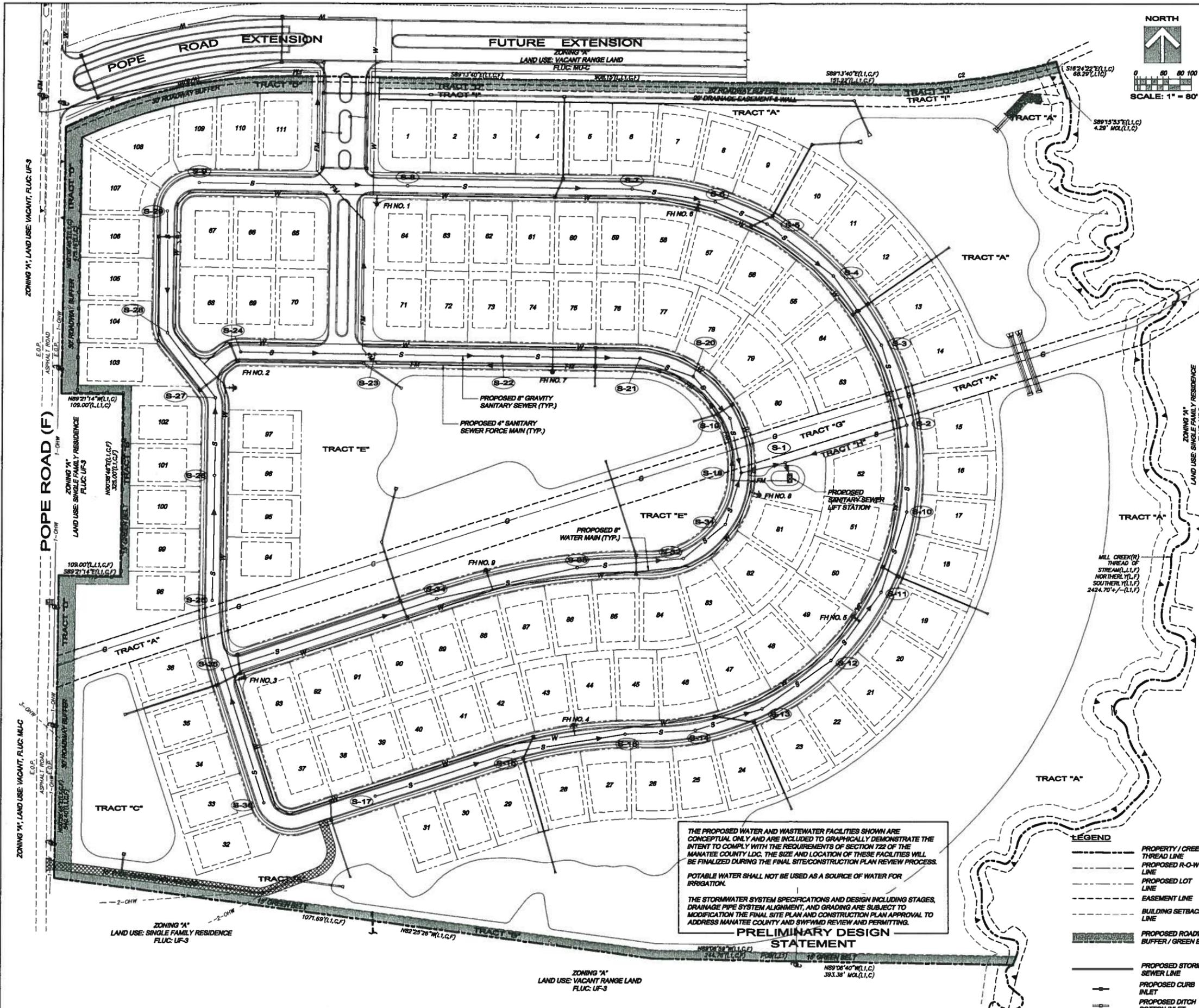
PROPOSED HORIZONTAL CONTROL PLAN

SHEET 4 OF 10

SIGNING AND MARKING

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FOOT DESIGN STANDARDS.

TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT-OF-WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.



PROPOSED SITE DESIGN

THE PROPOSED LAND USE FOR THIS DEVELOPMENT IS 111 SINGLE FAMILY UNITS.

ALL PROPOSED STRUCTURES ARE SHOWN AND DIMENSIONED ON SHEET #4/10.

THERE IS A PROPOSED PASSIVE PARK FOR RECREATIONAL USES ON THIS DEVELOPMENT.

ALL PROPOSED EASEMENTS (IF ANY) ARE SHOWN AND DIMENSIONED ON SHEET #4/10.

ALL OPEN SPACE AREAS ARE SHOWN AND/OR DIMENSIONED ON SHEET #4/10.

THE PROPOSED LANDSCAPING PLAN IS ATTACHED ON SHEET #10/10.

THE PROPOSED VEHICULAR CIRCULATION FACILITIES ARE SHOWN AND DIMENSIONED ON SHEET # 4/10.

THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE SHOWN AND DIMENSIONED ON SHEET # 6/10.

BUILDING HEIGHTS AND MINIMUM YARD DIMENSIONS ARE NOTED AND/OR SHOWN ON SHEET # 4/10.

LIGHTING WILL BE LIMITED TO LANDSCAPE, WALL MOUNTED AND/OR POST MOUNTED YARD LIGHTS IN ACCORDANCE WITH MANATEE COUNTY REGULATIONS. A LIGHTING PLAN WILL BE PROVIDED WITH THE SUBMITTAL OF THE FINAL SITE PLAN.

DEVELOPMENT DESCRIPTION

THE LOCATIONS, INTENSITY, AND ACREAGE OF ALL PROPOSED LAND USES INCLUDING EACH DWELLING TYPE ARE PROVIDED IN THE "DEVELOPMENT DATA" BLOCK ON SHEET #4/10. THE PROPOSED DEVELOPMENT IS A 111 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION. THE PROJECT IS LOCATED ON A 64.8 AC PARCEL CURRENTLY ZONED FOR THE AREA AND LOCATIONS OF ALL PROPOSED OPEN SPACE TRACTS ARE TABULATED AND SHOWN ON SHEET #4/10. THE LOCATION, DIMENSIONS, AND ACREAGE OF THE PROPOSED RECREATIONAL AREA IS PROVIDED ON SHEET #4/10.

THE PROPOSED DENSITIES FOR EACH DWELLING TYPE AND NUMBER THEREOF ARE PROVIDED IN THE "DEVELOPMENT DATA" BLOCK ON SHEET #4/10.

THERE ARE NO PROPOSED DENSITY BONUSES REQUESTED FOR THIS DEVELOPMENT.

THE PROPOSED DEVELOPMENT SHOULD COMMENCE BY 01 JUNE 2013, AND BE COMPLETED PRIOR TO THE EXPIRATION OF THE LEVEL OF SERVICE CERTIFICATE. THE PROJECT WILL BE COMPLETED IN A SINGLE PHASE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED BY EMD STAFF PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. EMD STAFF WILL BE CONTACTED PRIOR TO SILT SCREEN INSTALLATION.

A WATER WELL CONSTRUCTION PERMIT MUST BE OBTAINED FROM EMD PRIOR TO CONSTRUCTION OF THE PROPOSED WELL.

SOLID WASTE DISPOSAL WILL BE PROVIDED BY MCPWD VIA CURBSIDE PICK-UP.

THERE IS NO REQUIRED LIGHTING FOR THIS DEVELOPMENT. ANY OUTSIDE LIGHTING PROVIDED FOR STREETS, RESIDENTIAL LOTS AND THE CLUBHOUSE AREA WILL MEET THE LOCATION, HEIGHT, SHIELDING AND TYPE REQUIREMENTS PROVIDED IN THE LDC.

THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 715, THE MANATEE COUNTY COMPREHENSIVE PLAN, AND THE MANATEE COUNTY CROSS CONNECTION AND BACK FLOW PREVENTION CODE, MANATEE COUNTY PLUMBING CODE AND THE MANATEE COUNTY IRRIGATION CODE.

SUPPLEMENTAL INFORMATION

ALL EASEMENTS, DEDICATIONS, AND RESERVATIONS WILL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

A STATEMENT OF SCHOOL NEEDS WILL BE PROVIDED UPON RECEIPT OF STATEMENT FROM THE SCHOOL BOARD.

THERE ARE NO KNOWN EXISTING WELLS ON THIS PROPERTY. ANY WELLS DISCOVERED DURING LAND CLEARING SHALL BE PROTECTED OR ABANDONED IN ACCORDANCE WITH SHFWMD RULE CHAPTER 40 D.

ALL PROPOSED ROADS, WATER AND SEWER UTILITIES, STORMWATER CONVEYANCE COLLECTION SYSTEMS WITHIN THE PRIVATE RIGHT-OF-WAYS, TRACTS AND EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ALL PROPOSED INFRASTRUCTURE IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORK STANDARDS, UNLESS OTHERWISE NOTED.

ABANDONED SEPTIC TANKS SHALL BE PUMPED OUT, BOTTOMS RUPTURED, AND FILLED WITH CLEAN SAND OR OTHER SUITABLE MATERIAL (PERMIT REQUIRED FROM MANATEE COUNTY HEALTH DEPT. UNLESS PERMITTED BY COUNTY PUBLIC WORKS).

THE GAS LINE EASEMENT & MAIN DEPICTED ON THESE PLANS HAVE BEEN LOCATED BY FIELD SURVEY. CONTRACTOR TO NOTIFY SUNSHINE ONE CALL OR OTHER UTILITY LOCATE SERVICE FOR LOCATION OF GAS LINE, PRIOR TO INITIATING ANY WORK WITHIN THE GAS LINE EASEMENT.

WHERE AUTOMATIC GATE OPENERS ARE USED, A MINIMUM OF TWO (2) OPENING FREQUENCIES SHALL BE PROVIDED: (1) DEDICATED TO EMERGENCY SERVICES USE. THIS FREQUENCY SHALL BE DETERMINED BY A.P.L.I. THIS SHALL BE A MASTER FREQUENCY WHEREBY THE EMERGENCY SERVICES SHALL BE ABLE TO OPEN ANY GATE WITHIN ITS JURISDICTION WITH ONE OPERATOR. THIS FREQUENCY SHALL BE AVAILABLE AND USED EXCLUSIVELY BY EMERGENCY SERVICES. THE REMAINING FREQUENCY(S) SHALL BE FOR THE OWNER'S USE.

THE PROPOSED WATER AND 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 SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

POTABLE WATER SHALL NOT BE USED AS A SOURCE OF WATER FOR IRRIGATION.

THE STORMWATER SYSTEM SPECIFICATIONS AND DESIGN INCLUDING STAGES, DRAINAGE PIPE SYSTEM ALIGNMENT, AND GRADING ARE SUBJECT TO MODIFICATION THE FINAL SITE PLAN AND CONSTRUCTION PLAN APPROVAL TO ADDRESS MANATEE COUNTY AND SHFWMD REVIEW AND PERMITTING.

PRELIMINARY DESIGN STATEMENT

LEGEND

- PROPERTY / CREEK THREAD LINE
- - - - - PROPOSED R-O-W LINE
- - - - - PROPOSED LOT EASEMENT LINE
- - - - - BUILDING SETBACK LINE
- - - - - PROPOSED ROADWAY BUFFER / GREEN BELT
- - - - - PROPOSED STORM SEWER LINE
- - - - - PROPOSED CURB INLET
- - - - - PROPOSED DITCH BOTTOM INLET
- - - - - PROPOSED STORM SEWER MANHOLE
- - - - - EXISTING GAS LINE
- - - - - EXISTING UTILITY POLE
- - - - - EXISTING OVERHEAD WIRES
- - - - - PROPOSED WATER MAIN
- - - - - PROPOSED FIRE HYDRANT ASSEMBLY
- - - - - PROPOSED GRAVITY SANITARY SEWER
- - - - - PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED SANITARY SEWER MANHOLE
- (S-00) PROPOSED SANITARY SEWER MANHOLE NUMBER

Armando Cabre
1/2/13
ARMANDO CABRE P.E.
PROFESSIONAL ENGINEER
NO. 68937

PR. NO.: EC-09287 DATE: 9-24-2012

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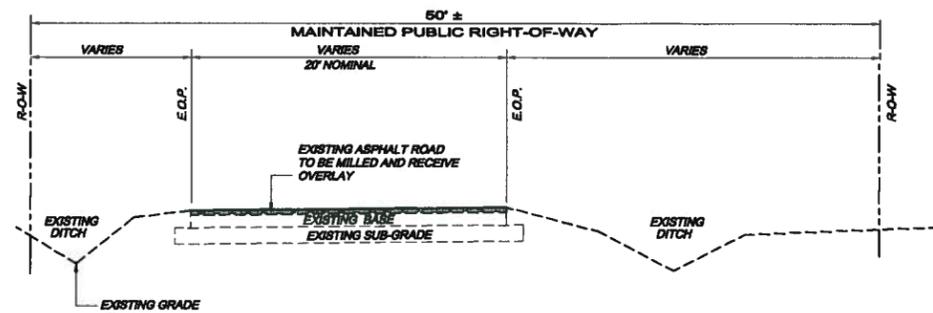
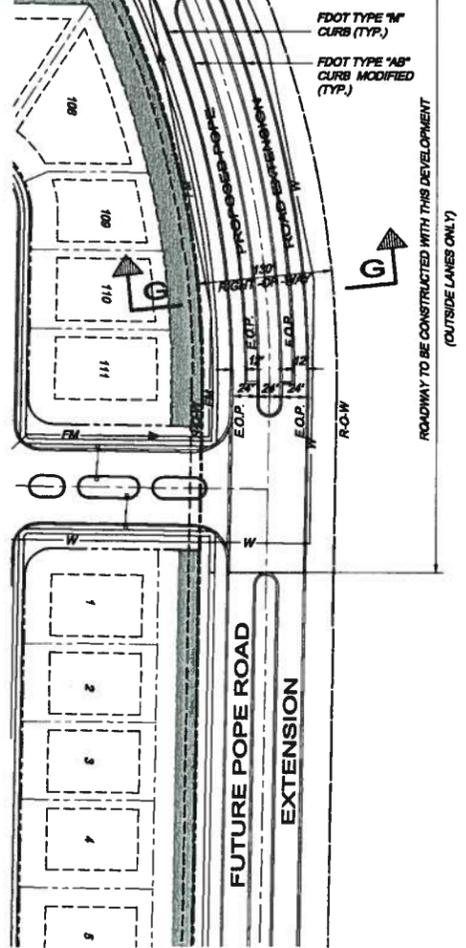
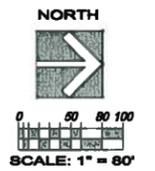
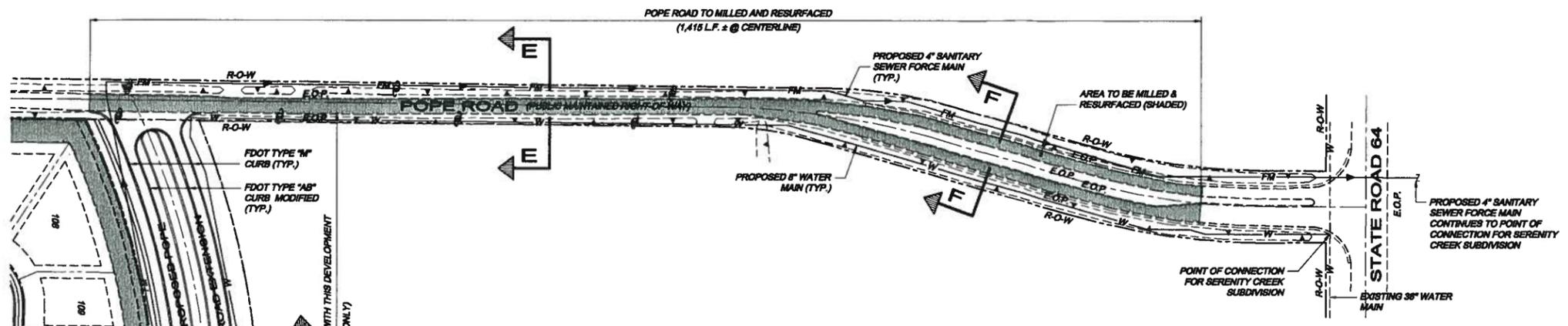
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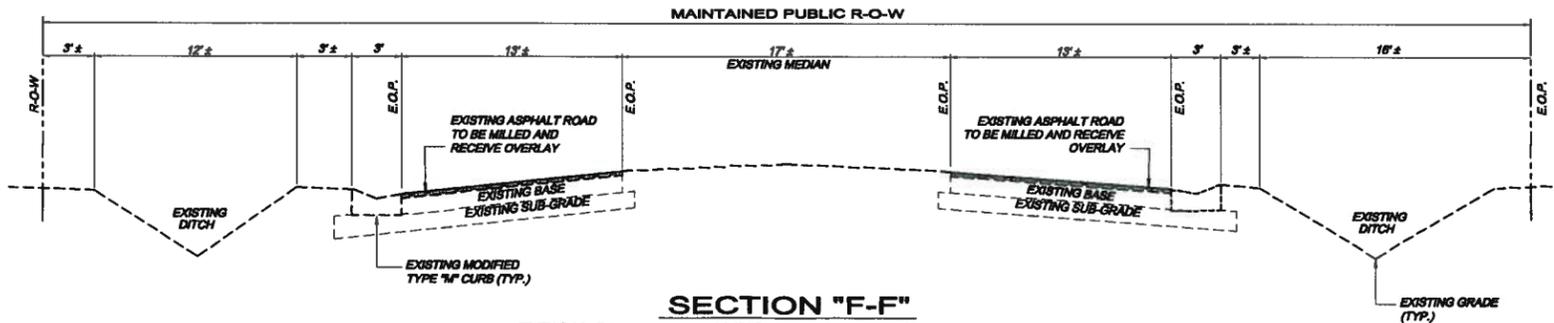
SERENITY CREEK SUBDIVISION MANATEE COUNTY PRELIMINARY SITE PLAN

PROPOSED UTILITIES PLAN

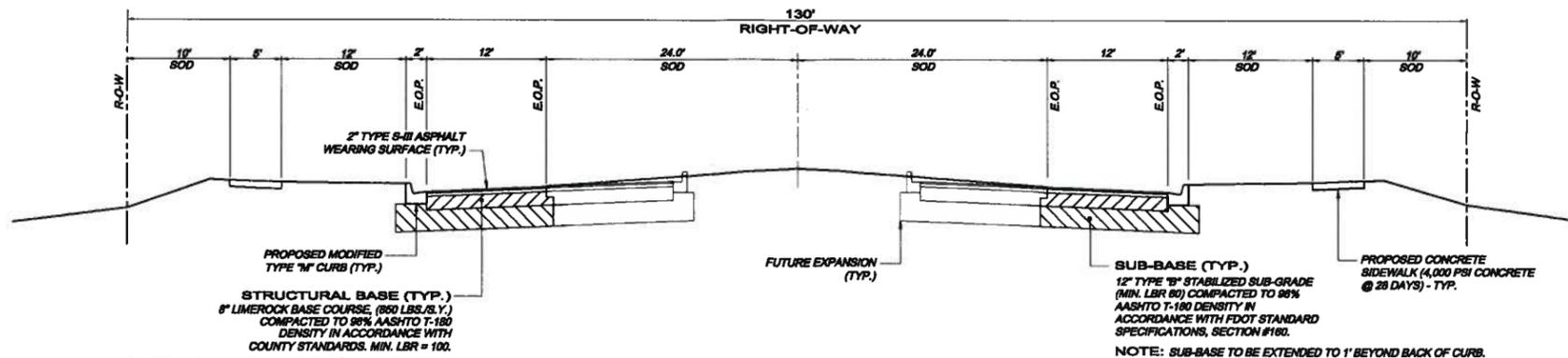
SHEET 5 OF 10



SECTION "E-E"
TYPICAL PAVEMENT MILLING & RESURFACING CROSS SECTION
NOT TO SCALE



SECTION "F-F"
TYPICAL PAVEMENT MILLING & RESURFACING CROSS SECTION
NOT TO SCALE



SECTION "G-G"
NEW CONSTRUCTION
NOT TO SCALE

NOTE: BASE TO BE EXTENDED TO 2' BEYOND PAVEMENT EDGE.

NOTE: SUB-BASE TO BE EXTENDED TO 1' BEYOND BACK OF CURB.

| | | | |
|-------------------|-----------------|--------------------------------|-------------------|
| PR. NO.: EP-09221 | DATE: 9-24-2012 | REV'D PER MANATEE CO. COMMENTS | REV'D BY: RFB/ALC |
| 11-6-12 | | | RFB |
| 11-30-12 | | | ALC |

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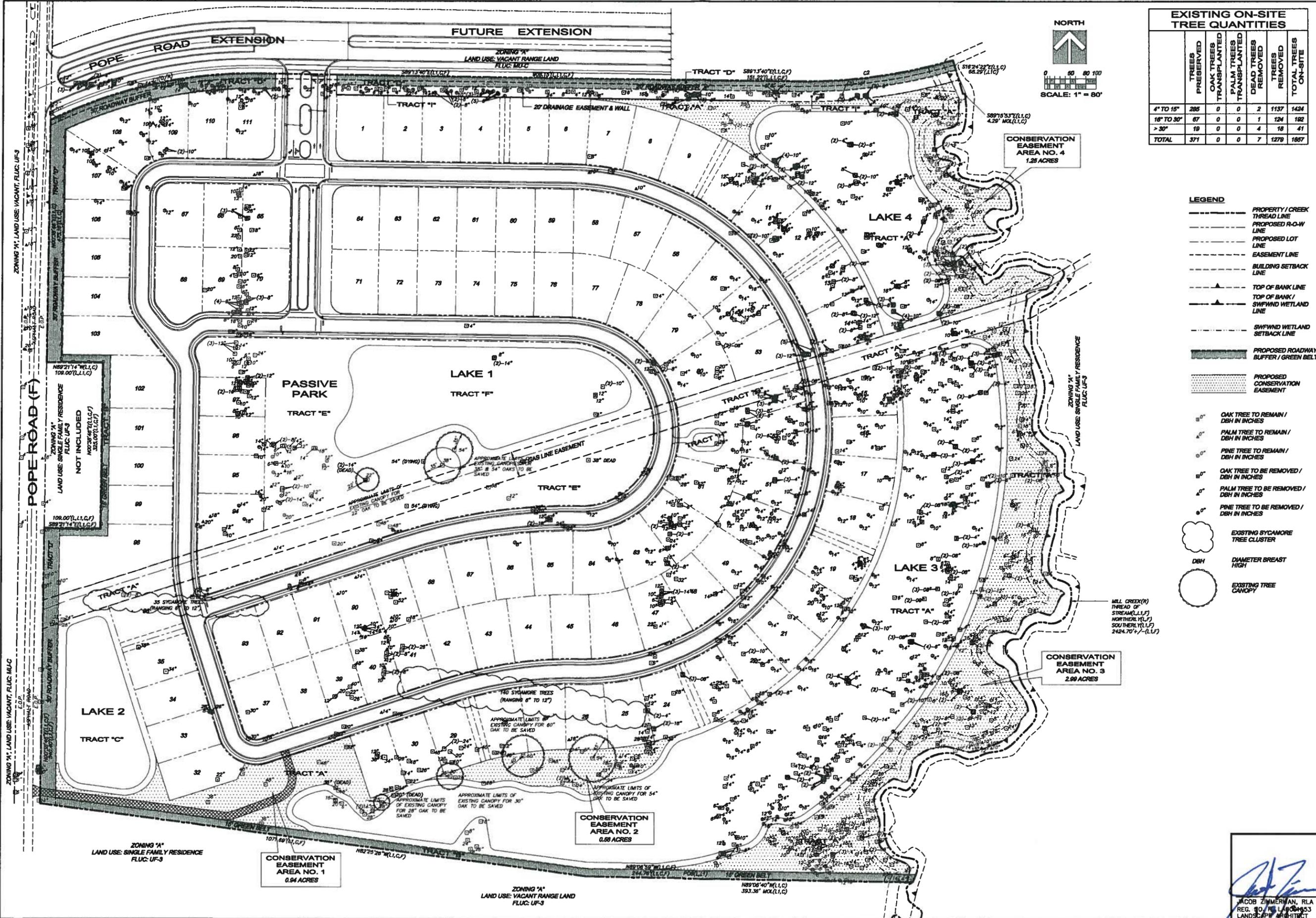
FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
CERTIFICATE OF AUTHORIZATION: EB 5804
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Tampa, Florida 33634
Tel: (813) 880-9106 Fax: (813) 880-9055

**SERENITY CREEK SUBDIVISION
MANATEE COUNTY
PRELIMINARY SITE PLAN**

POPE ROAD IMPROVEMENTS

Armando Cabre
1/2/13
ARMANDO CABRE, P.E.
PROFESSIONAL ENGINEER
NO. 68807

SHEET 8 OF 10



| EXISTING ON-SITE TREE QUANTITIES | | | | | | |
|----------------------------------|-----------------|------------------------|-------------------------|--------------------|---------------|---------------------|
| | TREES PRESERVED | OAK TREES TRANSPLANTED | PALM TREES TRANSPLANTED | DEAD TREES REMOVED | TREES REMOVED | TOTAL TREES ON-SITE |
| 4" TO 15" | 285 | 0 | 0 | 2 | 1137 | 1424 |
| 16" TO 30" | 67 | 0 | 0 | 1 | 124 | 192 |
| > 30" | 19 | 0 | 0 | 4 | 18 | 41 |
| TOTAL | 371 | 0 | 0 | 7 | 1279 | 1857 |

LEGEND

- PROPERTY / CREEK THREAD LINE
- PROPOSED R-O-W LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- TOP OF BANK LINE
- TOP OF BANK / SWFWMD WETLAND LINE
- SWFWMD WETLAND SETBACK LINE
- PROPOSED ROADWAY BUFFER / GREEN BELT
- PROPOSED CONSERVATION EASEMENT
- OAK TREE TO REMAIN / DBH IN INCHES
- PALM TREE TO REMAIN / DBH IN INCHES
- PINE TREE TO REMAIN / DBH IN INCHES
- OAK TREE TO BE REMOVED / DBH IN INCHES
- PALM TREE TO BE REMOVED / DBH IN INCHES
- PINE TREE TO BE REMOVED / DBH IN INCHES
- EXISTING SYCAMORE TREE CLUSTER
- DBH
- EXISTING TREE CANOPY

| | | | | | |
|--------------|----------------------|-------------|-----------|--------------|----------------------|
| PR. NO.: | ED-02/07 | DATE: | 9-24-2022 | REVISED BY: | ALC |
| REVISED PER: | MANATEE CO. COMMENTS | REVISED BY: | ALC | REVISED PER: | MANATEE CO. COMMENTS |
| REVISED PER: | MANATEE CO. COMMENTS | REVISED BY: | ALC | REVISED PER: | MANATEE CO. COMMENTS |
| REVISED PER: | MANATEE CO. COMMENTS | REVISED BY: | ALC | REVISED PER: | MANATEE CO. COMMENTS |

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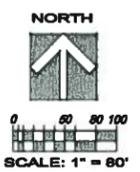
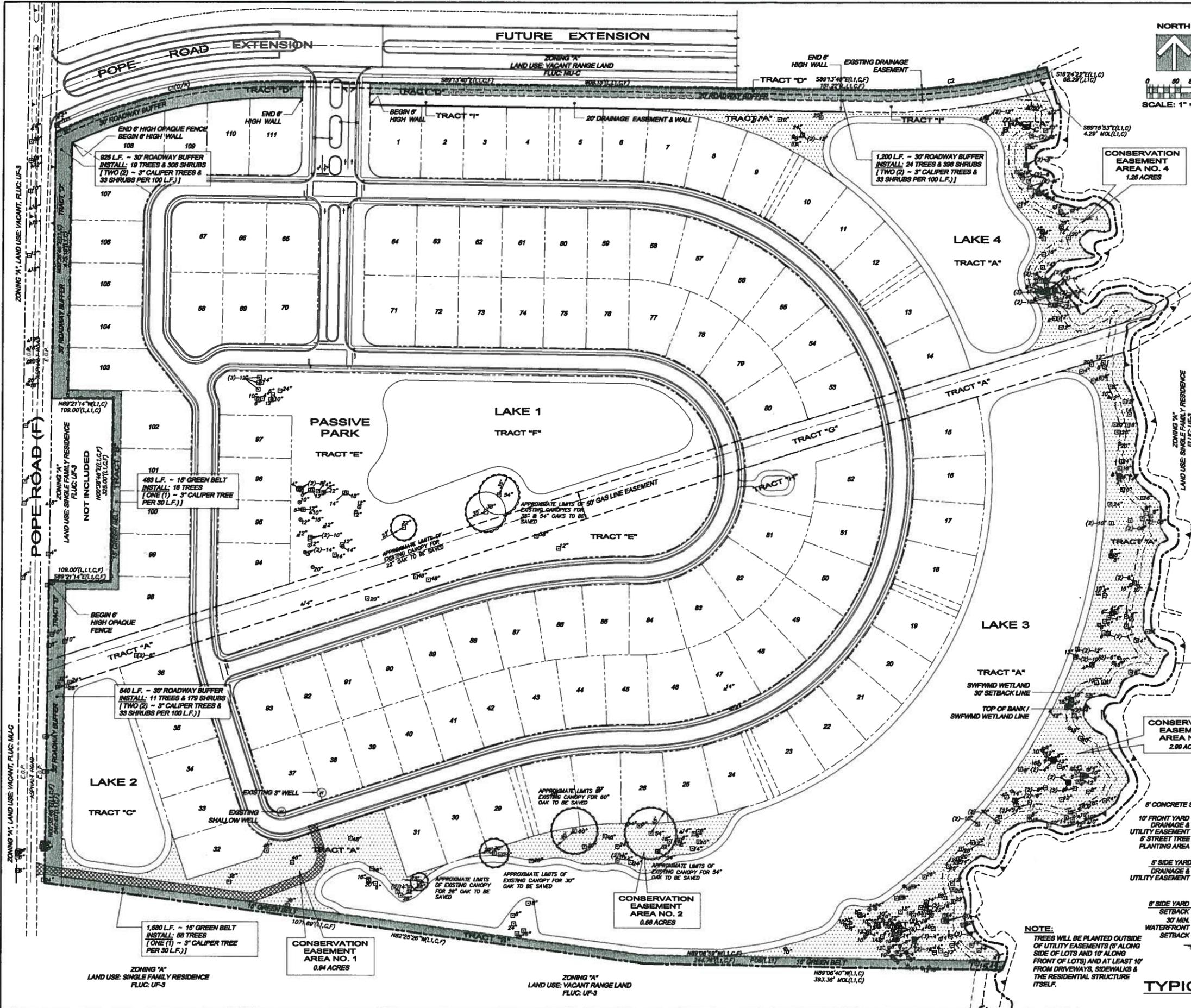
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**SERENITY CREEK SUBDIVISION
 MANATEE COUNTY
 PRELIMINARY SITE PLAN**

TREE REMOVAL & PRESERVATION PLAN

[Signature]
 COB ZIMMERMAN, RLA
 REG. NO. 10001953
 LANDSCAPE ARCHITECT



EXISTING ON-SITE TREE QUANTITIES

| | TREES PRESERVED | OAK TREES TRANSPLANTED | PALM TREES TRANSPLANTED | DEAD TREES REMOVED | TREES REMOVED | TOTAL TREES ON-SITE |
|--------------|-----------------|------------------------|-------------------------|--------------------|---------------|---------------------|
| 4" TO 18" | 285 | 0 | 0 | 2 | 1137 | 1424 |
| 18" TO 30" | 87 | 0 | 0 | 1 | 124 | 182 |
| > 30" | 19 | 0 | 0 | 4 | 18 | 41 |
| TOTAL | 371 | 0 | 0 | 7 | 1279 | 1857 |

CODE REQUIRED TREE REPLACEMENT MATRIX

| | TREES PRESERVED | TREES REMOVED IN LOTS | DEAD TREES REMOVED IN OTHER AREAS | TREES REMOVED IN OTHER AREAS | TOTAL TREES ON-SITE | REPLACEMENT RATIO | CALIPER REPLACEMENT REQUIRED | REPLACEMENT TREES REQUIRED |
|--------------|-----------------|-----------------------|-----------------------------------|------------------------------|---------------------|-------------------|------------------------------|----------------------------|
| 4" TO 18" | 285 | 605 | 2 | 832 | 1424 | 1:1 | 5" | 532 |
| 18" TO 30" | 87 | 83 | 1 | 71 | 182 | 2:1 | 4" | 142 |
| > 30" | 19 | 18 | 4 | 0 | 41 | 3:1 | 4" | 0 |
| TOTAL | 371 | 876 | 7 | 803 | 1857 | | | 874 |

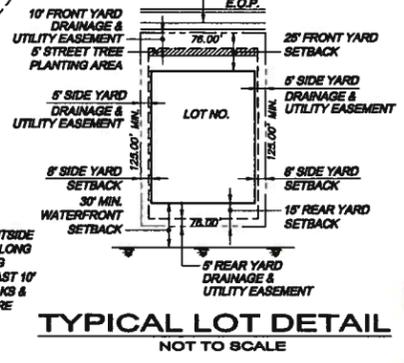
* PENDING SPECIFIC APPROVAL FOR ALTERNATIVE TO LDC SECTION 714.8.7.

PROPOSED TREE REPLACEMENT MATRIX

| | CALIPER REPLACEMENT REQUIRED | STREET TREES | BUFFER TREES | COMMON AREA TREES | REPLACEMENT TREES PROVIDED |
|--------------|------------------------------|--------------|--------------|-------------------|----------------------------|
| 4" TO 18" | 5" | 117 | 139 | 278 | 632 |
| 18" TO 30" | 4" | 0 | 0 | 142 | 142 |
| > 30" | 4" | 0 | 0 | 0 | 0 |
| TOTAL | | 117 | 139 | 418 | 874 |

NOTES:
 1. STREET TREES TO BE PROVIDED IN LOTS - ONE (1) 3" CALIPER TREE, PURSUANT TO SECTION 714.8.A. CORNER LOTS TO PROVIDE TWO (2) TREES.
 2. ROADWAY BUFFERS ALONG WEST AND NORTH PROPERTY LINE TO BE AUGMENTED TO TWO (2) TREES / 100 L.F.
 3. TREES LISTED AS "COMMON AREA" TO BE PLANTED THROUGHOUT OPEN SPACE. FUTURE FULL LANDSCAPE PLAN SUBMITTALS TO SHOW FINAL LOCATIONS.

- LEGEND**
- PROPERTY / CREEK THREAD LINE
 - PROPOSED R-O-W LINE
 - PROPOSED LOT LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - TOP OF BANK LINE
 - TOP OF BANK / SWPMD WETLAND LINE
 - SWPMD WETLAND SETBACK LINE
 - PROPOSED ROADWAY BUFFER / GREEN BELT
 - PROPOSED CONSERVATION EASEMENT
 - PROPOSED FENCE
 - PROPOSED WALL



NOTE:
 TREES WILL BE PLANTED OUTSIDE OF UTILITY EASEMENTS (5' ALONG SIDE OF LOTS) AND 10' ALONG FRONT OF LOTS) AND AT LEAST 10' FROM DRIVEWAYS, SIDEWALKS & THE RESIDENTIAL STRUCTURE ITSELF.

PR. NO.: EG-0227 DATE: 9-24-2021
 REUSE OF DOCUMENT: 11-2-2 NEED PER MANATEE CO. CONTENTS, 11-2-2-2 NEED PER MANATEE CO. CONTENTS, 11-2-2-3 NEED PER MANATEE CO. CONTENTS, 11-2-2-3 NEED PER MANATEE CO. CONTENTS
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 REVISIONS: DATE

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SERENITY CREEK SUBDIVISION MANATEE COUNTY PRELIMINARY SITE PLAN

SCHEMATIC TREE PLANTING/REPLACEMENT PLAN

SHEET 10 OF 10