

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

| | | | |
|---|--|--|---|
| SUBJECT | LDA-08-05(R) – Amended Local Development Agreement for Parrish Plantation | TYPE AGENDA ITEM | Advertised Public Hearing – Consent |
| DATE REQUESTED | 06/13/13 PC | DATE SUBMITTED/REVISED | 06/03/13 |
| BRIEFINGS? Who? | No | CONSEQUENCES IF DEFERRED | N/A |
| DEPARTMENT/DIVISION | Building & Development Services Division/ Comprehensive Planning and Public Hearings | AUTHORIZED BY TITLE | Lisa Barrett, Division Manager, Building & Development Services Department.  |
| CONTACT PERSON TELEPHONE/EXTENSION | Katie LaBarr, AICP, Building & Development Services/941-748-4501, ext. 6828 | PRESENTER/TITLE TELEPHONE/EXTENSION | Katie LaBarr, AICP, Building & Development Services/941-748-4501, ext. 6828 |
| ADMINISTRATIVE APPROVAL | | | |

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

No action is necessary at this time. A second public hearing is scheduled for April 4, 2013, at which time a recommended motion will be presented.

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

- The request is for approval of a first amendment to an LDA for the Parrish Plantation subdivision which is located in Manatee County, generally located on the west side of US 301, at the southwest corner of SR 62 and US 301.

History

- On May 24, 2007, this site was rezoned from General Agriculture/North Central Overlay (A/NCO) to Planned Development Mixed Use, retaining the North Central Overlay. A Preliminary Site Plan was approved for 488 residential units consisting of 266 single family detached, and 222 single family attached units, 86,100 square feet of commercial uses, 53,000 square feet of office, and community service uses consisting of a library and YMCA.
- On November 18, 2008, the Board of County Commissioners approved a Local Development Agreement, providing for the following:
 - an extended site plan approval to May 24, 2014,
 - the dedication of right-of-way for US 301, SR 62, and Spencer Parrish Road (the applicant waived entitlement to impact fee credits),
 - an extended CLOS for residential units and the library was issued with an expiration date of seven years from the date of issuance.
 - The applicant had the option of requesting a separate CLOS for any other portion of remaining development components, retaining their place in the Concurrency Reservation System, provided they apply prior to expiration of the first CLOS. The applicant is subject to any conditions that are necessary to ensure no degradation of adopted levels of service for public facilities. The expiration of any subsequent CLOS shall coincide with the expiration date of the first CLOS.
- The CLOS was issued on January 16, 2009, scheduled to expire January 16, 2016. On June 11, 2009, the CLOS was extended for two additional years, pursuant to R-09-089, to January 16, 2018.
- Since this plan was approved in 2007, the YMCA has opened at the Parrish Schoolhouse at 12214 US 301 North and the Rocky Bluff Library is now operating in Ellenton at 6750 US 301 North, to serve the Ellenton and Parrish communities.

Request

- The purpose for revising the LDA is to remove references to the library that was previously approved for this site, and update language to be consistent with the revised Preliminary Site Plan that was approved on June 6, 2013.
- The applicant also proposes to extend the expiration date of the Preliminary Site Plan from May 24, 2014 to May 24, 2018.
- In accordance with Section 508.8.2.4 of the LDC, the County is authorized to issue a preliminary site plan approval for a term greater than five (5)

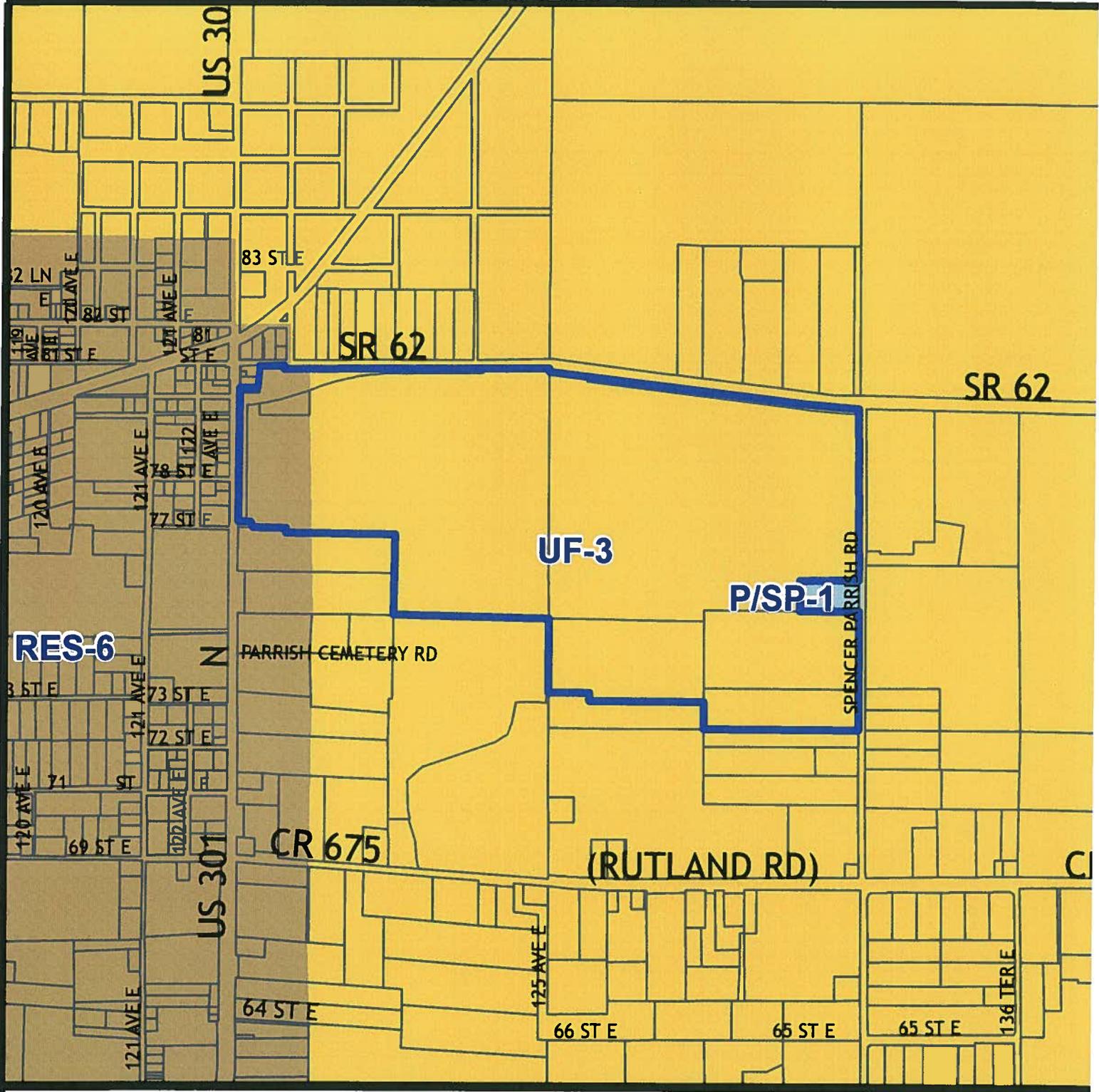
years in connection with a development agreement.

- The original LDA and this First Amendment contain the same approved upon conditions.
- Staff recommends approval of this agreement.

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

| ATTACHMENTS: (List in order as attached) | | INSTRUCTIONS TO BOARD RECORDS: | |
|---|-----|---|-----|
| 1. LDA-08-05 2. Recommended LDA - LDA-08-05(R) 3. Copy of Newspaper Advertising | | Please forward three certified copies of the executed document to Bobbi Roy / Building and Development Services Department. | |
| COST: | n/a | SOURCE (ACCT # & NAME): | n/a |
| COMMENTS: | | AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT) | |

FUTURE LAND USE



Parcel ID #(s) 421220109,420900003,427400007,421000059,421500000,426100004

Project Name: Parrish Plantation LDA Amendment
 Project #: LDA-08-05 (R)
 DTS#: 20130150
 Proposed Use: LDA

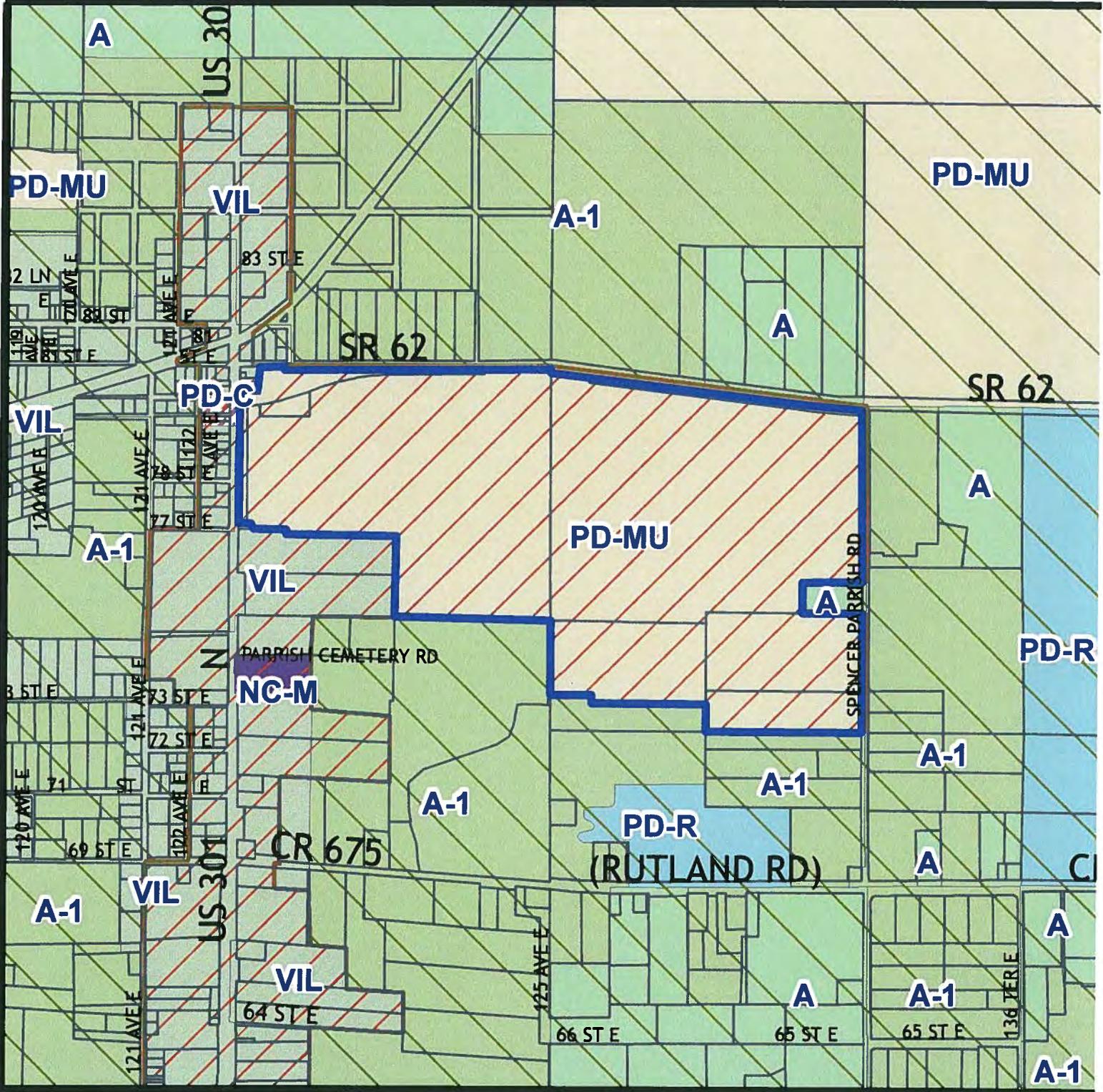
S/T/R: Sec 21,28,20,29 Twn 33 Rng 19

Acreage: 264.4
 Existing Zoning: PD-MU
 Existing FLU: UF-3, RES-6
 Overlays: PCV
 Special Areas: Greenway

CHH: NONE
 Watershed: NONE
 Drainage Basin: GAMBLE CREEK SINK
 Commissioner: Larry Bustle


Manatee County
Staff Report Map
 Map Prepared 10/16/2012
 1 inch = 1,151 feet

ZONING



Parcel ID #(s) 421220109,420900003,427400007,421000059,421500000,426100004

Manatee County
Staff Report Map
Map Prepared 10/16/2012
1 inch = 1,151 feet

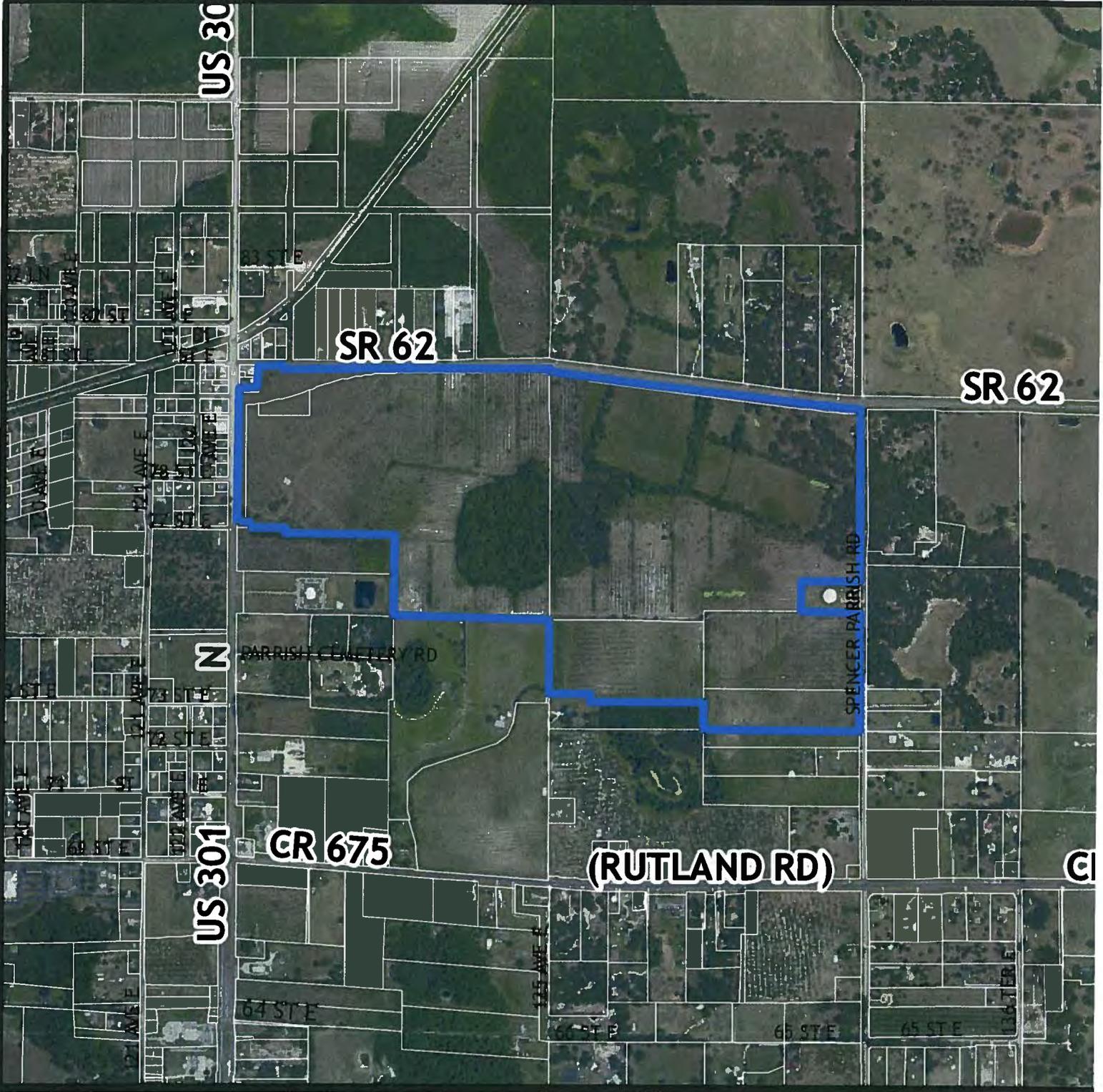
Project Name: Parrish Plantation LDA Amendment
Project #: LDA-08-05 (R)
DTS#: 20130150
Proposed Use: LDA

S/T/R: Sec 21,28,20,29 Twn 33 Rng 19
Acreage: 264.4
Existing Zoning: PD-MU
Existing FLU: UF-3, RES-6
Overlays: PCV
Special Areas: Greenway

CHH: NONE
Watershed: NONE
Drainage Basin: GAMBLE CREEK SINK
Commissioner: Larry Bustle

-  Parrish Commercial Village
-  North Central Overlay

AERIAL



Parcel ID #(s) 421220109,420900003,427400007,421000059,421500000,426100004

Project Name: Parrish Plantation LDA Amendment
Project #: LDA-08-05 (R)
DTS#: 20130150
Proposed Use: LDA

S/T/R: Sec 21,28,20,29 Twn 33 Rng 19

Acreeage: 264.4
Existing Zoning: PD-MU
Existing FLU: UF-3, RES-6
Overlays: PCV
Special Areas: Greenway

CHH: NONE
Watershed: NONE
Drainage Basin: GAMBLE CREEK SINK
Commissioner: Larry Bustle



Manatee County
Staff Report Map

Map Prepared 10/16/2012
1 inch = 1,151 feet

Parrish Plantation Amendment to Development Agreement

This Amendment to Development Agreement (“Amendment”) is made and entered into between Parrish Plantation, LLC, a Florida limited liability company, whose address is 4200 Marsh Landing Boulevard, Suite 100, Jacksonville, Florida 32250 (“Company”) and Manatee County, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, FL 34205 (“County”).

WITNESSETH

WHEREAS, Parrish Plantation, LLC, and County entered into a Local Development Agreement (LDA-08-05) dated as of the 18th day of November 2008 (the “Agreement”), relative to a project known as Parrish Plantation (the “Project”) which received a Preliminary Site Plan approval by the County on May 24, 2007, pursuant to County Ordinance No. PDMU-07-07(Z)(P) (the “Development Order”); and

WHEREAS, the Agreement contained various projects to be undertaken by the Company, including the dedication of land for a County Library and Road Right of Way Dedication for U. S. 301, State Road 62 and Spencer Parrish Road; and

WHEREAS, the Company has completed all of its obligations with respect to the above dedication of Right of Way; and

WHEREAS, pursuant to an amendment to the Development Order approved on June 6, 2013 (PDMU-07-7 (P)(R)) the County determined that the dedication of land for a County Library is no longer necessary, and approved a revised Preliminary Site Plan for the Project; and

WHEREAS, the Agreement sets forth the expiration date of the Preliminary Site Plan for the Project, which expiration date may be extended by the County; and

WHEREAS, due to the delays in the approval process beyond the control of Company and due to market conditions, the Project is not scheduled to be completed by the expiration date of the Preliminary Site Plan as set forth in the Agreement; and

WHEREAS, a Certificate of Level of Service (“CLOS”) was issued for a portion of the development of the Project and has been extended by other actions of the Board; and

WHEREAS, the parties agree that an extension of the Preliminary Site Plan to May 24, 2018 is warranted; and

WHEREAS, in order to assure that the Agreement remains consistent with the recently amended Development Order, the parties wish to amend the Agreement as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1.0 **WHEREAS Clauses.** The parties find the WHEREAS clauses contained above to be true and accurate and hereby adopt them as findings of fact and conclusions of law as appropriate.

2.0 **Definitions.** The definitions contained in the Agreement shall have the same meaning in this Amendment.

3.0 **Legal Description.** The legal description of the land subject to this Development Agreement is the same property as attached **Exhibit "A"** in the Agreement.

4.0 **Development Uses.** Section 2 of the Agreement is hereby amended to modify the Development Uses to delete the library and reflect the uses on the revised Preliminary Site Plan as follows: "a maximum of four hundred eighty eight (488) residential units within the Project which may be a combination of attached and detached units, a maximum of 116,100 square feet of commercial and 83,000 square feet of office".

5.0 **Additional Conditions.** Section 5 of the Agreement is hereby amended to extend the expiration date of the Preliminary Site Plan by changing "May 24, 2014" to "May 24, 2018" and by changing "two years" to "six years". A copy of the Revised Preliminary Site Plan approved on June 6, 2013, is attached as **Exhibit "B"**.

6.0 **Deletion of Library Dedication:** Section 7. (A) is deleted in its entirety.

7.0 **Continuation of Agreement.** Except as specifically amended herein, the terms and conditions of the Agreement shall remain in full force and effect.

8.0 **Effective Date.** This Amendment shall not become effective until i) it has been executed by all parties and ii) it has been recorded in the Public Records of Manatee County, Florida, at the expense of Company.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment, by and through their duly authorized signatories, as of the dates set forth below.

MANATEE COUNTY, FLORIDA,
a political subdivision of the State of Florida

By: Board of County Commissioners

By: _____
Larry Bustle, Chairman of the
Board of County Commissioners

Date: _____

ATTEST:

R.B. SHORE, Clerk of the Circuit Court

By: _____
Deputy Clerk

WITNESS:

Parrish Plantation, LLC, a Florida limited liability company

Print Name: _____

BY: _____
R. Scott Griffith, President

Print Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on this the ___ day of _____ 2013, by R. Scott Griffith, as President of Parrish Plantation, LLC, a Florida limited liability company on behalf of the company, who is personally known to me or who has produced _____ as identification.

[SEAL]

Notary Public

Printed Name of Notary

Commission Number

My Commission Expires:

Exhibit "A"

Legal Description of the Project Site

(3 Pages)

PARRISH PARCEL (taken from Chicago Title Insurance Company, Commitment for Title Insurance, Commitment No. 04-370-L, dated April 28, 2004):

Beginning at a point found by measuring from the Southeast corner of the Northwest ¼ of Section 28, Township 33 South, Range 19 East; North along the East line of said Northwest ¼, 330 feet more or less to the Northeast corner of Preston Parrish 10 acre tract; this being the above mentioned Point of Beginning; thence continue along said East line of the Northwest ¼, 660 feet; thence Westerly along a line parallel to the North line of Preston Parrish said 10 acre tract, 1320 feet; thence southerly 660 feet to the Northwest corner of said Preston Parrish tract; thence Easterly along the North line of said Preston Parrish tract 1320 feet more or less to the Point of Beginning, Less road right-of-way on East, all lying and being in Manatee County, Florida.

and

The South 330 feet of the Southeast ¼ of the Northwest ¼: less Road right-of-way on East, Section 28, Township 33 South, Range 19 East, Manatee County, Florida.

HYSMITH PARCEL (taken from Chicago Title Company, Commitment for Title Insurance, Commitment No. 04-1493-L, dates May 13, 2004):

Parcel 1:

Commenced at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; thence S88°20'29"E, along the Easterly extension of the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet for a Point of Beginning; thence continue S88°20'29"E, along said North line 801.87 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East; thence S00°28'45"W, 921.92 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 28; thence N89°24'00"W, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 28, 803.13 feet; thence N00°34'00"E, 936.73 feet to the Point of Beginning.

Parcel 2:

Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; thence S88°20'29"E, along the Easterly extension of the North line of the South ½ of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet; thence S00°34'00"W, 468.37 feet; thence S88°52'14"W, 527.99 feet to the West line of Section 28, Township 33 South, Range 19 East, thence N00°34'00"E, along said West line 473.25 feet to the Point of Beginning.

Parcel 3:

Commence at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence S00°34'00"W, along the West line of Section 28, Township 33 South, Range 19 East, a distance of 473.25 feet for a Point of Beginning; thence continue S00°34'00"W, along the West line 473.25 feet to the

Exhibit "A"

Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 28; thence S89°24'00"E, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 28, 527.97 feet; thence N00°34'00"E, 468.37 feet; thence N88°52'14"W, 527.99 feet to the Point of Beginning.

Together with an easement for ingress and egress lying and being in the Southeastern 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, more particularly described as follows: The East 20 feet of that portion of the Southeast 1/4 of Section 29, Township 33 South, Range 19 East, Lying North of S.R. 675.

LESS AND EXCEPT from above Parcels 1 and 3:

DESCRIPTION: A parcel of land lying in Southwest 1/4 of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 28, run thence along the West boundary of said Section 28, S.00°05'49"E., 2789.17 feet for a POINT OF BEGINNING; thence along a line lying 300.00 feet North of and parallel with the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 28, N.89°50'49"E., 345.00 feet; thence along a line lying 345.00 feet East of and parallel with aforesaid West boundary of Section 28, S.00°05'49"E., 70.17 feet; thence S.89°39'54"E., 986.68 feet to the East boundary of aforesaid Southwest 1/4 of the Northwest 1/4 of Section 28; thence along said East boundary of said Southwest 1/4 of the Northwest 1/4 of Section 28, S.00°06'06"E., 221.43 feet to the Southeast corner thereof; thence along the South boundary of said Southwest 1/4 of Northwest 1/4 of Section 28, S.89°50'49"W., 1331.29 feet to the Southwest corner thereof; thence along the West boundary of aforesaid Section 28 the following two (2) courses: 1) N.00°11'27"W., 232.77 feet to the Southeast corner of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; 2) N.00°05'49"W., 67.23 feet to the POINT OF BEGINNING.

Containing 7.486 acres, more or less.

CONE PARCEL (taken from Chicago Title Insurance Company, Commitment for Title Insurance, Commitment 04-371-L, dated September 15, 2004):

Parcel 1:

Lots 3, 6 and 7, Subdivision of a Tract 840 feet square in the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida.

Parcel 2:

The Northwest 1/4 of Section 28, Township 33 South, Range 19 East, Manatee County, Florida, less the South 330 feet of the Southeast 1/4 of the Northwest 1/4 less Parrish-Wauchula Road off the North and less 27 acres to King as described in O.R. Book 70, Page 313, less 20 acres to Parrish as described in O.R. Book 76, Page 54, Public Records of Manatee County, Florida, also subject to FPL easement as described in O.R. Book 829, Page 576, Public Records of Manatee County, Florida, all lying South of S.R. 62.

Parcel 4:

The East 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, Less Lots 3, 4, 6 and 7 Subdivision of a Tract 840 feet square in the Northwest corner of the Northwest 1/4 of the Northeast 1/4, and Less begin 40 feet East and 30 feet North of the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence North 58.8 feet; thence East 120 feet; thence South 59 feet; thence West 120 feet to the Point of Beginning, Or Lots 19 and 20, Block 4, Parrish City Manor, vacated plat, also begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; West 884.4 feet, South 42.4 feet, thence East 884.4 feet, North 41 feet, to Point of Beginning; and less the South 1/4 of the Southeast 1/4 of the Northeast 1/4 to King as described in O.R. Book 70, Page 313, Public Records of Manatee County, Florida, Less right-of-way for State Road 62.

Exhibit "B"

Preliminary Site Plan

(5 Pages)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into this 18th day of November, 2008, by and between **MANATEE COUNTY**, a political subdivision of the State of Florida whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, hereinafter referred to as the **"COUNTY"**, and **PARRISH PLANTATION, LLC**, a Florida limited liability company, hereinafter referred to as the **"APPLICANT"**.

WITNESSETH:

WHEREAS, the Applicant intends to construct improvements (the "Project") within a 264.44 +/- acre parcel of real property located in Manatee County, hereinafter sometimes referred to as the "Project Site"; and

WHEREAS, the Applicant holds legal title to the Project Site; and

WHEREAS, the Project Site is located within Manatee County, generally bounded by U.S. 301 on the west and State Road 62 on the north and Spencer Parrish Road on the east; and

WHEREAS, the complete legal description of the Project Site is contained in **Exhibit "A"** attached hereto; and

WHEREAS, the Applicant has filed Zoning Application No. PDMU-07-07(Z)(P) (the "Site Plan Application") to allow mixed uses within the PDMU Zone District consisting of residential, community service and commercial retail and offices to be constructed on the Project Site, hereinafter sometimes referred to as "Parrish Plantation"; and

WHEREAS, Florida law requires that public facilities and services needed to support new development shall be available concurrent with the impact of such new development [§163.3180, *Florida Statutes* (2007)]; and

WHEREAS, in accordance with State law and Section 510.4.2.2.1 of the Land Development Code (hereinafter referred to as the "LDC") the County is authorized to issue a Certificate of Level of Service ("CLOS") for a term greater than three (3) years subject to the required public facilities and services being guaranteed in a Development Agreement; and

WHEREAS, Chapter 5 of the LDC provides that a CLOS for the Project may be issued contingent upon the construction of the necessary public facilities and services being guaranteed in an

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MANATEE COUNTY CLERK COURT
57 PAGES(S)
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enforceable Development Agreement pursuant to §163.3220 through §163.3243, Florida Statutes (2007); and

WHEREAS, in accordance with §163.3220, Florida Statutes, et. seq. (2007), the County is authorized to enter into a Development Agreement; and

WHEREAS, the Project to be constructed or dedicated by Applicant creates additional capacity above that required by the Project and is therefore eligible for impact fee credits; and

WHEREAS, the Applicant has agreed to relinquish its entitlement to such impact fee credits as described herein; and

WHEREAS, the Board of County Commissioners approved the Zoning and Preliminary Site Plan Application No. PDMU-07-07(Z)(P) subject to the condition that Applicant undertake certain actions as hereinafter specified and that performance of same be guaranteed in an enforceable Development Agreement as authorized by §163.3220 through §163.3246, Florida Statutes (2007); and

WHEREAS, the Manatee County Planning Commission held the first required public hearing with respect to this Development Agreement on November 13, 2008, at which time the Planning Commission found this Development Agreement to be consistent with the Manatee County Comprehensive Plan and recommended its approval to the Board of County Commissioners.

WHEREAS, the Board of County Commissioners held the second required public hearing on November 18, 2008, at which time the Board of County Commissioners found this Development Agreement to be consistent with the Manatee County Comprehensive Plan, approved this Development Agreement, and authorized the Chairman to execute this Development Agreement on behalf of Manatee County.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

1. **Recitals True and Correct:** The recitals set forth above are true and correct and are incorporated herein by reference.

2. **Description of Development Uses:** The Project shall be developed to include a maximum of four hundred eighty-eight (488) residential units within the Project Site (two hundred sixty-six (266) single family detached units and two hundred twenty-two (222) single family attached units), eighty-six thousand one hundred square feet (86,100 ft²) of enclosed commercial space, fifty-three

thousand square feet (53,000 ft²) of enclosed office space, and community services consisting of a library and YMCA.

The Project Site was located within the general Agricultural/North Overlay District (A/NCO), Suburban Agriculture/North Central Overlay District (A-1/NCO), and Village- Parrish (VIL) Zone Districts and has now been rezoned to the PDMU Zone District retaining the North Central Overlay District where appropriate. The Project Site is within the Urban Fringe-3 (UF-3) and Residential-6 (RES-6) Future Land Use Classifications of the Comprehensive Plan.

3. **Ownership of Land Subject to Development Agreement.** A legal description of the land subject to this Development Agreement (the Project Site) is attached hereto as **Exhibit "A."** The current legal owner of the Project Site is: Parrish Plantation, LLC, a Florida limited liability company.

4. **Definitions:**

(A) "County Administrator": shall mean the County Administrator or his designee.

(B) "Concurrency Project": shall mean the dedication of road right-of-way to the County, as more specifically detailed in Section 7 below.

(C) "Project Site": shall mean the two hundred sixty-four and 44/100 (264.44) acre parcel of real property owned by Applicant.

(D) "Traffic Study": shall mean the Traffic Study entitled "Cone Property Residential Site", dated March 2005, and updated May 9, 2007, copies of which are on file at the Planning Department of County.

5. **Preliminary Site Plan:** The Applicant has submitted to the County for purposes of conceptually locating and generally describing the location of the land to be reserved or dedicated to County for public facilities and services, as described in Section 7, a Preliminary Site Plan encompassing the Project Site. Said Preliminary Site Plan was approved by the County pursuant to Zoning Ordinance No. PDMU-07-07(Z)(P) on May 24, 2007. As provided in Ordinance No. 07-59, said site plan remains valid for five (5) years following its approval. In accordance with Section 508.8.2.2 of the Land Development Code, the Board of County Commissioners, by execution of this Agreement, hereby extends the expiration of said site plan by two (2) years. Therefore, the approved Preliminary Site Plan shall expire on May 24, 2014. Applicant agrees that approval of the Preliminary Site Plan has not relieved Applicant of the requirements of the Comprehensive Plan, LDC or the requirements of all applicable codes, ordinances or regulations of the County or State of Florida for submission of any

required development approval applications. A copy of the Preliminary Site Plan is attached hereto labeled **Exhibit “B”** and made a part hereof by this reference.

6. **Description of Public Facilities:** The following public facilities and services will serve the Project:

(A) **Potable Water:** The Applicant shall be responsible for bringing Manatee County potable water to the Project Site in sufficient quantity to serve the Project as and when actually constructed via transmission lines to the Project Site at such locations mutually acceptable to the parties. The applicant shall construct the internal transmission lines and related facilities within the Project Site. The lowest permissible quality of water available shall be used for irrigation. In ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots.

(B) **Solid Waste:** The County will provide Solid Waste Management Services to the Project Site as and when actually constructed via facilities already in place.

(C) **Storm Water Management:** Applicant shall design and construct the proposed storm water management facilities described in **Exhibit “B”** on the Project Site, in compliance with Section 717, LDC, and to County development standards and SWFWMD regulations; whereupon, the Project will meet concurrency requirements for storm water and will not result in degradation of the adopted level of service.

(D) **Sanitary Sewer:** The Applicant shall be responsible for bringing Manatee County sanitary sewer service to the Project Site in sufficient capacity to service the Project as and when actually made available via transmission lines and related facilities to be constructed by the Applicant, or in cooperation with the County pursuant to a Participation Agreement providing for a cost-sharing arrangement.

(E) **Transportation:** Transportation facilities will be dedicated by the Applicant as described in Section 7 hereof.

(F) **Recreation/Open Space:** Certain public Recreation/Open Areas will be constructed within the Project Site as described in **Exhibit “B”** and in addition, the site will contain private parks and recreational areas for the benefit of future residents of the Project Site.

7. **Dedication of Land for Public Purposes:** In accordance with §163.3227(1)(h), Florida Statutes (2007), various public facilities and services as hereinafter set forth must be provided in compliance with the conditions, terms and restrictions the County has determined to be necessary for the

public health, safety and welfare of its citizens. In furtherance thereof, the Applicant agrees to dedicate the following lands within the Project Site, for the future construction of the following public facilities and services as stated below.

(A) County Library: The Applicant shall dedicate the public library site as shown on **Exhibit "B,"** which consists of approximately 3.6 acres and includes the library, parking, and stormwater retention, ("Library Site") to Manatee County upon the request of Manatee County.

(B) Roads:

(i) U.S. 301 Right-of-Way: As depicted on the Heidt and Associates Right of Way Dedication Exhibit attached hereto and incorporated herein by reference as **Exhibit "C"** (the "Right-of-Way Exhibit") the Applicant shall dedicate to the County that portion of the western most boundary of the Project Site as is necessary to create a total of one hundred fifty and 00/100 feet (150') of right-of-way for U.S. Highway 301 adjacent to the Project as measured from the current western boundary of U.S. Highway 301 (the "U.S. 301 Expansion Right-of-Way"). The Applicant shall dedicate the U.S. Highway 301 Expansion Right-of-Way prior to or concurrent with the approval of the first Final Site Plan. The County shall have the option of requesting dedication and/or conveyance of said right-of-way for the U.S. Highway 301 Expansion at any time prior to such approval, whereupon the Applicant shall convey or dedicate to the County the required right-of-way within four (4) months of any written request.

(ii) State Road 62 Right-of-Way: The Applicant shall dedicate to the County that portion of northern most portion of its Project Site as is necessary to relocate and expand State Road 62 as depicted on the Right-of-Way Exhibit (the "S.R. 62 Right-of-Way"). The Applicant shall dedicate the State Road 62 Right-of-Way prior to or concurrent with the approval of the first Final Site Plan. The County shall have the option of requesting dedication and/or conveyance of said right-of-way for the State Road 62 Expansion at any time prior to such approval, whereupon the Applicant shall convey or dedicate to the County the required right-of-way within four (4) months of any written request.

(iii) Spencer Parrish Road Right-of-Way: The Applicant shall dedicate to the County that portion of eastern most portion of its Project Site as is necessary to expand Spencer Parrish Road as depicted on the Right-of-Way Exhibit (the "Spencer Parrish Road Right-of-Way"). The Applicant shall dedicate the Spencer Parrish Road Expansion Right-of-Way prior to or concurrent with the approval of the first Final Site Plan. The County shall have the option of requesting dedication and/or conveyance of said right-of-way for the Spencer Parrish Road Expansion at any time prior to such

approval, whereupon the Applicant shall convey or dedicate to the County the required right-of-way within four (4) months of any written request.

8. **Concurrency Findings:** The Planning Commission, in its capacity as the Local Planning Agency of the County on November 13, 2008, found that the concurrency requirements of the Comprehensive Plan and the LDC will be met for the Project regarding all of the public facilities and services described either in Section 6 or otherwise in this Agreement, provided the terms and conditions of this Agreement are undertaken and performed by the Applicant.

9. **Impact Fees:**

(A) Pursuant to Stipulation A.9. of the approved Zoning Ordinance No. PDMU-07-07(Z)(P), the County may request that the Applicant prepay, concurrent with the approval of any final plat in the project, the transportation impact fees that would come due for each lot to be created in such final plat. By execution of this Agreement, the County hereby waives its authority to request such prepayment and releases the Applicant from any such obligation.

(B) As the County will not seek prepayment of any impact fees in accordance with the above Subsection (A), the County also hereby waives the requirement in Stipulation A.9. of the approved Zoning Ordinance No. PDMU-07-07(Z)(P) that the Developer post a bond, letter of credit, or other similar surety to assure such prepayment and releases the Applicant from any such obligation.

(C) The Applicant hereby waives any entitlement it may have to transportation or other impact fee credits for dedicating the lands described in the above Section 7. Also, as the County will not seek prepayment of any impact fees in accordance with the above Subsection (A), the Applicant also hereby waives any entitlement it may have had to impact fee credits associated with the projected carrying costs of said prepayment pursuant to Stipulation A.9. of the approved Zoning Ordinance No. PDMU-07-07(Z)(P).

10. **Schedule for Construction of the Subdivision on the Project Site:** All single family residential lots shown in the Preliminary Site Plan shall be platted, and all non-residential structures shall receive a certificate of occupancy, prior to expiration of the CLOS in order to maintain vesting for purposes of the CLOS. Applicant agrees that any residential unit for which a final plat has not been approved and any non-residential structure for which a certificate of occupancy has not been issued within the time frame specified in Section 12 below may lose its vesting for purposes of concurrency as specified in this Development Agreement.

11. **Concurrency Review:** The County and Applicant agree to partition the application for CLOS submitted for the Project by the Applicant on June 21, 2005. The County shall issue a CLOS for the residential units and the library within the Project in accordance with the below Section 12. The County and Applicant shall abate any further review of the remaining components of the Project, but the County shall hold such application open with the same submittal date and consider it active until the CLOS for the residential units and the library expires as set forth in the below Paragraph 12. At any time prior to said expiration, the Applicant may request the issuance of a separate CLOS for all or any portion of the remaining components of the Project without regard to any CLOS applied for by any third party for any other development project after June 21, 2005. The County shall issue such separate CLOS and may impose such conditions as are necessary to ensure no degradation of the adopted levels of service for the public facilities for which it is being issued. The issuance of such separate CLOS shall not require an amendment to this Agreement except at the sole option of the Applicant, and the expiration of such separate CLOS shall coincide with the expiration date set forth in the below Section 12.

12. **Duration of Certificate of Level Service:** In exchange for Applicant's waiver of its impact fee credits as described in Section 9 above and the dedication of the Library Site, the County shall issue the Applicant a CLOS for all of the residential units and the library within the Project. Said CLOS shall be issued upon the effective date of this Development Agreement as specified in Section 24 and shall be conditioned only upon the Applicant complying with the terms of this Development Agreement. Said CLOS shall have an expiration date seven (7) years from the date of issuance. The initial CLOS shall be issued for the following public facilities and services: transportation, recreation/open space, solid waste and storm water. The expiration of a CLOS for any and all other public facilities shall coincide with the expiration date set forth herein.

13. **Applicable Law and Venue:** This Agreement shall be construed, and the rights and obligations of the parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida unless prohibited by law.

14. **Consistency With Comprehensive Plan:** The Planning Commission in its capacity as the Local Planning Agency of the County, on May 10, 2007 specifically found that the Project, as detailed in Rezone and the Site Plan Application and this Development Agreement, are consistent with the County's Comprehensive Plan and the LDC, provided impact fee payments are secured and made, the real property is dedicated for public purposes and as long as the Concurrency Project is dedicated all according to the terms of this Development Agreement.

15. **Omission from Development Agreement:** The failure of this Development Agreement to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with the law (inclusive without limitation the applicable provisions of the County's Comprehensive Plan or the LDC) governing said permitting requirements, conditions, terms or restrictions.

16. **Permits Required:** The following is a description of all local development permits approved or needed to be approved for the Project Site:

- Zoning Application to PDMU Zone District
- One or more Preliminary Site Plans
- One or more Final Site Plan Applications
- One or more Preliminary Plat Applications
- One or more Final Plat Applications
- One or more Applications for Special Approval in accordance with the Comprehensive Plan of Manatee County.
- One or more Applications for Specific Findings in accordance with the requirements of the LDC
- Access and Driveway Permit;
- Construction Plan approval;
- One or more Building Permit Applications and Certificate of Occupancies

17. **Disclaimer of Joint Venture:** The Applicant and the County represent that by the execution of this Development Agreement it is not the intent of the parties that this Development Agreement be construed or deemed to represent a joint venture or common undertaking between the County and the Applicant, or either, with any third party. While engaged in carrying and complying with the terms of this Development Agreement, the Applicant is an independent principal and not a contractor for or an officer or employee of the County. The Applicant shall not at any time nor in any manner represent that it or any of its agents or employees are employees of the County.

18. **Successors in Interest:** The burdens of the Development Agreement shall be binding upon, and the benefits of the Development Agreement shall inure to, all successors in interest to the parties to the Development Agreement including all mortgagees to the parties to this Development Agreement. This Development Agreement shall run with the Project Site. Notwithstanding anything in this Development Agreement to the contrary, the County shall have no responsibility or liability for any

obligations of the Applicant under this Development Agreement and the County does not assume any obligations to or for the Applicant.

19. **Amendments:** All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing and executed by the County and the Applicant, in accordance with § 163.3237 and §163.3229, Florida Statutes (2007).

20. **Applicable County Ordinances and Codes:** In accordance with §163.3233, Florida Statutes (2007), the codes, policies and ordinances of the County governing the development of the Project upon the date of execution of this Development Agreement shall govern the development of the Project for the duration of this Development Agreement. Prior to the termination of this Development Agreement in accordance with Section 29 below, the County may apply codes, policies and ordinances adopted subsequent to the execution hereof to the Project only if the County has held a public hearing and made the determinations required by the above cited Florida Statute and LDC provision. To the extent allowed by law, the Project Site shall be deemed fully vested as and when the School Board adopts a School Concurrency Plan and/ or other rules and regulations related thereto.

21. **Recording of this Agreement:** The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the "Clerk") shall record this Development Agreement no later than fourteen (14) days after the execution of this Agreement by all parties in the Public Records of Manatee County, Florida. Applicant shall bear the expense of recording this Agreement. Additionally, the Clerk shall mail a recorded copy of this Agreement to the State of Florida Department of Community Affairs by certified mail, return receipt requested no later than fourteen (14) days after the recordation of this Development Agreement. The County shall record a notice in the Public Records of Manatee County to reflect the date indicated on the return receipt card to establish the date of receipt by the Department of Community Affairs.

22. **Entire Agreement:** This Development Agreement constitutes the entire agreement between the parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings or terms of any kind as conditions or inducements to the execution hereof, and none have been relied upon by either party. Any subsequent conditions, representations, warranties or agreements shall not be valid and binding upon the parties unless they are in writing signed by both parties and executed in the same manner as this Development Agreement.

23. **Severability.** In the event any term or provision of this Development Agreement shall be held invalid by a Court of competent jurisdiction, such invalid term or provision should not affect the validity of any term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Development Agreement; provided, however, if any term or provision of this Agreement is held to be invalid due to the scope or extent here thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

24. **Effective Date.** This Agreement shall become effective immediately upon the occurrence of all the following:

(A) The recordation of a fully executed original of this Agreement in the official records of Manatee County, Florida, at the expense of Applicant;

(B) The expiration of any and all appeal periods for any challenge to the approval of the Rezone and Preliminary Site Plan Application or this Agreement; and

(C) Thirty (30) days have expired since a copy of this Agreement has been received by the State Land Planning Agency pursuant to §163.3239, Florida Statutes.

25. **Parties Drafted Equally.** The County and Applicant agree that both parties have played an equal and a reciprocal part in drafting this Agreement. Therefore no provision of this Agreement shall be construed by a Court or judicial authority against any party hereto because such party is deemed to have drafted or structured such provisions.

26. **Annual Monitoring.** During the term of this Development Agreement, the Applicant shall file an annual monitoring report relating to the Project site with the County's Planning Director consistent with the requirements of Chapter 5 of the LDC. The first such report shall be filed one year from the effective day of this Development Agreement as defined herein.

27. **Notices:** All notices, demands, requests for approvals or other communications given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and addressed as follows:

To Applicants:

Parrish Plantation, LLC
4315 Pablo Oaks Court, Suite 1

Jacksonville, FL 32224
Attention: John C. Kunkel

R. Scott Griffith
10329 Cross Creek Boulevard
Suite M
Tampa, Florida 33647

With a Copy to:

Grimes Goebel Grimes Hawkins
Gladfelter & Galvano, PL
Attn: Caleb J. Grimes, Esquire
1023 Manatee Avenue West
Bradenton, FL 34205

To County:

County Administrator / Manatee County
P.O. Box 1000
Bradenton, FL 34206

With a Copy to:

County Attorney / Manatee County
P.O. Box 1000
Bradenton, FL 34206

28. **Survival of Warranties, Representations:** The warranties, representations, covenants and obligations of the parties hereto shall be binding upon the parties and their respective successors in interest.

29. **Termination:** This Development Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(A) The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Development Agreement.

(B) The expiration of ten (10) years from the effective date of this Agreement.

(C) The expiration of any Certificate of Level of Service (CLOS) as enumerated in this Development Agreement.

(D) The revocation of this Development Agreement by the Board in accordance with §163.3235, Florida Statutes (2007).

(E) The execution of a written agreement by all parties, or their successors in interest, providing for the cancellation and termination of this Development Agreement.

[SIGNATURE PAGE FOLLOWS]

Exhibit "A"

Legal Description of the Project Site

(4 Pages)

(Cone Tract)

Parcel 1

The Northwest 1/4, LESS the South 330 feet of the Southeast 1/4 of the Northwest 1/4, LESS Parrish-Wauchula Road off the North, LESS 27 acres deeded to King and as described in O.R. Book 70, Page 313, LESS 20 acres deeded to Parrish and as described in O.R. Book 76, Page 54, and LESS Manatee Agricultural Reuse Supply, Reclaimed Water Parcel No. 102, as described in O.R. Book 1958, Pg. 4459 (Stipulated Order of Taking Case No. 2004-CA-4977), of the Public Records of Manatee County, Florida, all lying in Section 28, Township 33 South, Range 19 East, of the public records of Manatee County, Florida.

AND

The East 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4, LESS Lot 4 of JOHN PARRISH'S SUBDIVISION of 840 feet square in the Northwest corner of the Northwest 1/4 of the Northeast 1/4, according to the map or plat thereof as recorded in Plat Book 1, Page 262, of the public records of Manatee County, Florida; and LESS BEGIN 40 feet East and 30 feet North of the Southwest corner of the Northwest 1/4 of the Northeast 1/4; thence North 58.8 feet; thence East 120 feet; thence South 59 feet; thence West 120 feet to the Point of Beginning, or being Lots 19 and 20, Block 4, Parrish City Manor, according to the map or plat thereof as recorded in Plat Book 4, Page 138 - a vacated plat, of the public records of Manatee County, Florida; also BEGIN at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence West 884.4 feet, South 42.4 feet, thence East 884.4 feet and North 41 feet to the Point of Beginning; and LESS the South 1/2 of the Southeast 1/4 of the Northeast 1/4 deeded to King and described in O.R. Book 70, Page 313, Public Records of Manatee County, Florida, and; Less right-of-way for State Road 62, all lying in Section 29, Township 33 South, Range 19 East, Manatee County, Florida.

(Hysmith Tract)

Parcel 1:

Commence at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; thence S88°20'29"E, along the Easterly extension of the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet for a Point of Beginning; thence continue S88°20'29"E, along said North line 801.87 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East; thence S00°28'45"W, 921.92 feet to the Southeast corner of the Southwest 1/4 of the

Northwest 1/4 of said Section 28; thence N89°24'00"W, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 28, 803.13 feet; thence N00°34'00"E, 936.73 feet to the Point of Beginning.

Parcel 2:

Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; thence S88°20'29"E, along the Easterly extension of the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet; thence S00°34'00"W, 468.37 feet; thence N88°52'14"W, 527.99 feet to the West line of Section 28, Township 33 South, Range 19 East, thence N00°34'00"E, along said West line 473.25 feet to the Point of Beginning.

Parcel 3:

Commence at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence S00°34'00"W, along the West line of Section 28, Township 33 South, Range 19 East, a distance of 473.25 feet for a Point of Beginning; thence continue S00°34'00"W, along said West line 473.25 feet to the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 28; thence S89°24'00"E, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 28, 527.97 feet; thence N00°34'00"E, 468.37 feet; thence N88°52'14"W, 527.99 feet to the Point of Beginning.

LESS AND EXCEPT from above Parcels 1 and 3:

DESCRIPTION: A parcel of land lying in Southwest 1/4 of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 28, run thence along the West boundary of said Section 28, S.00°05'49"E., 2789.17 feet for a POINT OF BEGINNING; thence along a line lying 300.00 feet North of and parallel with the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 28, N.89°50'49"E., 345.00 feet; thence along a line lying 345.00 feet East of and parallel with aforesaid West boundary of Section 28, S.00°05'49"E., 70.17 feet; thence S.89°39'54"E., 986.68 feet to the East boundary of aforesaid Southwest 1/4 of the Northwest 1/4 of Section 28; thence along said East boundary of said Southwest 1/4 of the Northwest 1/4 of Section 28, S.00°06'06"E., 221.43 feet to the Southeast corner thereof; thence along the South boundary of said Southwest 1/4 of Northwest 1/4 of Section 28, S.89°50'49"W., 1331.29 feet to the Southwest corner thereof; thence along the West boundary of aforesaid Section 28 the following two (2) courses: 1) N.00°11'27"W., 232.77 feet to the Southeast

corner of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; 2) N.00°05'49"W., 67.23 feet to the POINT OF BEGINNING.

All of the above being more particularly described as follows:

DESCRIPTION: A parcel of land lying in Southwest 1/4 of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 28, run thence along the West boundary of said Section 28, S.00°05'49"E., 2142.30 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, for a POINT OF BEGINNING; thence along the Easterly extension of the North boundary of aforesaid South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, as found monumented, S.89°07'19"E., 1331.78 feet to the East boundary of the Southwest 1/4 of the Northwest 1/4 of aforesaid Section 28; thence along said East boundary of the Southwest 1/4 of the Northwest 1/4 of Section 28, S.00°06'06"E., 701.48 feet; thence N.89°39'54"W., 986.68 feet; thence along a line lying 345.00 feet East of and parallel with aforesaid West boundary of Section 28, N.00°05'49"W., 70.17 feet; thence along a line lying 300.00 feet North of and parallel with the South boundary of aforesaid Southwest 1/4 of the Northwest 1/4 of Section 28, S.89°50'49"W., 345.00 feet to aforesaid West boundary of Section 28; thence along said West boundary of Section 28, N.00°05'49"W., 646.87 feet to the POINT OF BEGINNING.

Containing 21.093 acres, more or less.

(Parrish Tract)

Beginning at a point found by measuring from the Southeast corner of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East; North along the East line of said Northwest 1/4, 330 feet more or less to the Northeast corner of Preston Parrish 10 acre tract; this being the above mentioned Point of Beginning; thence continue along said East line of the Northwest 1/4, 660 feet; thence Westerly along a line parallel to the North line of Preston Parrish said 10 acre tract, 1320 feet; thence southerly 660 feet to the Northwest corner of said Preston Parrish tract; thence Easterly along the North line of said Preston Parrish tract 1320 feet more or less to the Point of Beginning, Less road right-of-way on East, all lying and being in Manatee County, Florida.

AND

The South 330 feet of the Southeast 1/4 of the Northwest 1/4: less Road right-of-way on East, Section 28, Township 33 South, Range 19 East, Manatee County, Florida.

Exhibit "B"

Preliminary Site Plan

(37 Pages)



PRELIMINARY SITE PLAN PARRISH PLANTATION SUBDIVISION MANATEE COUNTY, FLORIDA

By Award Only
PARRISH PLANTATION, LLC
 10329 Cross Creek Boulevard
 Tampa, Florida 33647
 Phone: (813) 973-2400

By Award Only
 Engineering Business Certificate of Authorization No. 148
HEIDT & ASSOCIATES, Inc.
 Tampa • Fort Myers • Sarasota-Manatee

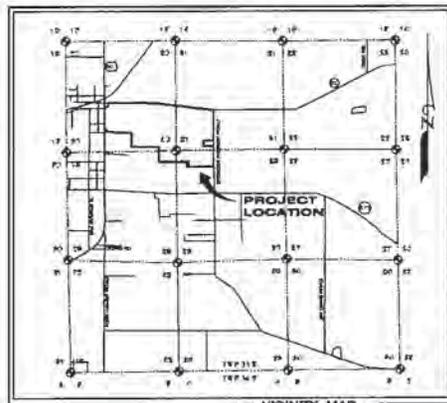


CIVIL ENGINEERING
 PLANNING
 SURVEYING
 ENVIRONMENTAL PERMITTING
 LANDSCAPE ARCHITECTURE

Sarasota-Manatee Office
 2643 Cross Creek Blvd. #107
 University Park, FL 34201-2142
 Phone: (813) 999-1101
 Fax: (813) 999-1102

INDEX OF PLANS

| SHEET NO. | DESCRIPTION |
|------------|--|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | AERIAL SITE PLAN |
| 4 | MASTER SITE PLAN |
| 2-23 | PRELIMINARY SITE PLAN |
| 24 | TYPICAL ROADWAY SECTION & DETAILS |
| TP1 & LP11 | TREE REPLACEMENT AND PRESERVATION PLAN |
| LP1 & LP2 | PRELIMINARY LANDSCAPE PLAN |



VICINITY MAP
 MANATEE COUNTY, FLORIDA
 SECTION 26, TOWNSHIP 22 SOUTH, RANGE 19 EAST
 (SCALE 1" = 1/4 MILE)

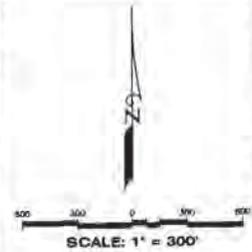
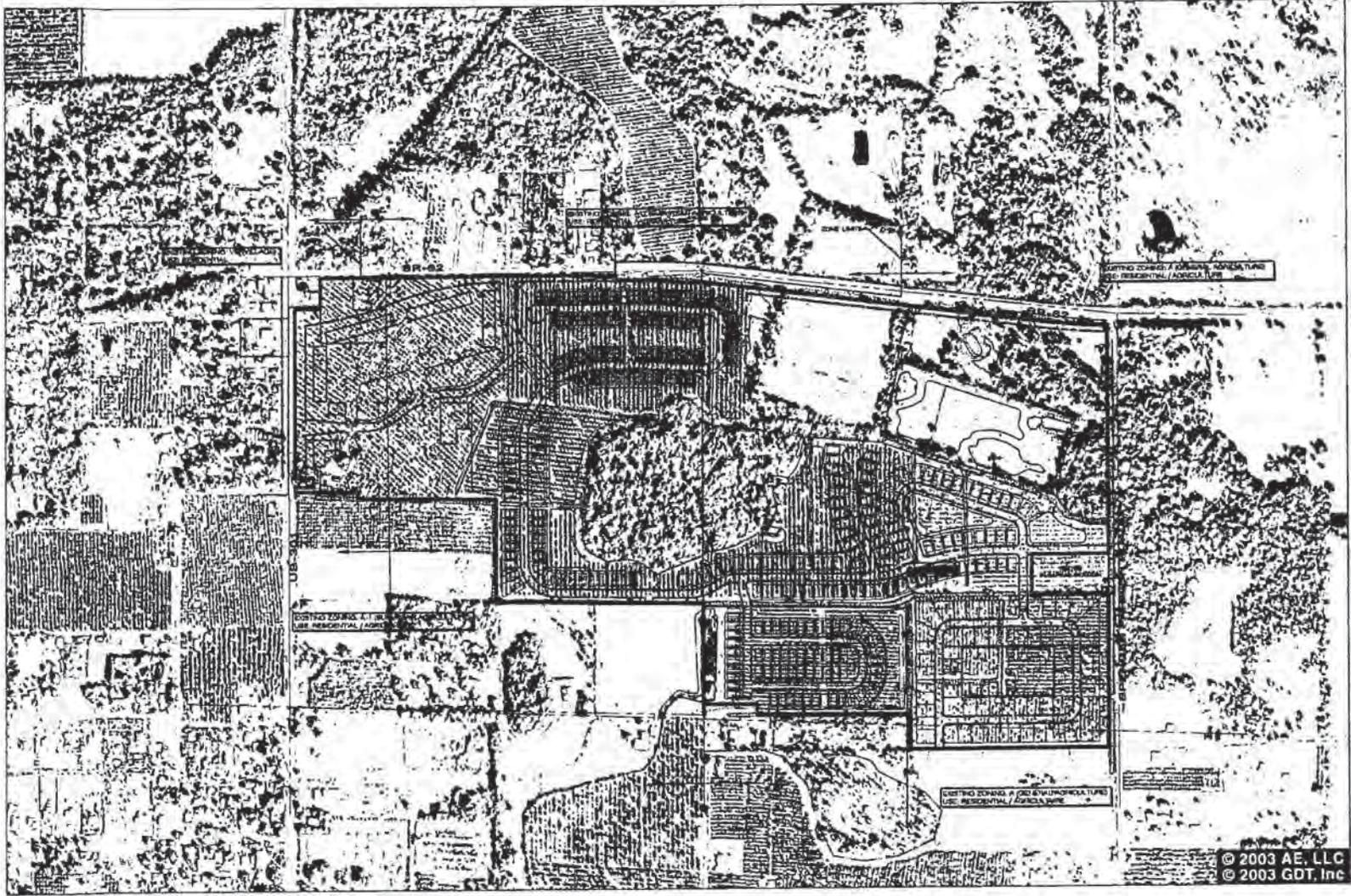
TOURING PETITION # PGR-05-0307
 PARCEL ID # _____

| | | | |
|--|------------|----------------------------------|------------|
| Approval Type: Preliminary Site Plan | | Project Name: PARRISH PLANTATION | |
| APPROVED | DATE | FILE NUMBER | |
| Project Planner (PO) | _____ | _____ | |
| Project Engineer (PE) | _____ | _____ | |
| County Engineer (CE) | _____ | _____ | |
| Water & Sewer (WS) | _____ | _____ | |
| Environmental Health | _____ | _____ | |
| Fire (FIRE) | _____ | _____ | |
| Other/Agent | _____ | _____ | |
| PARRISH PLANTATION SUBDIVISION | | | |
| DATE: BRIAN D CALE FLORIDA PROFESSIONAL ENGINEER 55530 | | | |
| DATE | 04-01-2007 | JOB NO. | 50P-CM-003 |
| <small>Division: based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to MGS 85 is + 0.81 feet</small> | | | |
| STREET & DRIVEWAY | | WATER & SANITARY SEWER | |
| DESIGNED BY: CALE | SCOTT | DESIGNED BY: CALE | SCOTT |
| DRAWN BY: PSP-CV | | DRAWN BY: SCOTT | |
| SHEET 1 OF 24 | | | |

| PERMIT / FILE NOB. | |
|---------------------|--|
| ADDRESS CONTACT NO. | |
| WATER COMMISSION | |
| SEWER COMMISSION | |
| SEWERAGE | |
| WATER SUP. | |
| SEWER SUP. | |
| FILED | |

NOTE: 100% STORMWATER TREATMENT IS BEING PROVIDED FOR STORMWATER FACILITIES WITHIN THE DANIEL GREEN WATERSHED PROTECTION OVERLAY DISTRICT.

| NO. | DATE | BY | REVISIONS |
|-----|------------|-------|-------------------|
| 1 | 04-01-2007 | SCOTT | ISSUED FOR PERMIT |



© 2003 AE, LLC
 © 2003 GDT, Inc

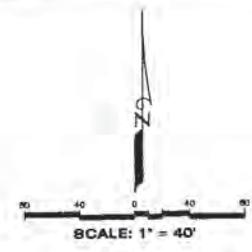
NOTE: THIS DRAWING WAS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE AERIAL PHOTOGRAPHY HAS BEEN USED. HOWEVER, THE MAP DOES NOT ACCURATELY SHOW CURRENT SITE CONDITIONS. ADDITIONAL ENGINEERING, ENVIRONMENTAL, REVIEW, FIELD SURVEYING AND DATA COLLECTION ARE NECESSARY TO DETERMINE PROPERTY ACTUAL SITE CONDITIONS. THIS DRAWING IS SUBJECT TO CHANGE WITHOUT NOTICE BASED ON THE ABOVE.

ISSUED: 04/01/07

| | | | |
|---|--|----------------------------|---|
| Engineering Review Certificate of Approval No. 14 HEIDT & ASSOCIATES, Inc. Tallahassee • Fort Myers • Sarasota • Orlando | | AERIAL SITE PLAN | |
| 8043 Central Coast Boulevard Suite 111 Tallahassee, FL 32311 Phone: 904-488-1177 Fax: 904-488-1122 | | JOB NO. 2003-001 | PROJECT PARRISH PLANTATION, LLC |
| DATE 04-01-07 | DRAWN BY SEDT | CHECKED BY SEDT | SHEET NO. 3 OF 24 SHEETS |
| SCALE GRAPHIC SCALE: 1" = 300' FLORIDA PROFESSIONAL ENGINEER | SHEET TITLE PARRISH PLANTATION | | |

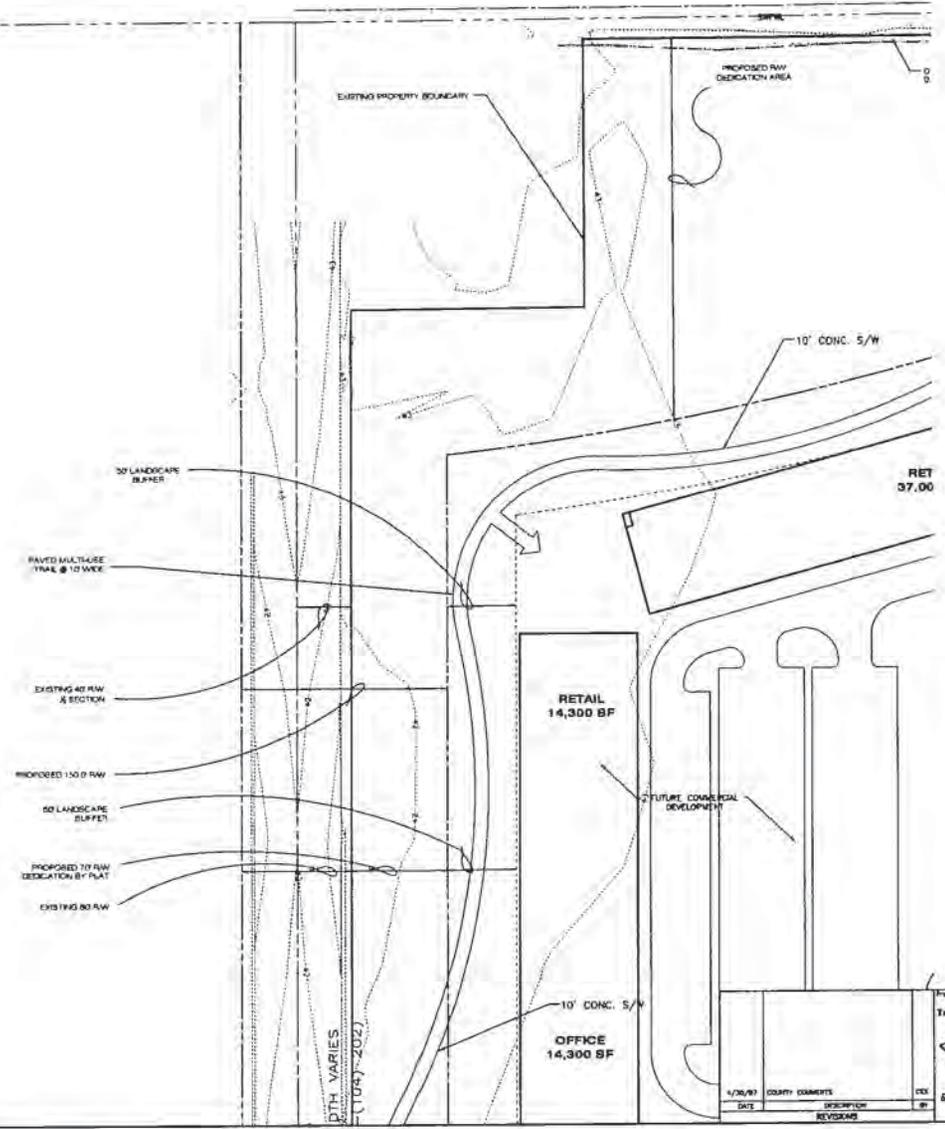
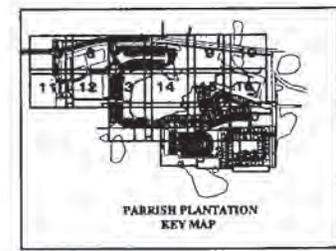
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LAND USE: RES-8
ZONING: VL (VILLAGE)



LEGEND

- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--|
| | | EXISTING DRAINAGE STRUCTURE |
| | | STRUCTURE HG |
| | | ELEVATION |
| | | CENTERLINE |
| | | DIRECTION OF SURFACE FLOW |
| | | UNDERDRAIN WITH CLEANOUT |
| | | WET POND LOCATION |
| | | STORM CONTROL |
| | | EXISTING PROJECT LIMITS |
| | | 5% WETLAND LINE |
| | | 10% WETLAND BUFFER LINE |
| | | TREES TO BE REMOVED TREES TO BE PROTECTED |
| | | UTILITY BOUNDARY |
| | | UTILITY BOUNDARY |
| | | UTILITY BOUNDARY |
| | | IMPACTED W.L./D.S.W. AREA |
| | | IMPACTED D.S.W. AREA |
| | | POSSIBLE W.L. MITIGATION AREA |
| | | ELEVATED BOARDWALK AT 5'W |



30' LANDSCAPE BUFFER
PAVED MULTITUDE TRAIL @ 10' WIDE
EXISTING 40' RW & SECTION
PROPOSED 130' RW
50' LANDSCAPE BUFFER
PROPOSED 70' RW DEDICATION BY PLAT
EXISTING 80' RW

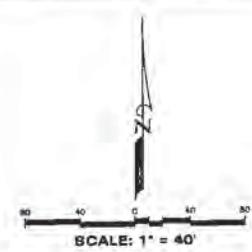
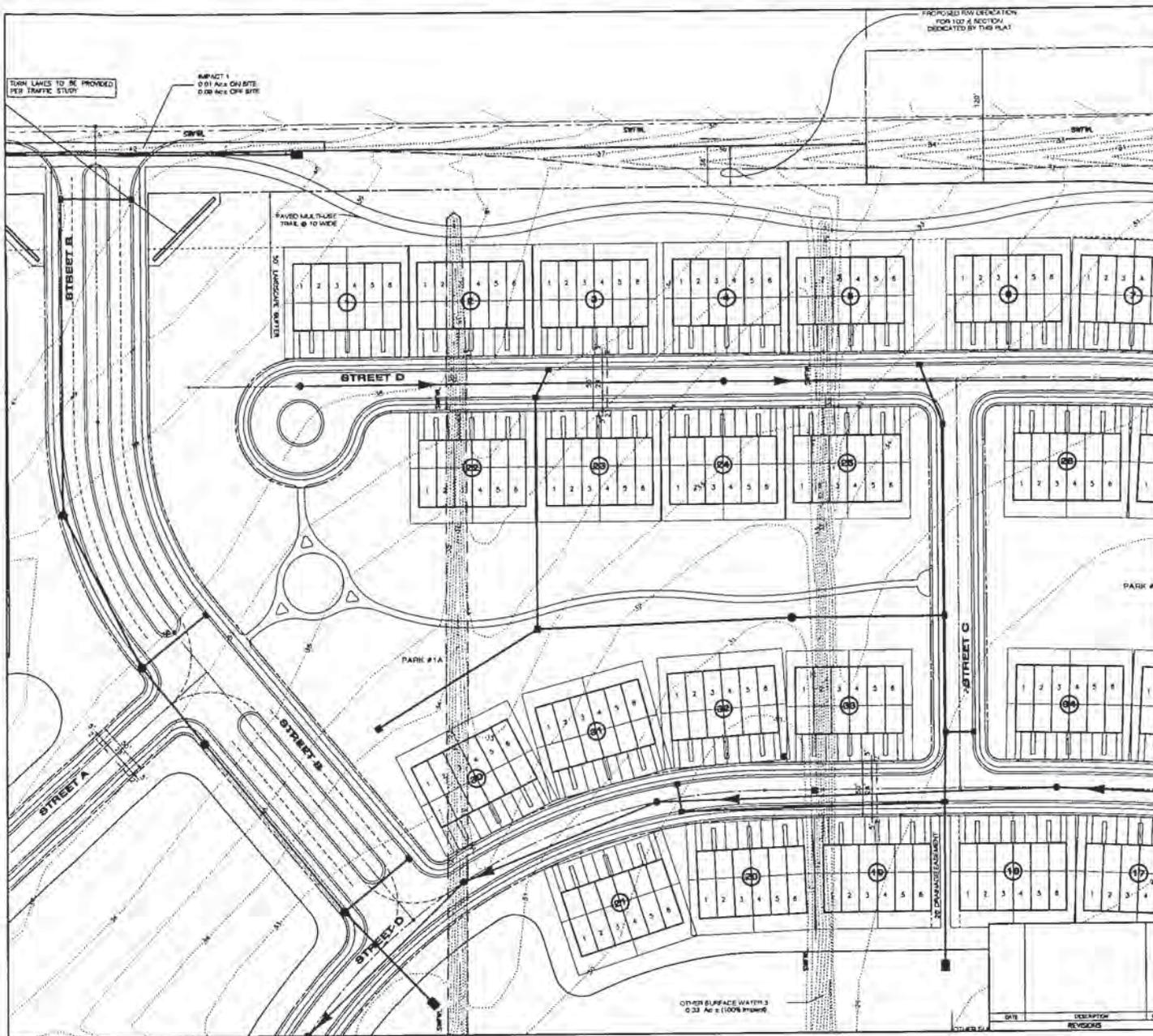
PTH VARIES (1097-2022)

| DATE | DESCRIPTION | BY |
|---------|----------------|-----|
| 4/26/23 | ISSUE COMMENTS | DES |
| | | REV |

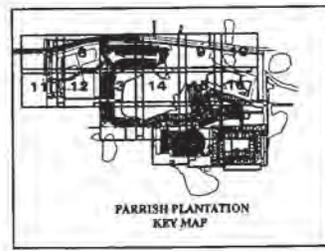
HEIDY & ASSOCIATES, Inc.
 Tampa - Port Myers - Sarasota - Orlando
 Sarasota Main Office
 6045 Central Coast Boulevard
 Suite 101
 Lakewood, Fla. 34101
 Phone 941-556-1100
 Fax 941-556-1108

PRELIMINARY SITE PLAN
PARRISH PLANTATION
 JOB NO. 2023-001
 DESIGN CAPSON
 DRAWN SCOTT
 PROJECT PARRISH PLANTATION, LLC
 DATE 04-01-23
 SHEET 5 OF 24 SHEETS

PARRISH PLANTATION PRELIMINARY SITE PLAN SHEET 5 OF 24

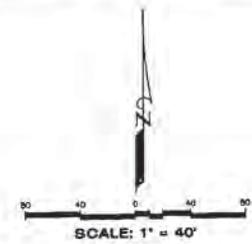
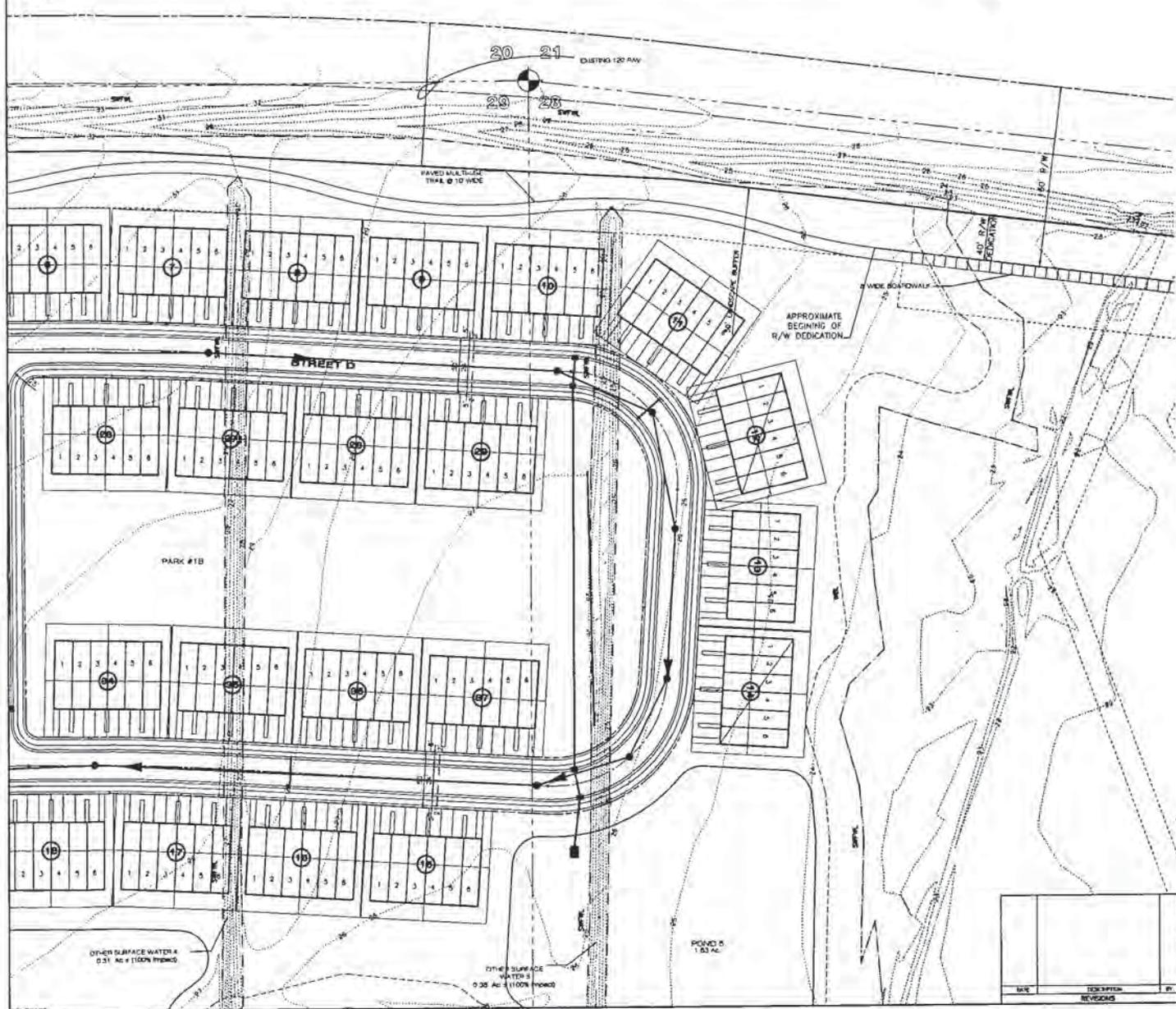


- LEGEND**
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------------------------|
| --- | --- | STORM DRAINAGE STRUCTURE |
| --- | --- | STRUCTURE NO. |
| --- | --- | ELEVATION |
| --- | --- | CONTOUR |
| --- | --- | DIRECTION OF SURFACE FLOW |
| --- | --- | LANDSCAPE WITH CLEAROUT |
| --- | --- | SOIL BORING LOCATION |
| --- | --- | STATED EROSION CONTROL |
| --- | --- | SHOWN PROJECT LIMITS |
| --- | --- | SPRINT WETLAND LINE |
| --- | --- | WETLAND BUFFER LINE |
| --- | --- | TREES TO BE REMOVED |
| --- | --- | TREES TO BE PROTECTED |
| --- | --- | PROPOSED PLANT SCHEDULE |
| --- | --- | LOT # |
| --- | --- | LOT NUMBER |
| --- | --- | LOT AREA |
| --- | --- | LOT NUMBER TYPE |
| --- | --- | NONIMPACTED N.L./D.S.W. APPLICABLE |
| --- | --- | IMPACTED D.S.W. AREA |
| --- | --- | POSSIBLE N.L. MITIGATION AREA |
| --- | --- | ELEVATED BOUNDARIES AT 1.5' |



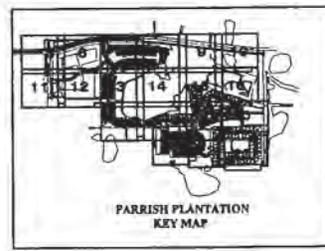
| | |
|---|---|
| PRELIMINARY SITE PLAN PARRISH PLANTATION | |
| HEDY & ASSOCIATES, Inc. 3000 South Orange Avenue Suite 200 University Park, FL 32809 Phone: 813-998-1127 Fax: 813-998-1122 | ARCHITECT CARSON SCOTT PARRISH PLANTATION, LLC 10000 South Orange Avenue University Park, FL 32809 Phone: 813-998-1127 Fax: 813-998-1122 |
| DATE: 04-01-07 DRAWN BY: J. D. CALE, P.E., M.D. SANCHEZ, P.E. CHECKED BY: J. D. CALE, P.E., M.D. SANCHEZ, P.E. | SHEET 7 OF 24 SHEETS |

120' RIGHT-OF-WAY



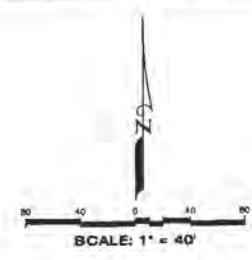
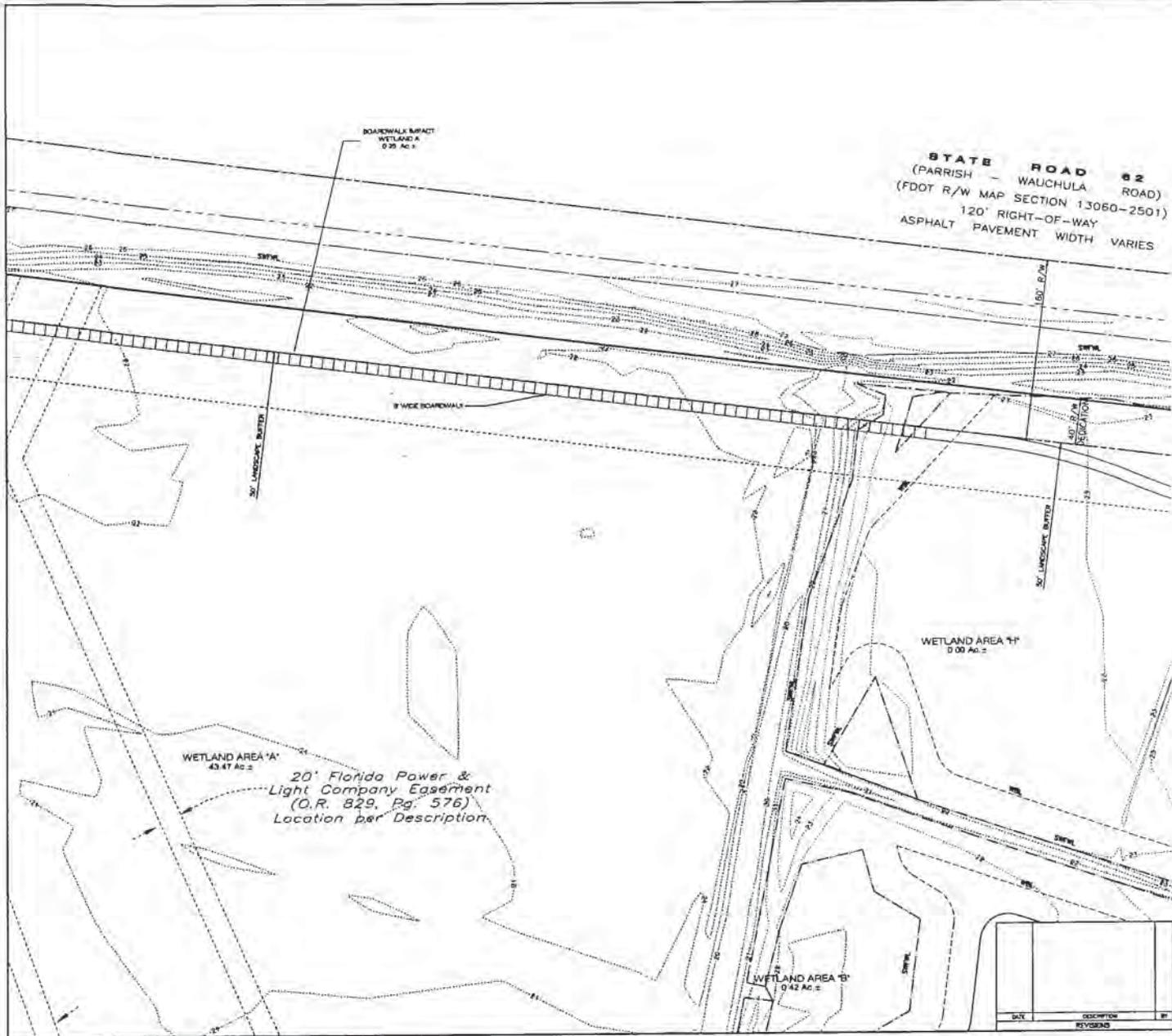
LEGEND

- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------------------|
| | | STORM DRAINAGE STRUCTURE |
| | | STRUCTURE NO. |
| | | ELEVATION |
| | | CONTOUR |
| | | DIRECTION OF SURFACE FLOW |
| | | UNDERGROUND UTILITY CLEARANCE |
| | | SOIL BORING LOCATION |
| | | STAGED EROSION CONTROL |
| | | PROPOSED PROJECT LIMITS |
| | | 5% WETLAND LINE |
| | | WETLAND BUFFER LINE |
| | | TREES TO BE REMOVED |
| | | TREES TO BE PROTECTED |
| | | PROPOSED FUTURE ROADWAY |
| | | LOT NUMBER |
| | | PROPOSED AREA |
| | | NONCOMPACT R.L./D.S.W. AREAS |
| | | COMPACTED D.S.W. AREA |
| | | POSSIBLE R.L. MITIGATION AREA |
| | | ELEVATED BOARDWALK AT S.W. |



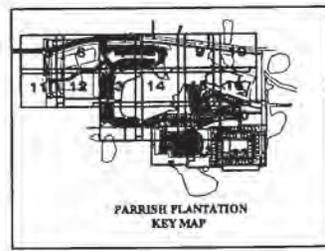
| | | | |
|--|--|---|--|
| <p>Prepared by: HEDY & ASSOCIATED, INC. 3041 Orange Creek Boulevard Suite 101 University Park, FL 32611 Phone: 941-298-1100 Fax: 941-298-1192</p> | | <p>PRELIMINARY SITE PLAN</p> | |
| <p>PARRISH PLANTATION</p> | | <p>JOB NO. DESIGN: CARTER DRAWN: SCOTT DATE: 04-01-07 PLOT NOOH</p> | |
| <p>DESIGNED BY: HEDY & ASSOCIATED, INC.</p> | | <p>PREPARED BY: PARRISH PLANTATION, LLO</p> | |
| <p>DATE: 04-01-07</p> | | <p>REVISIONS</p> | |
| <p>BRAND CAL. P.E. NO. 30330 FLORIDA PROFESSIONAL ENGINEER</p> | | <p>REVISIONS</p> | |

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LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------------------|
| --- | --- | STORM DRAINAGE STRUCTURE |
| --- | --- | STRUCTURE NO. |
| --- | --- | ELEVATION |
| --- | --- | CONTRAP |
| --- | --- | DIRECTION OF SURFACE FLOW |
| --- | --- | LANDSCAPE WITH CLEARCUT |
| --- | --- | SOIL BOUNDARY LOCATION |
| --- | --- | STARTED EROSION CONTROL |
| --- | --- | SHRUB PROJECT LIMITS |
| --- | --- | ONE WETLAND LINE |
| --- | --- | WETLAND BUFFER LINE |
| --- | --- | TREES TO BE REMOVED |
| --- | --- | TREES TO BE PROTECTED |
| --- | --- | TRUNKS PLUM BURNING |
| --- | --- | UP HANGING |
| --- | --- | ONE CORNER |
| --- | --- | UP HANGING TREE |
| --- | --- | NONIMPACTED 5 L./O.S.W. AREAS |
| --- | --- | IMPACTED O.S.W. AREA |
| --- | --- | POSSIBLE W.L. VIOLATION AREA |
| --- | --- | ELEVATED BOARDWALK AT S.R. |

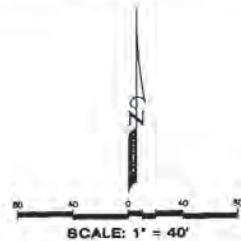


| | |
|--|--|
| PRELIMINARY SITE PLAN FARRISH PLANTATION | |
| DESIGNER CARSON DATE 04-01-07 FILE W005 | PROJECT NO. PARRISH PLANTATION, LLC DRAWING BASED ON MATERIALS SUBMITTED TO THE STATE OF FLORIDA CONSTRUCTION FROM 04/02/07 TO 04/02/07 |
| SHEET 9 OF 24 SHEETS | |

11/15/2006 1:24:52 PM C:\PROJECTS\FARRISH PLANTATION\DWG\FARRISH_PLOT_09.DWG

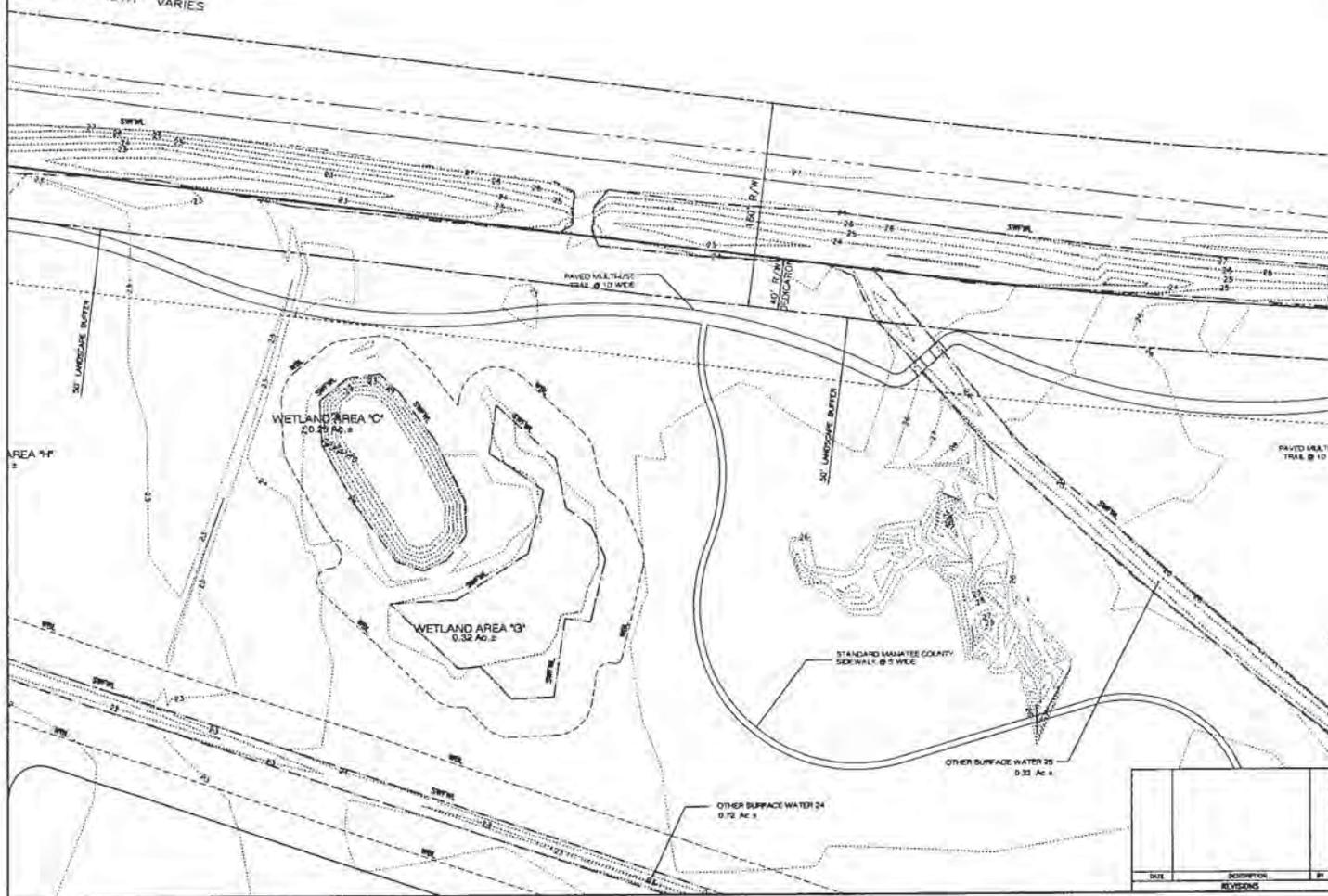
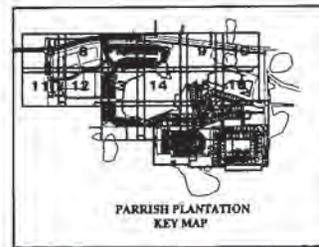
ZONING: A (GENERAL AGRICULTURE)
LAND USE: UF-3

ROAD 82
- WAUCHULA ROAD)
MAP SECTION 13060-2501)
0' RIGHT-OF-WAY
PAVEMENT WIDTH VARIES



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---------------------------------------|
| | | STORM DAMAGE STRUCTURE |
| | | STRUCTURE NO. ELEVATION CONTOUR |
| | | DIRECTION OF SURFACE FLOW |
| | | LANDSCAPE WITH CLEARANCE |
| | | SOIL BORING LOCATION |
| | | STRIPED EROSION CONTROL |
| | | EXISTING PROJECT LIMITS |
| | | 1% WETLAND LINE |
| | | WETLAND BUFFER LINE |
| | | TREES TO BE REMOVED |
| | | TREES TO BE PROTECTED |
| | | FINISHED FLOOR ELEVATION |
| | | LOT NO. |
| | | 1% WETLAND |
| | | 5% WETLAND |
| | | 1% WETLAND BUFFER |
| | | NON-IMPACTED 0.5% W. AREA |
| | | IMPACTED 0.5% W. AREA |
| | | POSSIBLE W.L. MITIGATION AREA |
| | | ELEVATED BOARDWALK AT 5% W. |

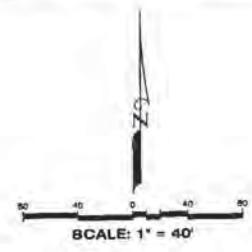
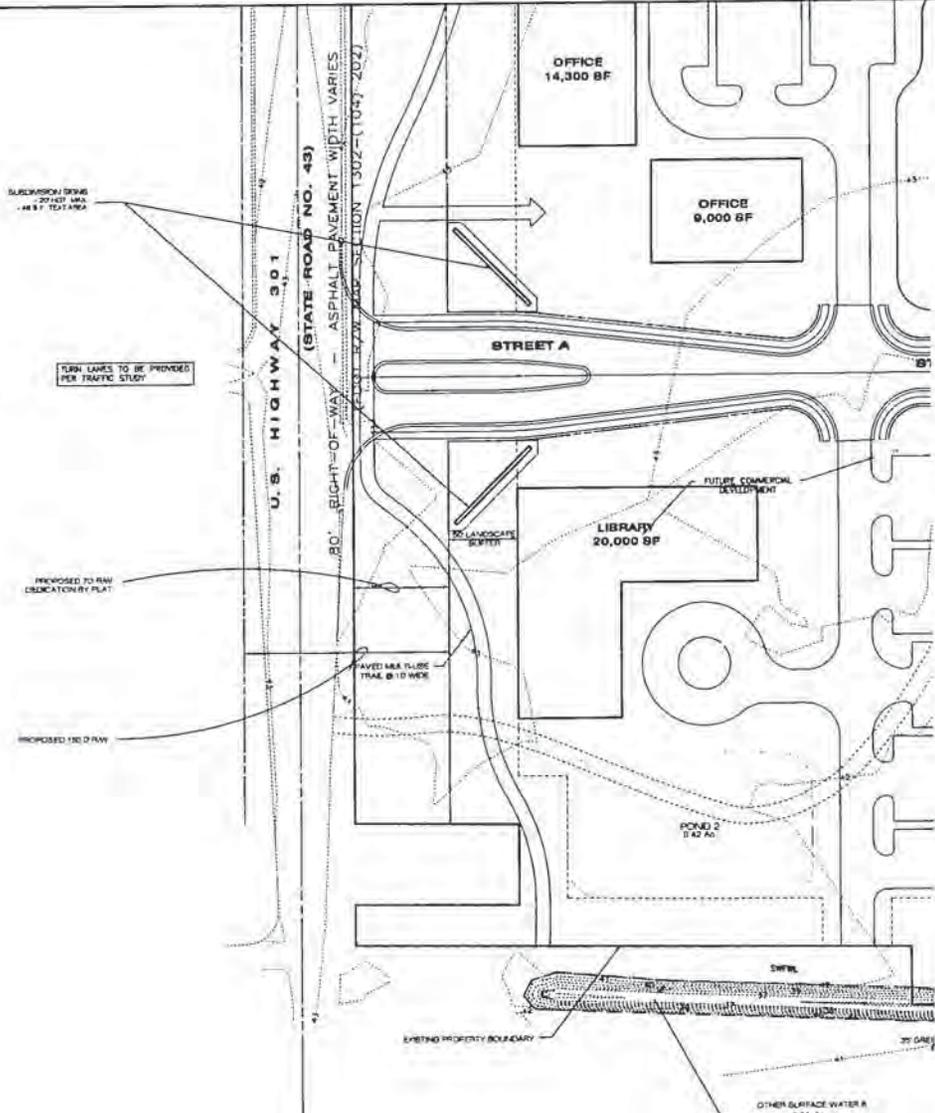


| DATE | DESCRIPTION | BY |
|------|-------------|----|
| | | |

Engineering Services of H. P. H. & Associates, Inc.
H. P. H. & ASSOCIATES, Inc.
Tampa • Fort Myers • Sarasota • Bradenton
10000 South Bay Street
Sarasota, Florida 34237
Phone: 941-556-1100
Fax: 941-556-1102

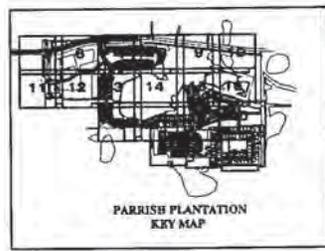
| PRELIMINARY SITE PLAN | |
|-----------------------|---|
| JOB NO. | PARRISH PLANTATION |
| DESIGNER | CARLSON |
| CHECKER | SCOTT |
| CLIENT | PARRISH PLANTATION, L.L.C. |
| DATE | 06-01-07 |
| SCALE | As Shown on Wetland Delineation Report 060607 001 |
| PROJECT | Conversion from MWD to 10' to 10' 00' - 0.15 Feet |
| FILE NO. | W008 |
| SHEET 10 OF 24 SHEETS | |

PARRISH PLANTATION, L.L.C. 10000 SOUTH BAY STREET, SARASOTA, FL 34237



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------------------|
| --- | --- | FORM FINISH EMBLEM |
| ⊙ | ⊙ | STRUCTURE NO. |
| + | + | ELEVATION |
| ⊙ | ⊙ | COMPAR |
| --- | --- | DIRECTION OF SURFACE FLOW |
| --- | --- | UNDERMINA WITH CLEAVOT |
| --- | --- | SOIL BORING LOCATION |
| --- | --- | SWEEP EROSION CONTROL |
| --- | --- | SETBACK PROJECT LIMIT |
| --- | --- | ONE WELAND LINE |
| --- | --- | WELAND SERVICE LINE |
| --- | --- | TREES TO BE REMOVED |
| --- | --- | TREES TO BE PROTECTED |
| --- | --- | PROPERTY LINE NUMBER |
| --- | --- | UP NUMBER |
| --- | --- | NO NUMBER |
| --- | --- | UP NUMBER |
| --- | --- | NONCOMPACT W.L./D.S.R. AREAS |
| --- | --- | AFFECTED D.S.R. AREA |
| --- | --- | POSSIBLE # L. WELAND AREA |
| --- | --- | ELEVATED BOARDWALK AT S.W. |

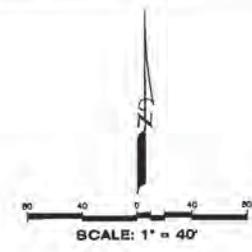
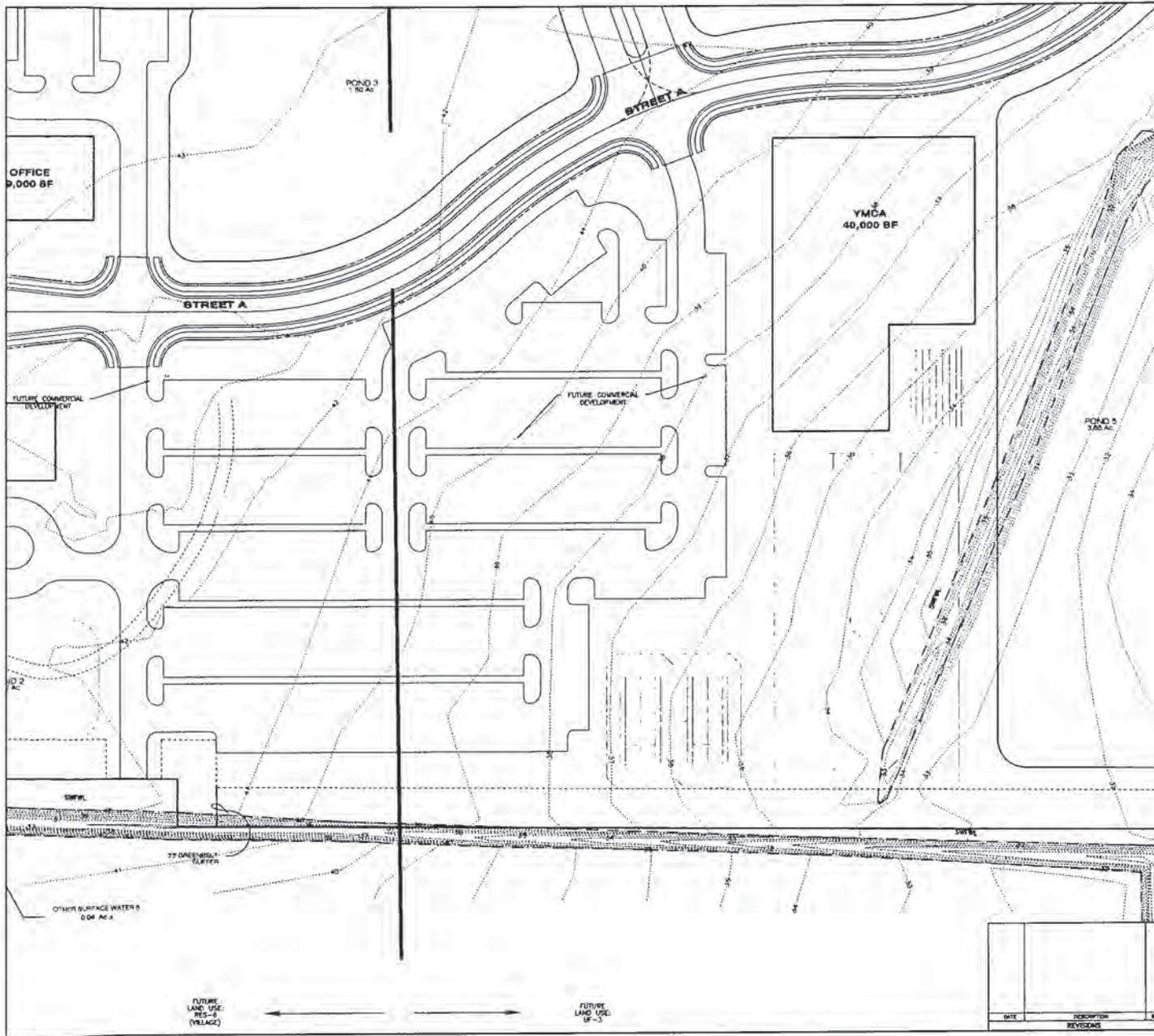


| | | | | |
|--|--|------------------------------------|--|--------------|
| 1/25/17 COUNTY COMMENTS 2/17 | | 2/17 REVISIONS | | 2/17 2/17 |
| PRELIMINARY SITE PLAN PARRISH PLANTATION | | | | |
| JOB NO. 2016 CARSON | | PROJECT PARRISH PLANTATION, LLD | | |
| DATE 04-01-07 | | DRAWN BY SCOTT | | |
| SHEET 11 OF 24 SHEETS | | | | |

HEBBY & ASSOCIATES, Inc.
 Landscape Architecture
 2014 Doctor Green Boulevard
 Suite 217
 Chesapeake, Va. 23041
 Phone: 804-398-1171
 Fax: 804-398-1168

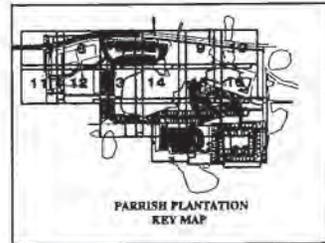
BRAND CALL # 8
 NO. 00500
 FLSHA PROFESSIONAL ENGINEER

ALL RIGHTS RESERVED. PHOTOGRAPHY BY: MR. SCOTT W. LITTLE, INC.



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------------------|
| — | — | STORM DRAINAGE STRUCTURE |
| ⊙ | ⊙ | STRUCTURE NO. |
| + | + | ELEVATION |
| ⊙ | ⊙ | CENTUR |
| — | — | DIRECTION OF SURFACE FLOW |
| — | — | UNDERDRAIN WITH CLEANOUT |
| ⊙ | ⊙ | SOIL NAILING LOCATION |
| ⊙ | ⊙ | STAGED EROSION CONTROL |
| ⊙ | ⊙ | STAGING PROJECT LIMIT |
| ⊙ | ⊙ | ETC WETLAND LINE |
| ⊙ | ⊙ | WETLAND BUFFER LINE |
| ⊙ | ⊙ | TREES TO BE REMOVED |
| ⊙ | ⊙ | TREES TO BE PROTECTED |
| ⊙ | ⊙ | PROPOSED ALUM BARRIERS |
| ⊙ | ⊙ | UP ASPHALT |
| ⊙ | ⊙ | NEW ASPHALT |
| ⊙ | ⊙ | UP PAV. |
| ⊙ | ⊙ | NONIMPACTED W.L./D.S.W. AREA |
| ⊙ | ⊙ | IMPACTED D.S.W. AREA |
| ⊙ | ⊙ | POSSIBLE W.L. MITIGATION AREA |
| ⊙ | ⊙ | ELEVATED BOARDWALK AT S.W. |



FUTURE LAND USE: RES-1 (VILLAGE) ← → FUTURE LAND USE: UF-5

| DATE | DESCRIPTION | BY |
|------|-------------|----|
| | | |
| | | |

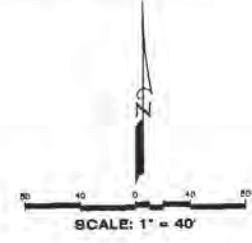
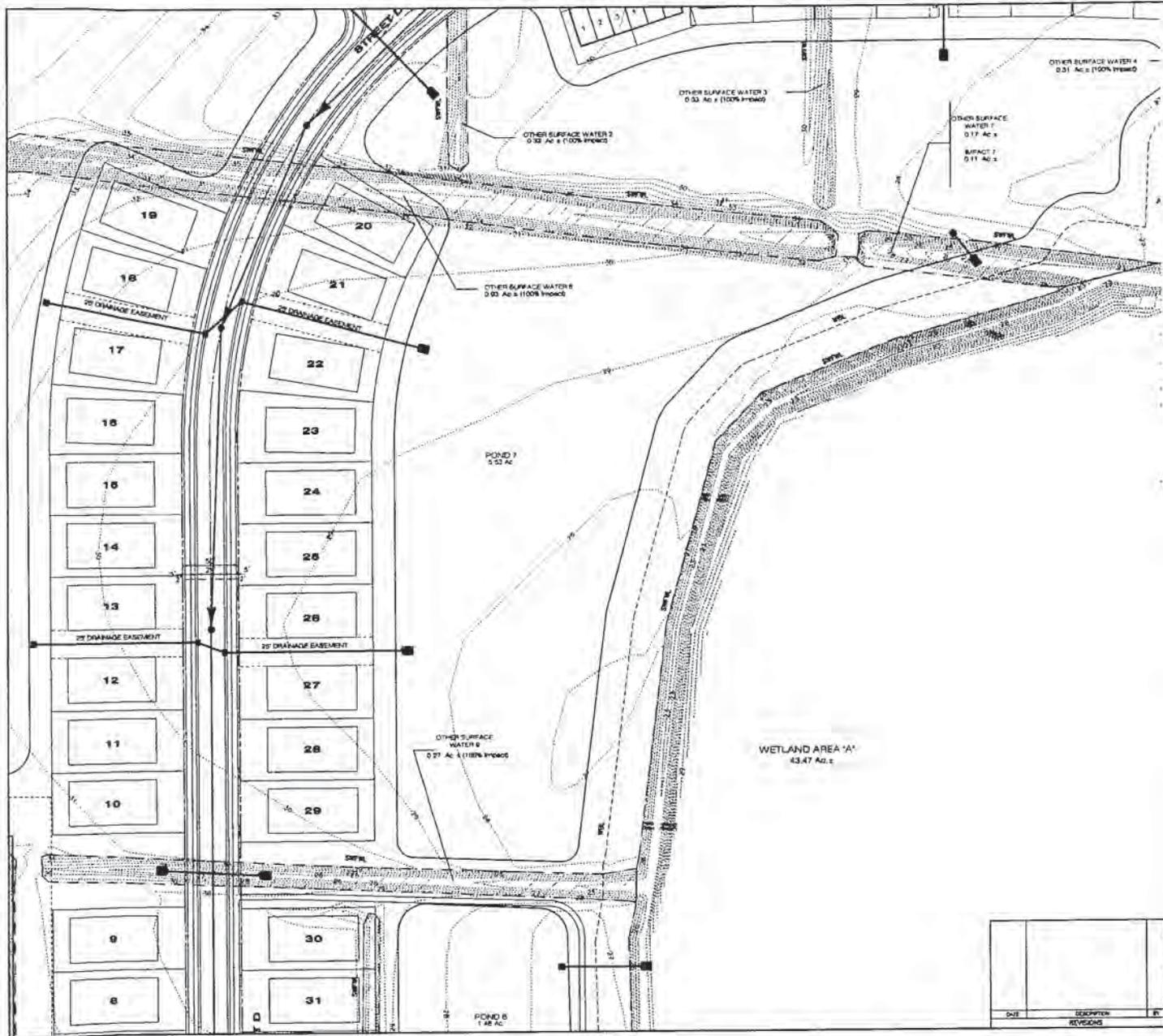
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Sarasota-Manatee Office
 6614 Cleveland Street, Suite 101
 Lakewood Park, FL 34201
 Phone: 941-226-1100
 Fax: 941-226-1102

DATE: 04-01-07
 DRAWN: MOOR

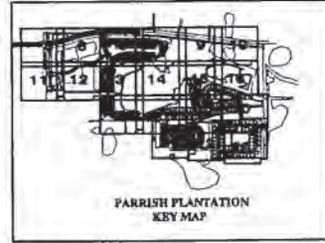
| PRELIMINARY SITE PLAN | |
|---|-------------------------|
| JOB NO. | |
| DESIGN | CARSON |
| DRAWN | SCOTT |
| DATE | 04-01-07 |
| FILE | MOOR |
| PARRISH PLANTATION | |
| PREPARED BY | PARRISH PLANTATION, LLC |
| <small>Information based on National Geographic Vertical Datum 1988 (NGVD 88) Contour from MDC 28 to MDC 36 = -0.55 Feet</small> | |
| SHEET 12 OF 24 SHEETS | |

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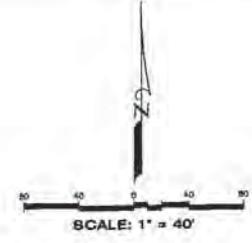
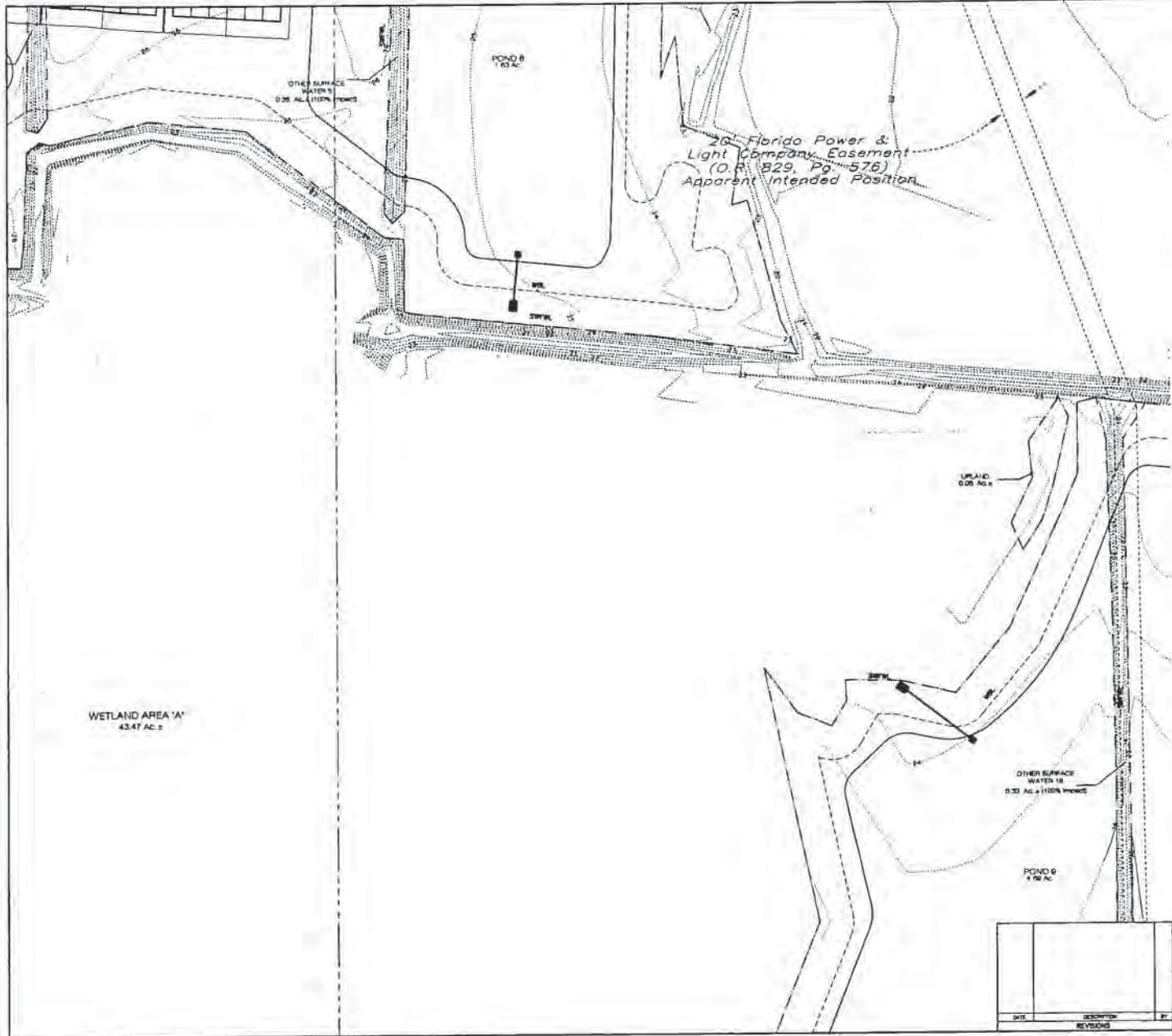


LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|-------------------|------------------|-------------------------------|
| --- (dashed line) | --- (solid line) | EXISTING DRAINAGE STRUCTURE |
| --- (dashed line) | --- (solid line) | STRUCTURE NO. |
| --- (dashed line) | --- (solid line) | EASEMENT |
| --- (dashed line) | --- (solid line) | CONTOUR |
| --- (dashed line) | --- (solid line) | DIRECTION OF SURFACE FLOW |
| --- (dashed line) | --- (solid line) | UNDERSOIL WITH GLENDITCH |
| --- (dashed line) | --- (solid line) | SOIL BORING LOCATION |
| --- (dashed line) | --- (solid line) | STAKED EROSION CONTROL |
| --- (dashed line) | --- (solid line) | EROSION PROTECT LINES |
| --- (dashed line) | --- (solid line) | 1% C WETLAND LINE |
| --- (dashed line) | --- (solid line) | WETLAND BUFFER LINE |
| --- (dashed line) | --- (solid line) | TREES TO BE REMOVED |
| --- (dashed line) | --- (solid line) | TREES TO BE PROTECTED |
| --- (dashed line) | --- (solid line) | PROPOSED CURB GARDEN |
| --- (dashed line) | --- (solid line) | UP DRIVE |
| --- (dashed line) | --- (solid line) | NEW DRIVEWAY |
| --- (dashed line) | --- (solid line) | UP DRIVEWAY |
| --- (dashed line) | --- (solid line) | NONIMPACTED W.L./D.S.W. AREAS |
| --- (dashed line) | --- (solid line) | IMPACTED D.S.W. AREA |
| --- (dashed line) | --- (solid line) | POSSIBLE W.L. MITIGATION AREA |
| --- (dashed line) | --- (solid line) | ELEVATED BOARDWALK AT S.W. |

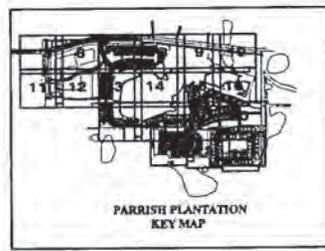


| | | | | | |
|--|-------------|----|---|--|---|
| DATE | DESCRIPTION | BY | CHECKED | Approved by Florida Department of Agriculture No. 184 HERDT & ASSOCIATES, Inc. Tallahassee - Fort Myers - Sarasota - Bradenton Agricultural Engineer (P.E.) 4645 Colonial Chase Road Suite 101 Lakeland, FL 34051 Phone: 813-938-1111 FAX: 813-938-1112 | |
| | | | | JOB NO. DESIGNER CHECKER DATE BY | PROJECT NO. PARRISH PLANTATION, LLC (Reference based on original recorded National Wetlands Inventory (NWI) map No. 24-12-01) Contourlines from NOAA 25' to 100' MSL = -2.00' feet. |
| SHEET SCALE: 1" = 40' 55520 FLORIDA PROFESSIONAL ENGINEER | | | PRELIMINARY SITE PLAN PARRISH PLANTATION SHEET 13 OF 24 SHEETS | | |



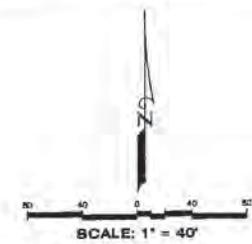
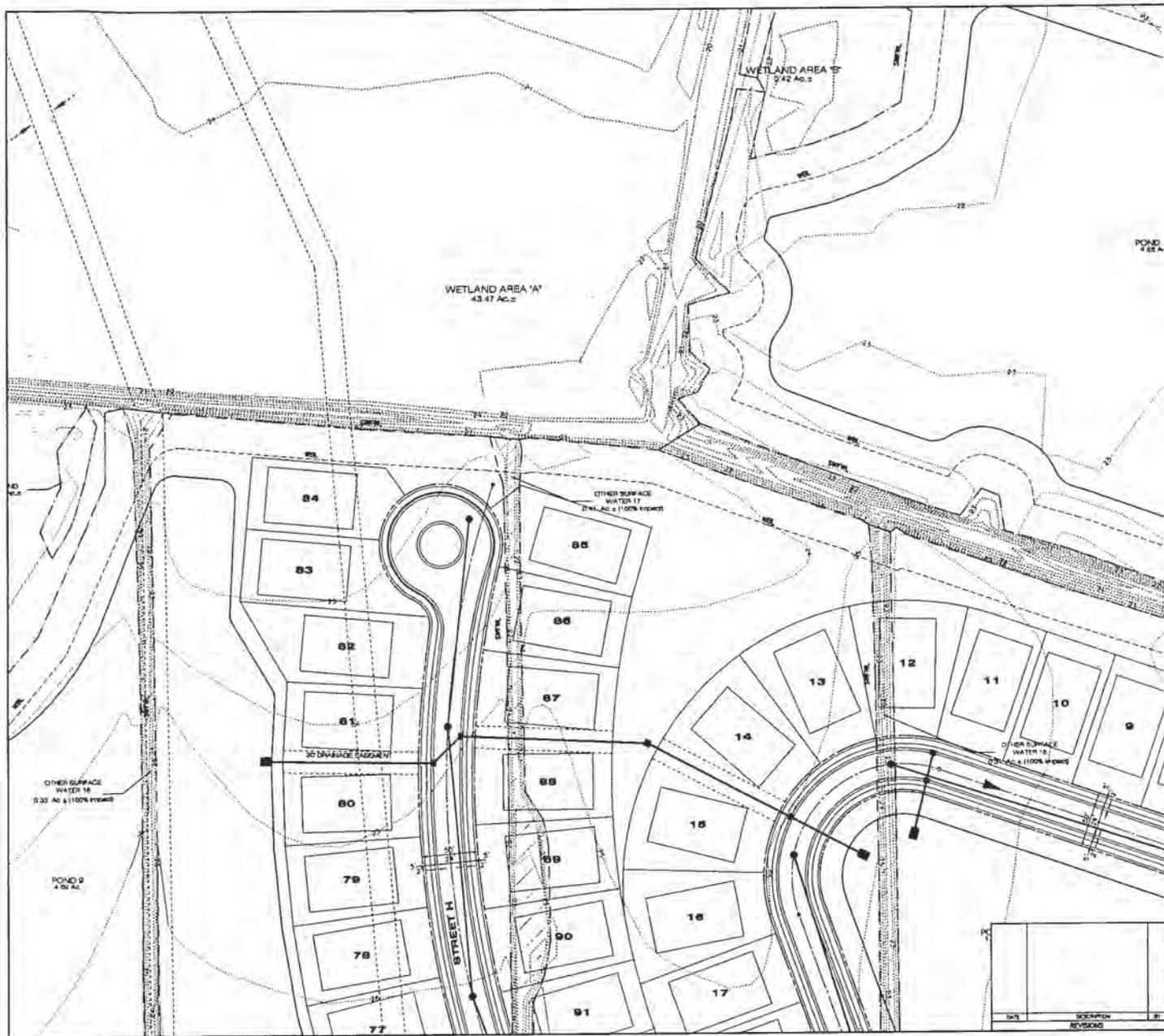
LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|-------------------|------------------|-------------------------------|
| --- (dashed line) | --- (solid line) | STONE DRAINAGE STRUCTURE |
| --- (dashed line) | --- (solid line) | STRUCTURE NO. |
| --- (dashed line) | --- (solid line) | ELEVATION |
| --- (dashed line) | --- (solid line) | CONTOUR |
| --- (dashed line) | --- (solid line) | DIRECTION OF SURFACE FLOW |
| --- (dashed line) | --- (solid line) | UNKNOWN WITH DRAINAGE |
| --- (dashed line) | --- (solid line) | SOIL BORING LOCATION |
| --- (dashed line) | --- (solid line) | STAGED EROSION CONTROL |
| --- (dashed line) | --- (solid line) | STAGED PROJECT LAKE |
| --- (dashed line) | --- (solid line) | EPC BOUNDARY LINE |
| --- (dashed line) | --- (solid line) | WETLAND BUFFER LINE |
| --- (dashed line) | --- (solid line) | TREES TO BE REMOVED |
| --- (dashed line) | --- (solid line) | TREES TO BE PROTECTED |
| --- (dashed line) | --- (solid line) | PROPOSED FLOOD CONTROL |
| --- (dashed line) | --- (solid line) | UP BOUNDARY |
| --- (dashed line) | --- (solid line) | NO BOUNDARY |
| --- (dashed line) | --- (solid line) | UP BOUNDARY |
| --- (dashed line) | --- (solid line) | NONIMPACTED W.L./D.S.R. AREAS |
| --- (dashed line) | --- (solid line) | IMPACTED D.S.R. AREA |
| --- (dashed line) | --- (solid line) | POSSIBLE W.L. MITIGATION AREA |
| --- (dashed line) | --- (solid line) | ELEVATED BOARDWALK AT 5.0' |



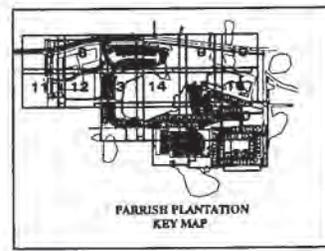
| | | | |
|--|--|---|--|
| <p>HEIDT & ASSOCIATES, Inc. Tampa • Fort Myers • Sarasota • Clearwater</p> <p>Professional Office 3440 Central Express Boulevard Suite 101 Lakeland, FL 34051 Phone: 813-948-1100 Fax: 813-948-1109</p> | | <p>PRELIMINARY SITE PLAN</p> <p>JOB NO. 0250</p> <p>CLIENT CARSON</p> <p>DESIGNER SCOTT</p> <p>PROJECT NO. PARRISH PLANTATION, LLO</p> <p>DATE 04-01-07</p> <p>SCALE AS SHOWN</p> <p>PROJECT NO. 0250</p> | |
| <p>DATE 04-01-07</p> <p>DESCRIPTION PARRISH PLANTATION</p> <p>REVISIONS</p> | | <p>DATE 04-01-07</p> <p>BY SCOTT</p> <p>PROJECT NO. PARRISH PLANTATION, LLO</p> <p>SCALE AS SHOWN</p> <p>PROJECT NO. 0250</p> | |
| <p>DATE 04-01-07</p> <p>DESCRIPTION PARRISH PLANTATION</p> <p>REVISIONS</p> | | <p>DATE 04-01-07</p> <p>BY SCOTT</p> <p>PROJECT NO. PARRISH PLANTATION, LLO</p> <p>SCALE AS SHOWN</p> <p>PROJECT NO. 0250</p> | |

8: Project: PARRISH PLANTATION, LLO; Title: PRELIMINARY SITE PLAN; Date: 04-01-07; Scale: 1" = 40'; Sheet: 14 of 24



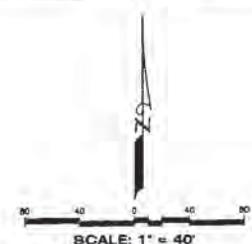
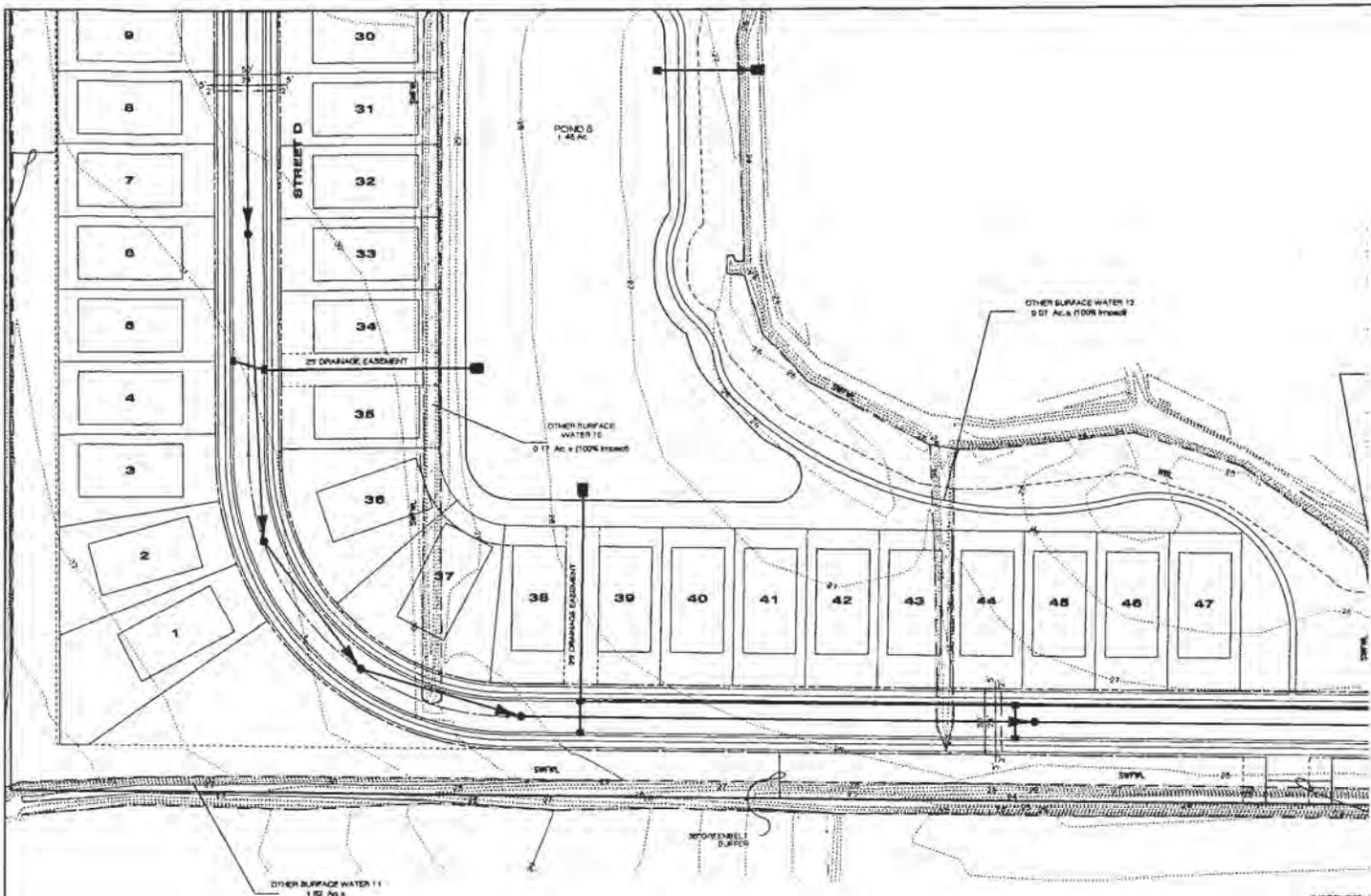
LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------------------|
| --- | ⊕ | STORM DRAINAGE STRUCTURE |
| --- | ⊙ | STRUCTURE NO. |
| --- | ⊙ | ELEVATION |
| --- | --- | CONTOUR |
| --- | --- | DIRECTION OF SURFACE FLOW |
| --- | --- | UNDERDRAIN WITH CLEANOUT |
| --- | --- | SOIL BORING LOCATION |
| --- | --- | STANDARD CROSSING CONTROL |
| --- | --- | SHADING PROJECT LIMITS |
| --- | --- | ETC WETLAND LINE |
| --- | --- | WETLAND BUFFER LINE |
| --- | --- | TREES TO BE PRESERVED |
| --- | --- | TREES TO BE PROTECTED |
| --- | --- | PROPOSED CURB ELEVATION |
| --- | --- | UP NUMBER |
| --- | --- | NO. OF CURBS |
| --- | --- | LOT NUMBER ONLY |
| --- | --- | NONIMPACTED W.L./O.S.W. AREAS |
| --- | --- | IMPACTED O.S.W. AREA |
| --- | --- | POSSIBLE W.L. MITIGATION AREA |
| --- | --- | ELEVATED BOARDWALK AT S.W. |



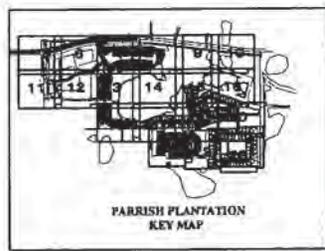
| | | |
|---|-------------------------------|---|
| PREPARED BY HEDDT & ASSOCIATES, Inc. 1842 Orange Creek Boulevard Orlando, FL 32809 Phone: 407-399-1177 FAX: 407-399-1188 | JOB NO. PARRISH PLANTATION | PREPARED FOR PARRISH PLANTATION, LLC |
| | DATE 04-01-07 | SHEET NO. MD11 |
| PRELIMINARY SITE PLAN FARRISH PLANTATION <small>Boundaries shown in National Wetlands Inventory Status 1996 (POND 09) Contourlines from MDTG 28 to MDTG 83 = -0.10' Cont.</small> | | |
| SHEET 15 OF 24 SHEETS | | |

S:\Projects\11-04-07\11-04-07\11-04-07.dwg, 11/12/07 10:15:28 AM, 11/12/07



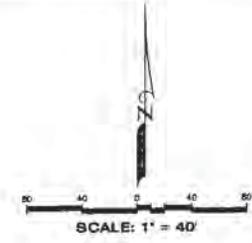
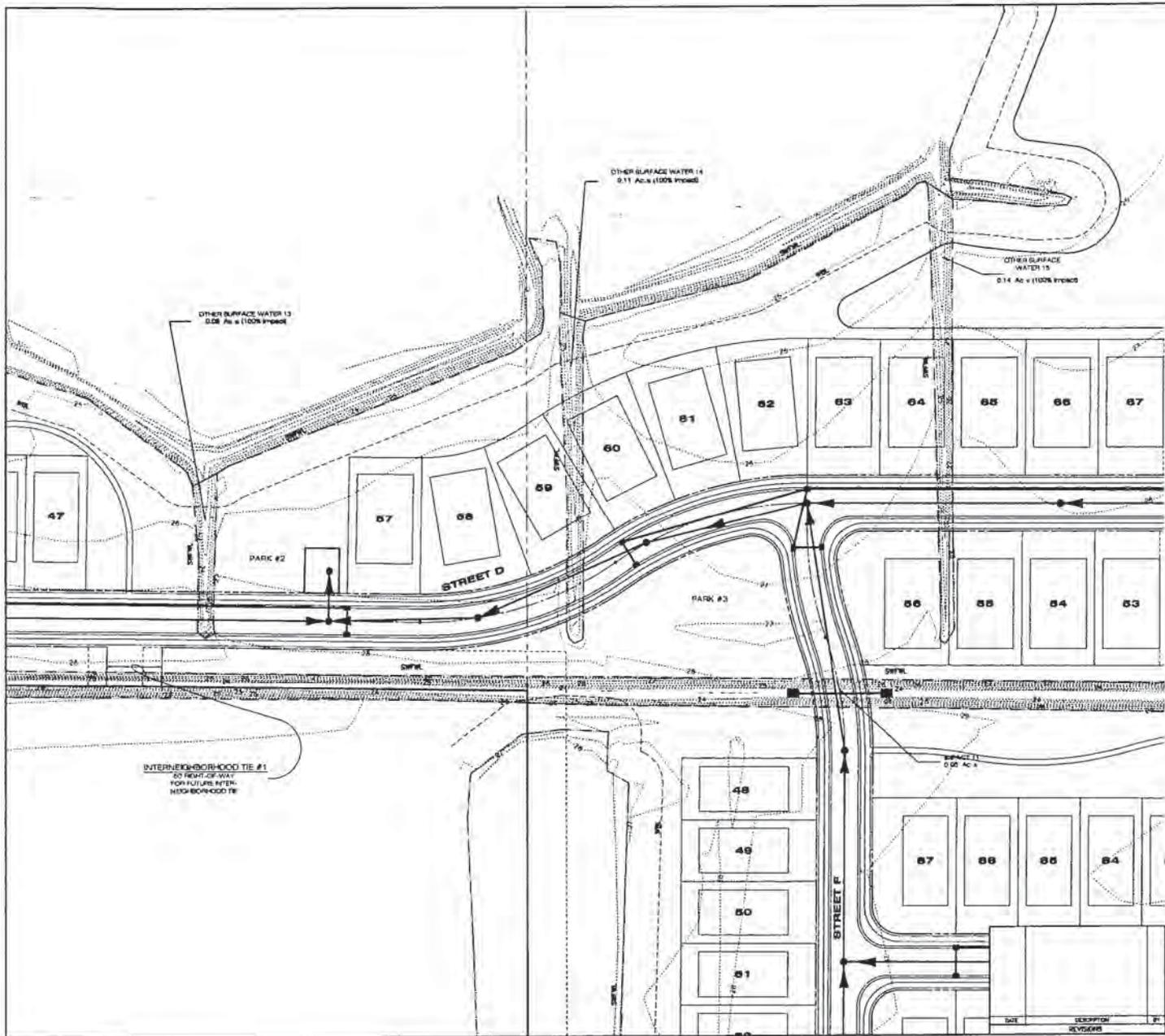
LEGEND

- | | | |
|-----------------|-----------------|------------------------------|
| EXISTING | PROPOSED | FORM DRAINAGE STRUCTURE |
| ⊙ | ⊙ | STRUCTURE NO. |
| — | — | ELEVATION |
| — | — | CONTOUR |
| — | — | DIRECTION OF SURFACE FLOW |
| — | — | LANDSCAPE WITH CLEARCUT |
| — | — | SOIL SWATH LOCATOR |
| — | — | SHARED EROSION CONTROL |
| — | — | IMPAVED PROJECT LIMITS |
| — | — | EPIC WETLAND LINE |
| — | — | WETLAND BUFFER LINE |
| — | — | TREES TO BE REMOVED |
| — | — | TREES TO BE PROTECTED |
| — | — | IMPAVED CURB ALIGNMENT |
| — | — | UP SLOPE |
| — | — | NEW SUBGRADE |
| — | — | EXISTING PAV. |
| — | — | NONIMPACTED 5 L./D.S.W. AREA |
| — | — | IMPACTED U.S.W. AREA |
| — | — | POSSIBLE 5 L. WETLAND AREA |
| — | — | ELEVATED BOARDWALK AT S.W. |



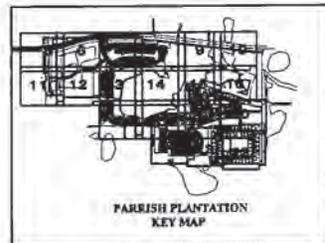
INTERSECTION
30' WIDE
FOR PL
NEEDING

| | | | |
|--|--|-------------|----|
| DATE | | DESCRIPTION | BY |
| REVISIONS | | | |
| <p>HEIDY & ASSOCIATES, INC. 8048 Copper Creek Road Suite 101 Orlando, FL 32819 Phone: 407.241.1111 Fax: 407.241.1108</p> | | | |
| <p>DATE: 04-01-07 DRAWN BY: W. CALS CHECKED BY: W. CALS PROJECT NO.: 04-01-07 SHEET NO.: 17 OF 24</p> | | | |
| <p>PRELIMINARY SITE PLAN FARRISH PLANTATION PROJECT: FARRISH PLANTATION, LLC SHEET: 17 OF 24 DATE: 04-01-07 DRAWN BY: W. CALS CHECKED BY: W. CALS PROJECT NO.: 04-01-07 SHEET NO.: 17 OF 24 SHEETS</p> | | | |



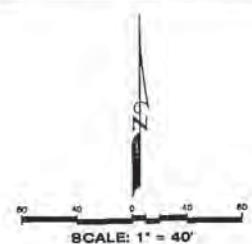
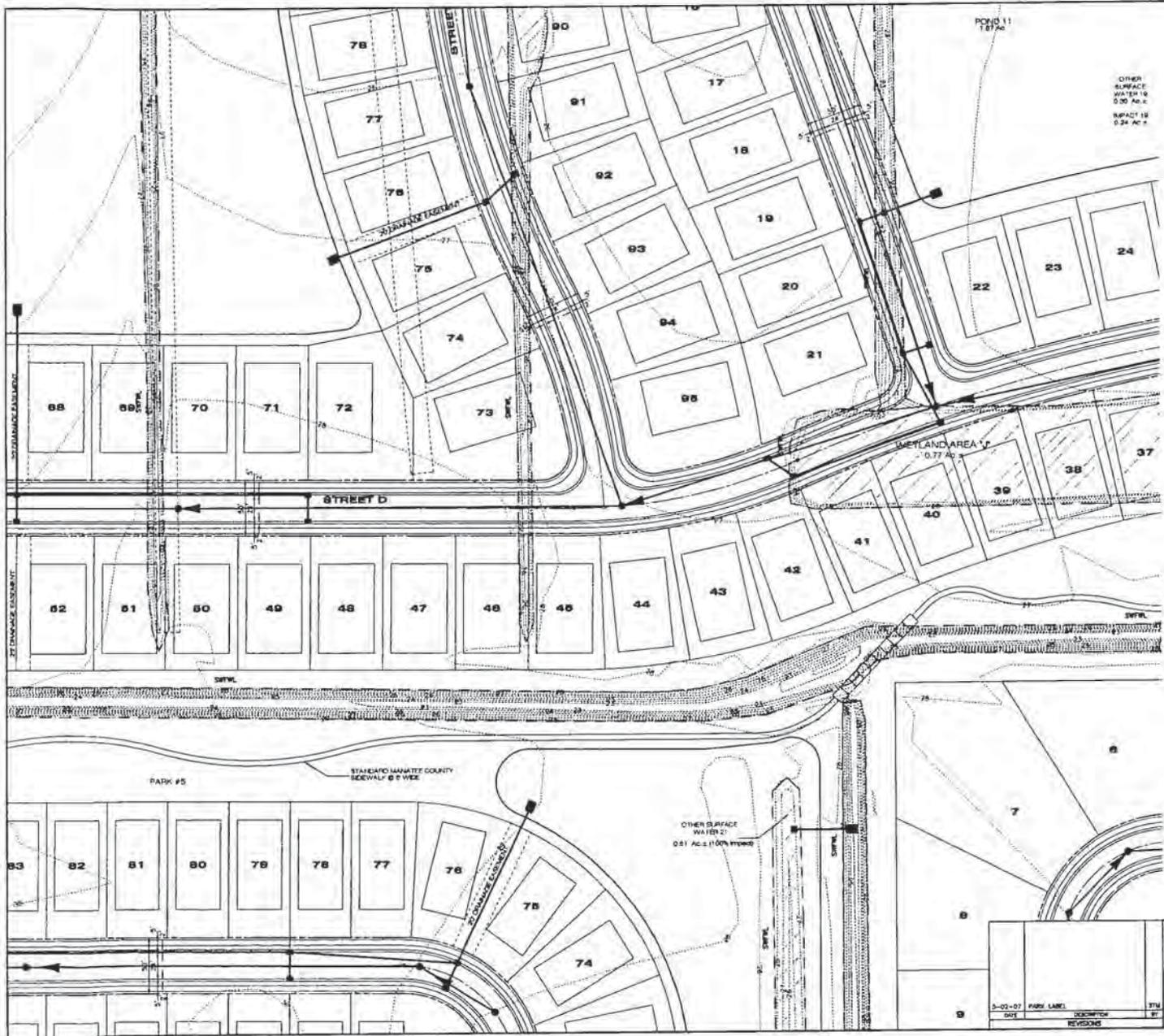
LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---------------------------------|
| ○ | ○ | STORM DRAINAGE STRUCTURE |
| ○ | ○ | STRUCTURE NO. |
| ○ | ○ | ELEVATION |
| ○ | ○ | CONTROL |
| → | → | DIRECTION OF SURFACE FLOW |
| --- | --- | UNDERGROUND BENT CLEARWAY |
| ○ | ○ | EXIST. MOUND LOCATION |
| ○ | ○ | STATED EROSION CONTROL |
| --- | --- | SHOWING PROJECT LIMITS |
| --- | --- | EPC WETLAND LINE |
| --- | --- | WETLAND BUFFER LINE |
| ○ | ○ | TREES TO BE MOVED |
| ○ | ○ | TREES TO BE PROTECTED |
| --- | --- | PROPOSED FLOOD ELEVATION |
| --- | --- | 1% FLOOD |
| --- | --- | 10% FLOOD |
| --- | --- | 1% FLOOD |
| --- | --- | 10% FLOOD |
| --- | --- | RECONSTRUCTED W.L./O.S.W. AREAS |
| --- | --- | RETRACTED O.S.W. AREA |
| --- | --- | POSSIBLE W.L. MITIGATION AREA |
| --- | --- | ELEVATED BOARDWALK AT S/R |



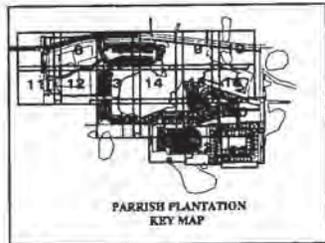
| | |
|--|--|
| PREPARED BY PARRISH PLANTATION, L.L.C. | |
| SHEET NO. 18 | |
| PROJECT NO. PARRISH PLANTATION, L.L.C. | |
| DATE 04-01-07 | |
| SCALE AS SHOWN | |
| SHEET NO. 18 | |
| TOTAL SHEETS 24 | |

PARRISH PLANTATION, L.L.C. 10000 W. STATE ROAD 100, SUITE 100, PALM BEACH, FL 33411



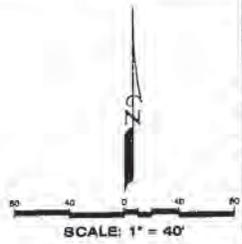
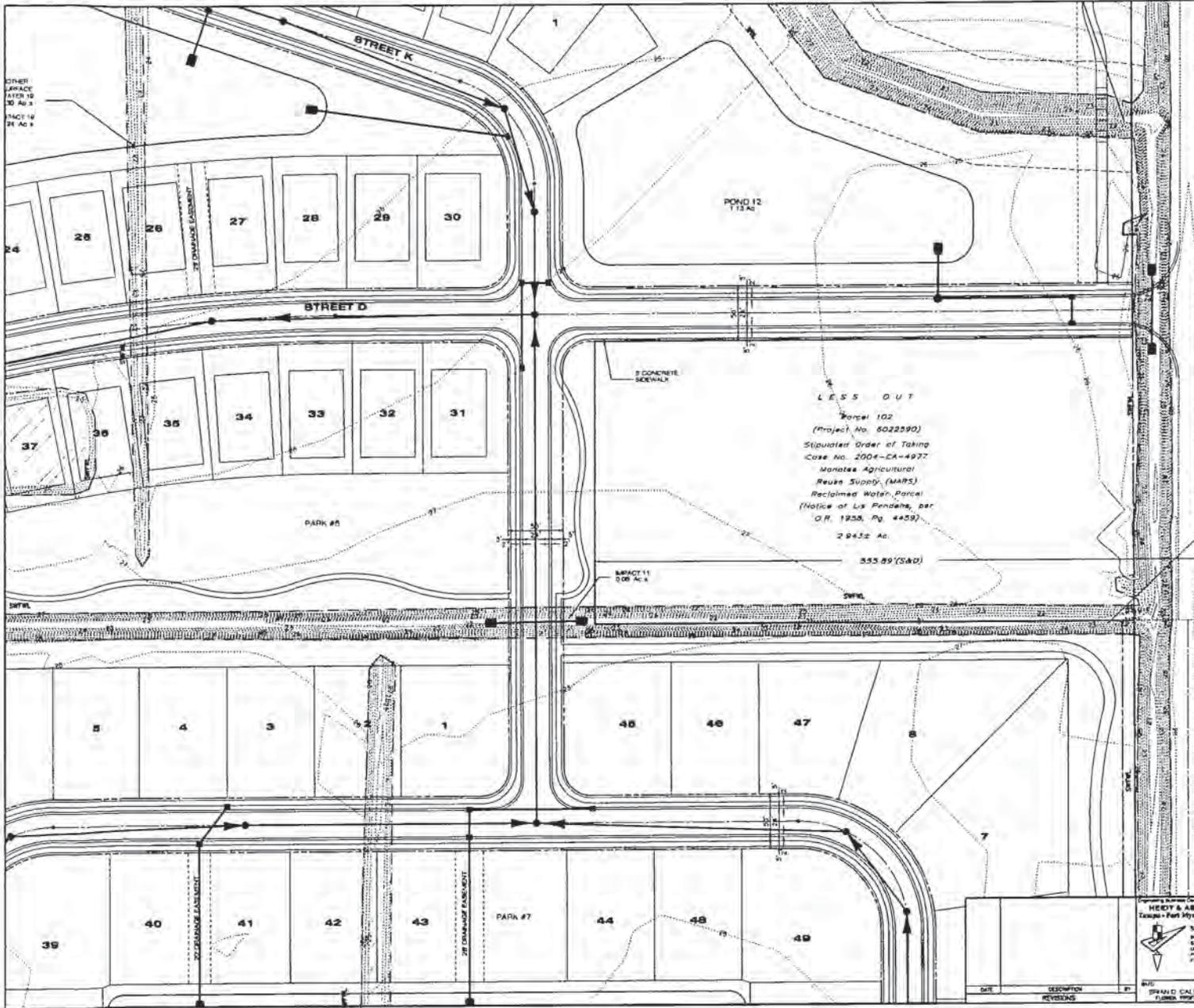
LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------------|
| | | STONE DRAINAGE STRUCTURE |
| | | STRUCTURE #40 |
| | | ELEVATION |
| | | CONTOUR |
| | | DIRECTION OF SURFACE FLOW |
| | | UNDERDRAIN WITH CLEANOUT |
| | | WELL BOREHOLE LOCATION |
| | | STAKED EROSION CONTROL |
| | | STAKED PROJECT LIMITS |
| | | EPC WETLAND LINE |
| | | WETLAND BUFFER LINE |
| | | TREES TO BE REMOVED |
| | | TREES TO BE PROTECTED |
| | | PROPOSED FLOOR ELEVATION |
| | | LOT NUMBER |
| | | WETLAND AREA |
| | | ELEVATED BOARDWALK AT 3' W |
| | | NON-IMPACTED W.L./D.S.K. AREAS |
| | | IMPACTED D.S.K. AREA |
| | | POSSIBLE W.L. VIOLATION AREA |
| | | ELEVATED BOARDWALK AT 3' W |



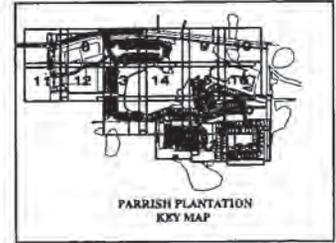
| | | | |
|---|--|---|--|
| Engineering License Certificate / Application No. 19 HEIDT & ASSOCIATES, INC. Tampa • Fort Myers • Sarasota • Bradenton | | PRELIMINARY SITE PLAN FARRISH PLANTATION | |
| Survey/Asst. Survey Office 6843 Central Coast Boulevard Suite 107 Clearwater, FL 34617 Phone 813-798-1100 FAX 813-798-1102 | | JOB NO. DESIGN CHECKED DATE | PROJECT FARRISH PLANTATION, LLC PO BOX 04-01-07 DATE 04-01-07 FILE MD15 |
| 3-03-07 DATE | FARR LABEL DESCRIPTION REVISIONS | SITE STRAND CREEK, P.E. NO. 55330 FLORIDA PROFESSIONAL ENGINEER | SHEET 19 OF 24 SHEETS |

SURVEYOR: GEORGE W. HEIDT, LICENSE NO. 19, 10/22/2008, 11/13/11, P.E., FLS



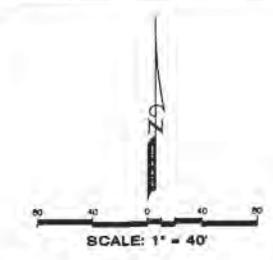
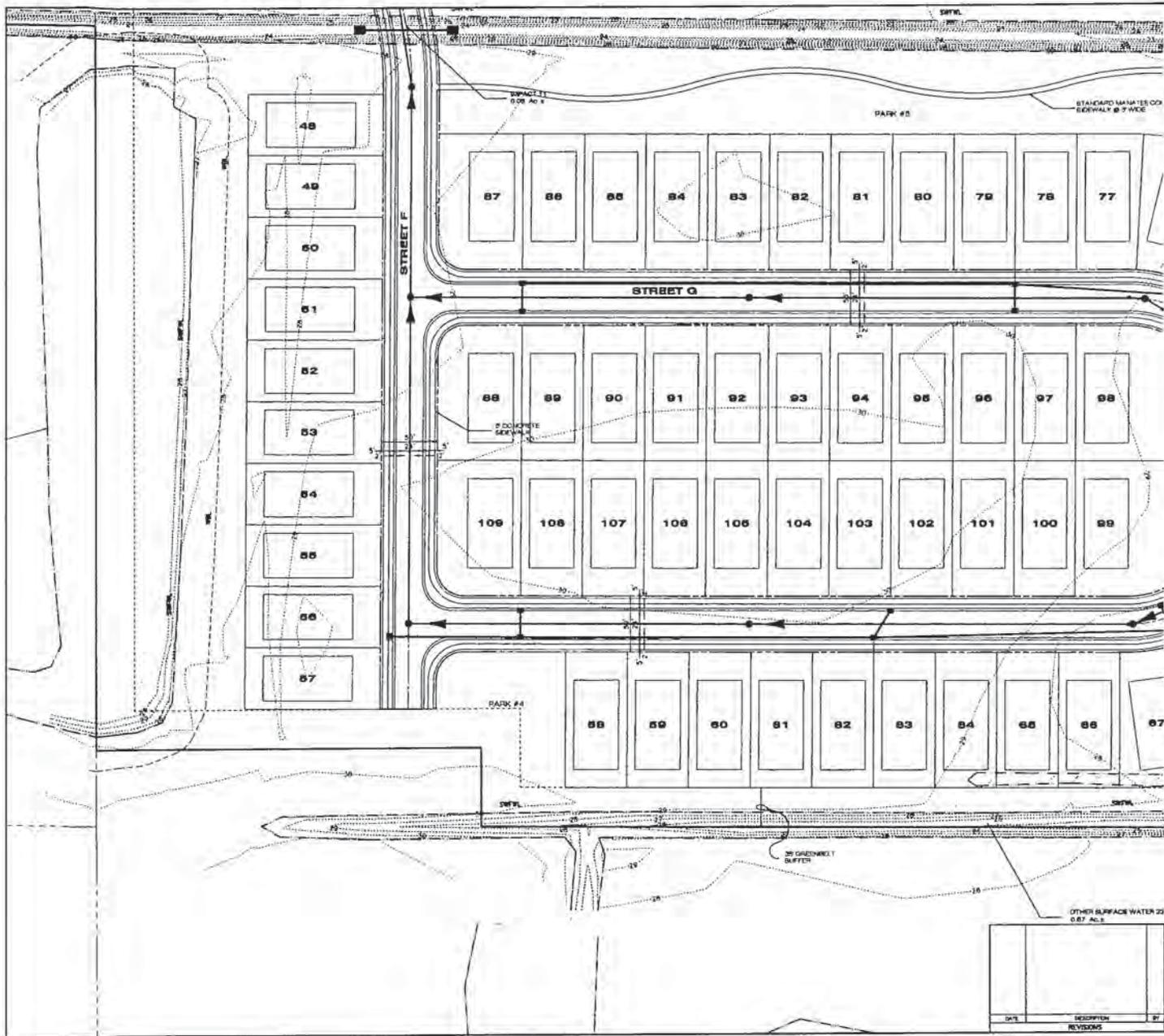
LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------------------|
| (Symbol) | (Symbol) | SPONGE DAMAGE STRUCTURE |
| (Symbol) | (Symbol) | STRUCTURE NO. |
| (Symbol) | (Symbol) | ELEVATION |
| (Symbol) | (Symbol) | CONTOUR |
| (Symbol) | (Symbol) | DIRECTION OF SURFACE FLOW |
| (Symbol) | (Symbol) | UNDERDRAIN WITH CLEAROUT |
| (Symbol) | (Symbol) | SOIL BORING LOCATION |
| (Symbol) | (Symbol) | BOUNDARY CONTROL |
| (Symbol) | (Symbol) | WITHIN PROJECT LIMITS |
| (Symbol) | (Symbol) | ONE WETLAND LINE |
| (Symbol) | (Symbol) | WETLAND BUFFER LINE |
| (Symbol) | (Symbol) | TREES TO BE REMOVED |
| (Symbol) | (Symbol) | TREES TO BE PROTECTED |
| (Symbol) | (Symbol) | 10'-15' LOT IN |
| (Symbol) | (Symbol) | UP HATCH |
| (Symbol) | (Symbol) | TOP ELEVATION |
| (Symbol) | (Symbol) | UP HATCH |
| (Symbol) | (Symbol) | NONIMPACTED W.L./O.S.W. AREA |
| (Symbol) | (Symbol) | IMPACTED O.S.W. AREA |
| (Symbol) | (Symbol) | POSSIBLE W.L. WETLAND AREA |
| (Symbol) | (Symbol) | ELEVATED BOUNDARY AT 5'± |



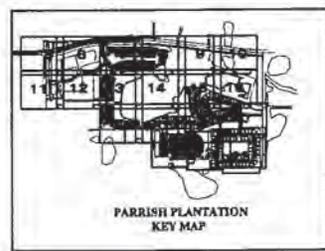
| | | |
|--|--------------------------|---|
| Prepared and in Charge of Construction by HEDY & ASSOCIATES, Inc. Engineers - Planners - Architects - Surveyors 2042 Central Expressway Suite 107 San Jose, CA 95128 Phone 408-298-1177 Fax 408-298-1102 | | ZIP NO. 95128 |
| Designed by EMSON | | PROJECT NO. PARRISH PLANTATION, LLD |
| Drawn by SCOTT | | DATE 04-01-07 |
| Check by DAVID CALIC, P.E. LICENSED PROFESSIONAL ENGINEER | | SHEET NO. 20 OF 24 SHEETS |
| DATE REVISIONS | DESCRIPTION REVISIONS | |

5. Prepared and in Charge of Construction by Hedy & Associates, Inc., P.O. Box 1107, San Jose, CA 95128



LEGEND

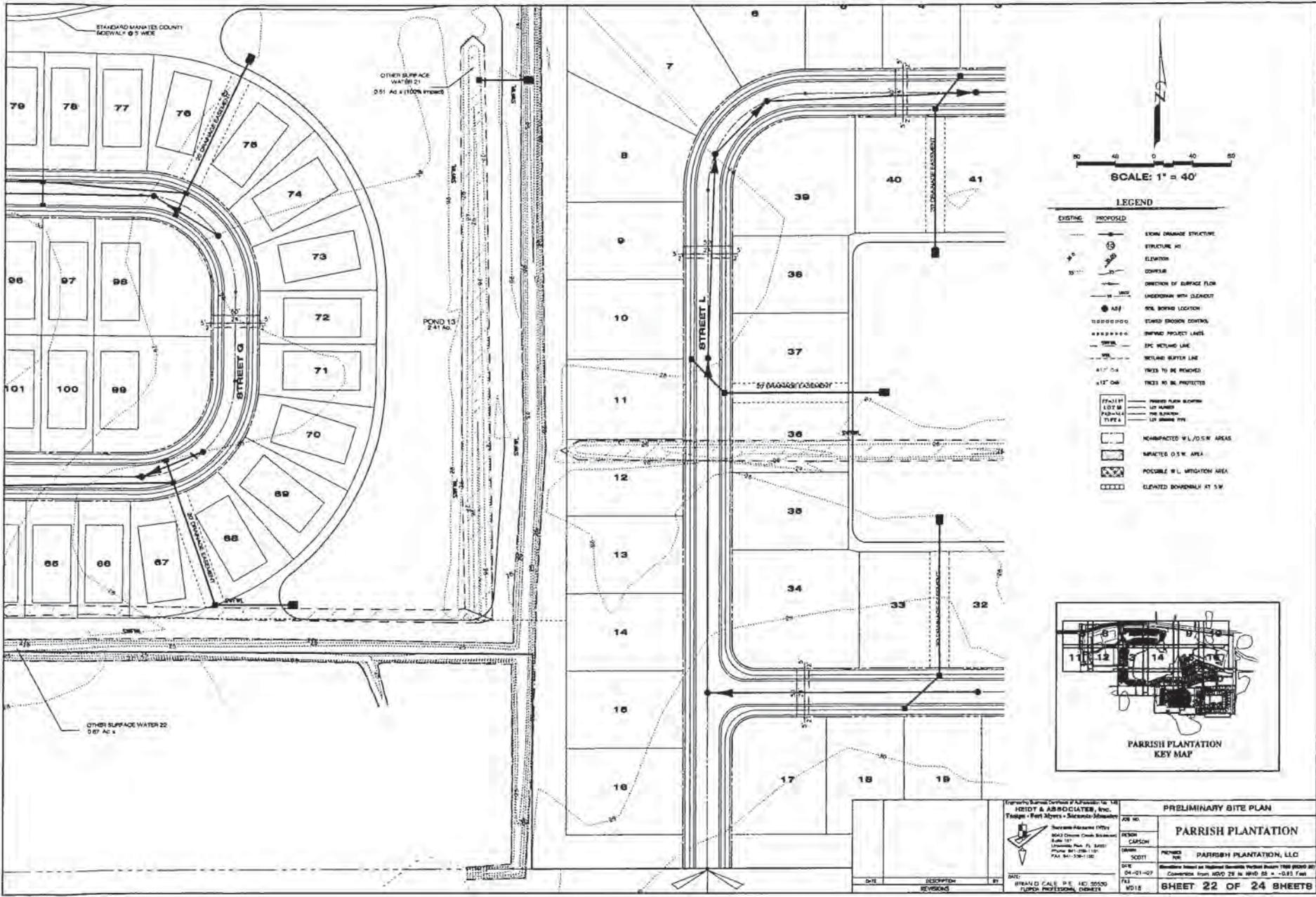
| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------------------|
| --- | --- | STORM DRAINAGE STRUCTURE |
| --- | --- | STRUCTURE #11 |
| --- | --- | ELEVATION |
| --- | --- | CONTOUR |
| --- | --- | DIRECTION OF SURFACE FLOW |
| --- | --- | UNDERDRAIN WITH CLEANOUT |
| --- | --- | SOIL BONDING LOCATION |
| --- | --- | STORM DRAINAGE CONTROL |
| --- | --- | PROPOSED PROJECT LIMITS |
| --- | --- | CPC WETLAND LINE |
| --- | --- | WETLAND BUFFER LINE |
| --- | --- | TREES TO BE REMOVED |
| --- | --- | TREES TO BE PROTECTED |
| --- | --- | PROPOSED FLOOD ELEVATION |
| --- | --- | UP SURFACE |
| --- | --- | UP SURFACE |
| --- | --- | UP SURFACE |
| --- | --- | NONIMPACTED W.L./D.S.W. AREAS |
| --- | --- | IMPACTED D.S.W. AREA |
| --- | --- | POSSIBLE #1 L. WETLAND AREAS |
| --- | --- | ELEVATED BOARDWALK AT S.W. |



| | | |
|-----------------|--|---|
| | PRELIMINARY SITE PLAN PARRISH PLANTATION | |
| | JOB NO. 04-01-07 | PROPOSED BY PARRISH PLANTATION, L.L.O. |
| | DRAWN BY CAMSON | CHECKED BY SCOTT |
| | DATE 04-01-07 | SCALE AS SHOWN |
| SHEET NO. 21 | TOTAL SHEETS 24 | |

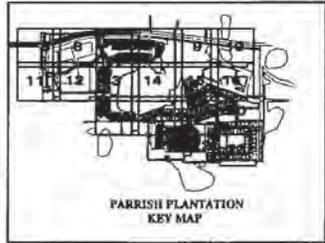
Prepared by: Robert C. Hester, P.E., 148
 HEIDY & ASSOCIATES, Inc.
 Tallahassee - Fort Myers - Sarasota - Orlando
 1000 Corporate Center Blvd.
 Suite 101
 University Park, FL 32081
 Phone 904-296-1101
 Fax 904-296-1106

DATE: 04-01-07
 SCALE: AS SHOWN
 FLORIDA PROFESSIONAL ENGINEER



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------------------|
| | | EXISTING DRAINAGE STRUCTURE |
| | | STRUCTURE #1 |
| | | ELEVATION |
| | | CONTOUR |
| | | DIRECTION OF SURFACE FLOW |
| | | UNDERDRAIN WITH CLEANOUT |
| | | SEX BORING LOCATION |
| | | STAKED EROSION CONTROL |
| | | DRAINAGE PROJECT LIMITS |
| | | 2% WETLAND BUFFER LINE |
| | | 10% WETLAND BUFFER LINE |
| | | TREES TO BE REMOVED |
| | | TREES TO BE PROTECTED |
| | | PROPOSED MAIN BUILDING |
| | | LOT NUMBER |
| | | SEX BORING |
| | | SEX BORING TYPE |
| | | NON-IMPACTED W/L/DRY AREAS |
| | | IMPACTED DRY AREA |
| | | POSSIBLE W/L MITIGATION AREA |
| | | ELEVATED BOUNDARY AT 5W |

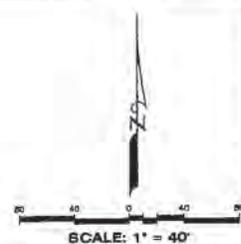
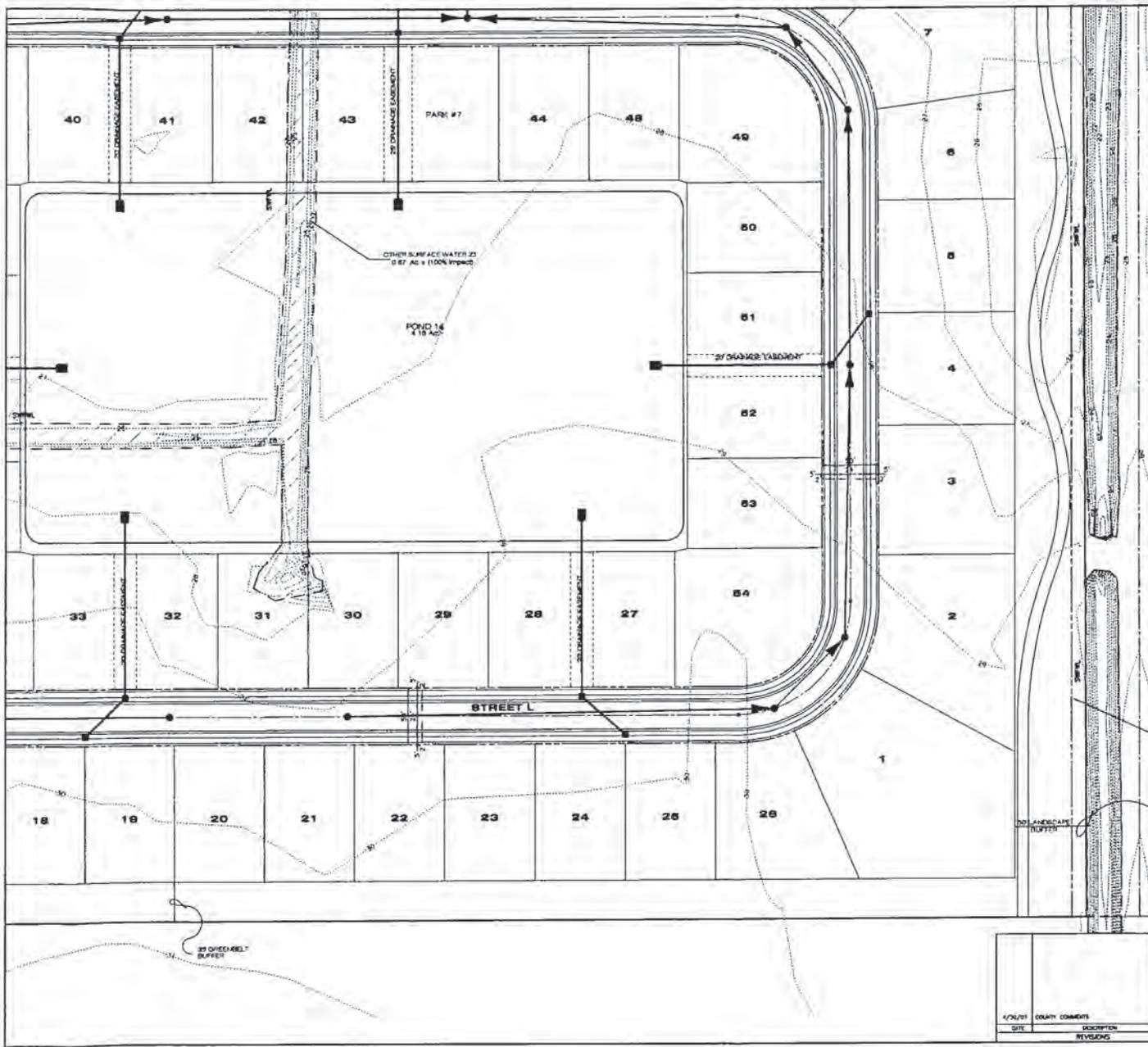


| | |
|--|---|
| PRELIMINARY SITE PLAN PARRISH PLANTATION | |
| JOB NO. DESIGNER CHECKER DATE TITLE | PROJECT PREPARED BY DATE CONTRACTOR |
| DATE: 04-01-07 TITLE: SHEET 22 OF 24 SHEETS | PROJECT: PARRISH PLANTATION, LLC PREPARED BY: SCOTT DATE: 04-01-07 CONTRACTOR: |

Prepared by Survey Division of a Subsidiary of
HEIDY & ASSOCIATES, INC.
 Tallahassee • Fort Myers • Sarasota • Orlando
 8042 Coquina Creek Boulevard
 Suite 101
 Lakeland, FL 34057
 Phone: 813-381-1101
 Fax: 813-381-1102

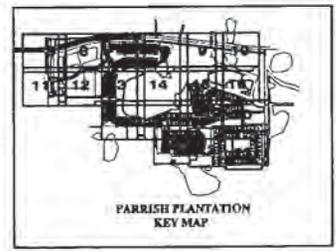
| DATE | DESCRIPTION | BY |
|------|-------------|----|
| | REVISIONS | |

STANDARD MAPS/TEL COUNTY GENERAL & 85 WEE



LEGEND

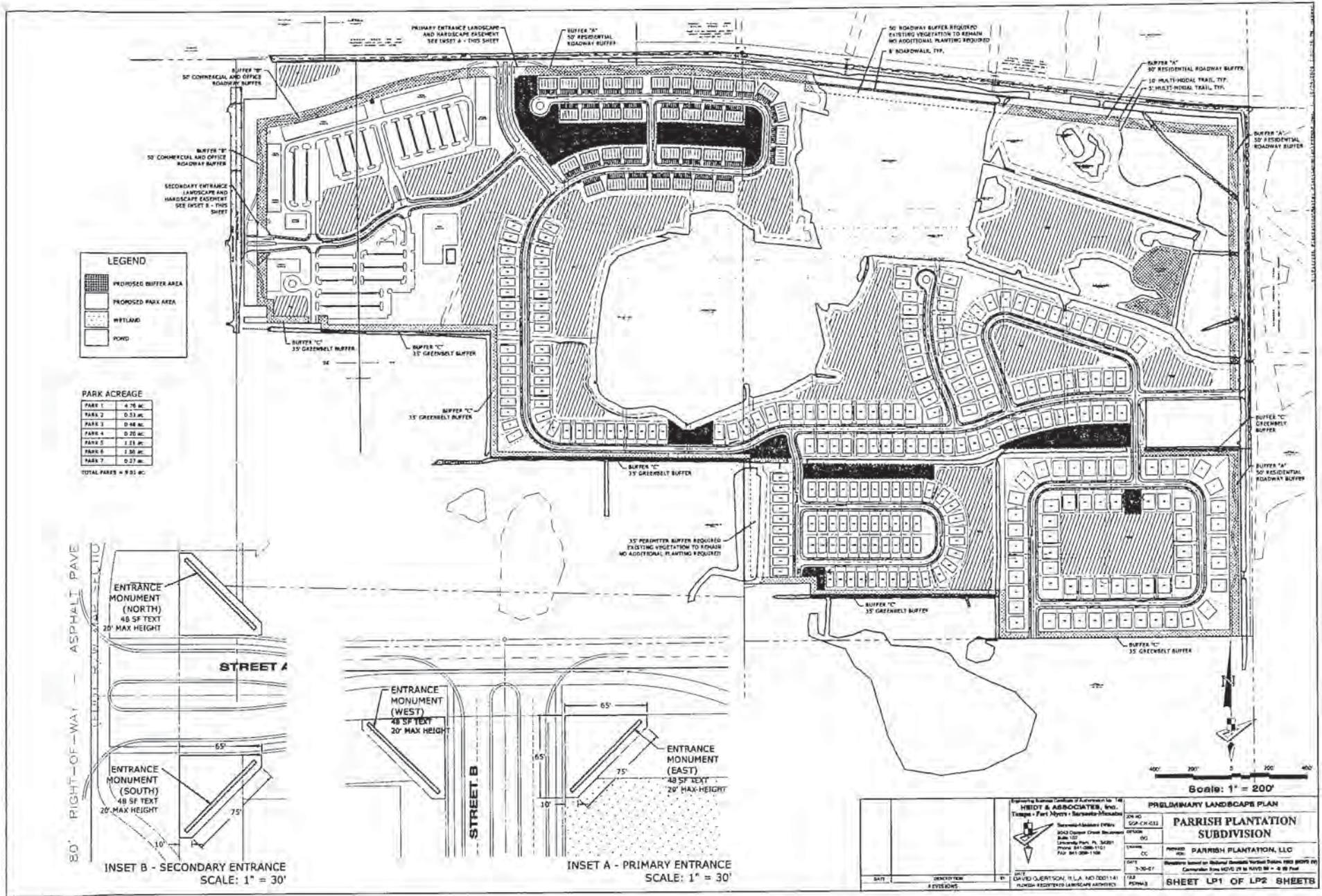
| EXISTING | PROPOSED | DESCRIPTION |
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| (Symbol) | (Symbol) | STORM DRAINAGE STRUCTURE |
| (Symbol) | (Symbol) | STRUCTURE NO. |
| (Symbol) | (Symbol) | ELEVATION |
| (Symbol) | (Symbol) | CONTOUR |
| (Symbol) | (Symbol) | DIRECTION OF SURFACE FLOW |
| (Symbol) | (Symbol) | UNDERGROUND PIPE ELEVATION |
| (Symbol) | (Symbol) | SOIL BORING LOCATION |
| (Symbol) | (Symbol) | STAGED EROSION CONTROL |
| (Symbol) | (Symbol) | STAGED PROJECT LIMITS |
| (Symbol) | (Symbol) | 25' CIRC. WETLAND LINE |
| (Symbol) | (Symbol) | WETLAND BUFFER LINE |
| (Symbol) | (Symbol) | TREES TO BE REMOVED |
| (Symbol) | (Symbol) | TREES TO BE PROTECTED |
| (Symbol) | (Symbol) | PAVED ROAD RAMPAGE |
| (Symbol) | (Symbol) | UP-SLOPED |
| (Symbol) | (Symbol) | PAV. SURFACE |
| (Symbol) | (Symbol) | UP-SLOPED PAV. |
| (Symbol) | (Symbol) | NONIMPACTED W.L./O.S.W. AREA |
| (Symbol) | (Symbol) | IMPACTED O.S.W. AREA |
| (Symbol) | (Symbol) | POSSIBLE W.L. VIOLATION AREA |
| (Symbol) | (Symbol) | ELEVATED BOARDWALK AT 5' F. |



| | | | |
|-------------------------|--|--------------|-------------------------|
| 4/24/21 COUNTY CORRECTS | | DATE: | 4/24/21 |
| SITE: | | DESCRIPTION: | PRELIMINARY SITE PLAN |
| REVISIONS: | | BY: | SCOTT |
| | | DATE: | 04-01-21 |
| | | PROJECT: | FARRISH PLANTATION, LLC |
| | | CLIENT: | FARRISH PLANTATION, LLC |
| | | SCALE: | AS SHOWN |
| | | PROJECT NO.: | 19001 |
| | | DATE: | 04-01-21 |
| | | FILE NO.: | 19001 |
| | | SHEET NO.: | 23 OF 24 SHEETS |

HEEDY & ASSOCIATES, INC.
 Engineers • Surveyors • Architects • Planners
 1001 Orange Street, Suite 100
 Orlando, FL 32801
 Phone: 407-255-1111
 Fax: 407-255-1122

PRELIMINARY SITE PLAN
FARRISH PLANTATION
 PREPARED BY: FARRISH PLANTATION, LLC
 DATE: 04-01-21
 SHEET NO. 23 OF 24 SHEETS

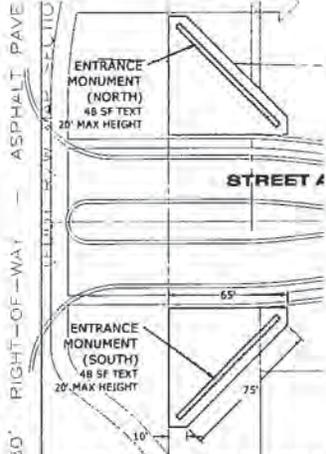


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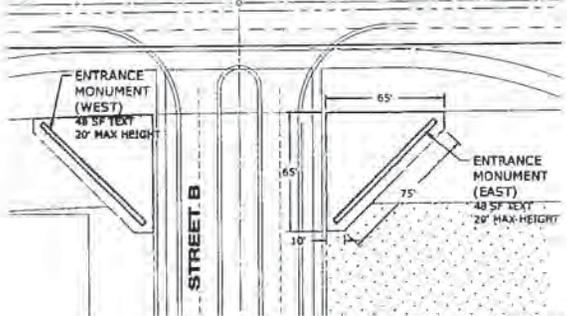
| | |
|--------------------|----------------------|
| [Hatched Pattern] | PROPOSED BUFFER AREA |
| [Dotted Pattern] | PROPOSED PARK AREA |
| [Stippled Pattern] | WETLAND |
| [White Box] | POND |

PARK ACREAGE

| | |
|--------------------|-----------------|
| PARK 1 | 4.76 AC. |
| PARK 2 | 0.31 AC. |
| PARK 3 | 0.48 AC. |
| PARK 4 | 0.20 AC. |
| PARK 5 | 1.21 AC. |
| PARK 6 | 1.36 AC. |
| PARK 7 | 0.27 AC. |
| TOTAL PARKS | 9.60 AC. |



INSET B - SECONDARY ENTRANCE
SCALE: 1" = 30'



INSET A - PRIMARY ENTRANCE
SCALE: 1" = 30'

Scale: 1" = 200'

| | | | | | |
|---|--|--|----------------------|---|---|
| Prepared by: HEIDT & ASSOCIATES, Inc. Tampa • Fort Myers • Sarasota • Manatee 2020 Cooper Creek Boulevard Suite 107 Lithia Springs, FL 33547 Phone: 813-286-1151 Fax: 813-286-1156 | | JOB NO. SCP-CH-013 | COUNTY IND | TOWN CC | PROJECT PARRISH PLANTATION, LLC |
| DATE 3-26-07 | | PREPARED BY DAVID QUERTSON, P.L.A. | | DRAWN BY DAVID QUERTSON, P.L.A. | |
| SHEET LP1 | | TOTAL SHEETS 2 | | SHEET LP1 OF LP2 SHEETS | |

PRELIMINARY SITE PLAN BUFFER AREA LANDSCAPE

| SCIENTIFIC NAME | COMMON NAME | CAL. | HT. | SPR. | SIZE | COMMENTS |
|------------------------------------|----------------------------|-----------|-----------|---------|---------|--|
| CANOPY TREES | | | | | | |
| (V1) <i>Quercus virginiana</i> | Live Oak | 3" | 12' MIN. | 3' MIN. | 85 GAL. | 4 C.T. - NEAR CENTRAL LEADER, UNIFORM LEADER |
| (V2) <i>Platanus grandiflora</i> | Magnolia | 3" | 12' MIN. | 3' MIN. | 85 GAL. | EVER BRANCHING, FULL TO SHINE |
| (V3) <i>Persea borbonica</i> | Florida Red Bay | 3" | 12' MIN. | 3' MIN. | 85 GAL. | NEAR CENTRAL LEADER, EVEN BRANCHING |
| (V4) <i>Quercus virginiana</i> | Live Oak | 3" | 14'-18' | 10'-12' | 888 | 7 C.T. - NEAR CENTRAL LEADER, UNIFORM LEADER |
| UNDERSTORY TREES | | | | | | |
| (U1) <i>Albizia leonensis</i> | Exclamation Holly | 2" | 8' MIN. | 3' MIN. | 45 GAL. | |
| (U2) <i>Guadalupea tomentosa</i> | Loquillo Bay | 2" | 8' MIN. | 3' MIN. | 45 GAL. | |
| (U3) <i>Platanus borbonica</i> | Florida Red Bay | 2" | 8' MIN. | 3' MIN. | 45 GAL. | EVER BRANCHING, FULL TO SHINE |
| PALMS | | | | | | |
| (P1) <i>Sabal palmetto</i> | Caribbean Palm | 14" | | | 888 | |
| SHRUBS | | | | | | |
| (S1) <i>Styphelia pentandra</i> | Small Yucca | 30" x 36" | 18" - 24" | | 3 GAL. | WIDE |
| ADDITIONAL ITEMS | | | | | | |
| (A1) <i>Stenandrium secundatum</i> | St. Augustine Grass | | | | | FULL COVERAGE |
| (A2) <i>Paspalum notatum</i> | Bahiá Grass | | | | | FULL COVERAGE |
| (A3) <i>Panicum polyanthemum</i> | Pine Bark Mulch or Topsoil | | | | | 1" DEPTH OF ALL PROPOSED PLANTING AREAS |

PRELIMINARY PLANT MATERIAL QUANTITIES

| DESIGNATED LANDSCAPE AREA | LENGTH | CANOPY TREE REQUIRED/PROVIDED | UNDERSTORY TREE REQUIRED/PROVIDED | SHRUB REQUIRED/PROVIDED |
|---|-------------|-------------------------------|-----------------------------------|-------------------------|
| Buffer A, 50' Residential Roadway Buffer (3 Canopy Trees, 3 Evergreen Trees, 3 Shrubs per 100 L.F.) | 4,872 L.F. | 147 / 147 | 294 / 294 | 1815 / 1815 |
| Buffer B, 50' Commercial & Office Roadway Buffer (3 Canopy Trees, 6 Evergreen Trees, 3 Shrubs per 100 L.F.) | 3,100 L.F. | 153 / 153 | 306 / 306 | 1883 / 1883 |
| Buffer C, 25' Greenbelt Buffer (3 Canopy Trees, 3 Shrubs per 100 L.F.) | 10,387 L.F. | 312 / 312 | N/A | 2428 / 2428 |
| Common Area Street Trees (Minimum Provided 1 tree per 50') | 7,118 L.F. | 152 / 152 | N/A | N/A |
| Buffer Street Trees (Bulbule Provided 1 tree per 50') | 12,853 L.F. | 485 / 485 | N/A | N/A |
| TOTALS | | 1253 / 1253 | 600 / 600 | 6724 / 6728 |

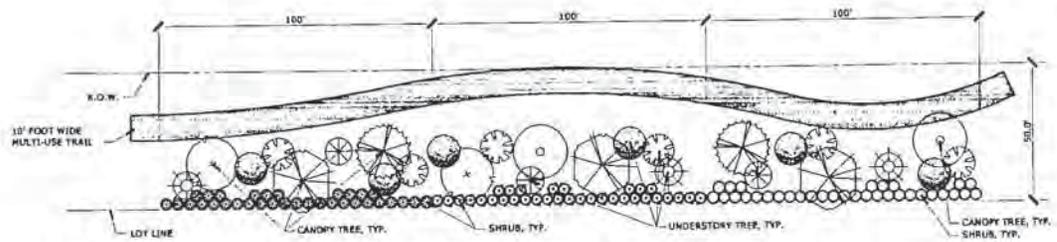
Note: Canopy Trees which count as Understory Trees.

LANDSCAPE NOTES

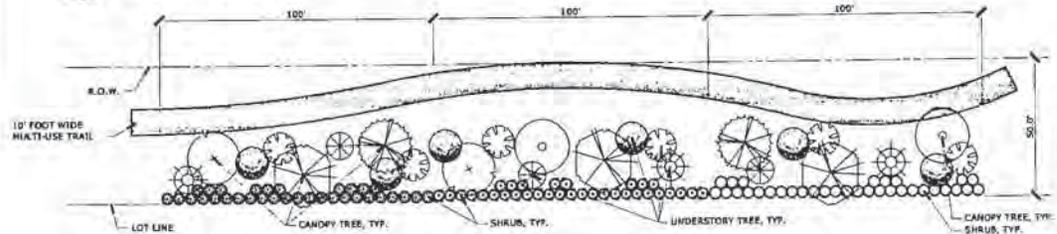
- ALL PLANT MATERIAL USED TO MEET THE REQUIREMENTS OF THIS PLAN SHALL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 AS DEFINED IN "GRADES AND STANDARDS FOR HURSBY PLANTS, STATE OF FLORIDA, DEPT. OF AGRICULTURE" OR BETTER.
- ALL PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH STANDARD HORTICULTURAL METHODS AND STANDARDS.
- A 1" LAYER OF SACKED MULCH SHALL BE APPLIED TO ALL PLANTING AREAS WITH TREES, SHRUBS, GRASSCOVER, AND YUCCA.
- TREES SHALL NOT BE LOCATED WHERE THEY WILL OBSTRUCT SAFETY LIGHTING WITHIN PARKING AREAS. TREE SIZE AT INSTALLATION AND AT MATURITY SHALL BE CONSIDERED.
- TREES SHALL NOT BE LOCATED TO OBSTRUCT CLEAR SIGHT LINES AS DEFINED BY HAMILTON COUNTY LOC 111.5 VISIBILITY TRIANGLES.
- TREES AND SHRUBS SHALL NOT BE PLANTED IN AN AREA THAT WILL OBSTRUCT POSITIVE WATER FLOW THROUGH DRAINAGE SWALES OR BASINMENTS.
- ALL PROPOSED PLANTING AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED TO PROVIDE 100% COVERAGE.
- IRRIGATION SYSTEM SHALL USE THE LOWEST WATER QUALITY AVAILABLE.
- IRRIGATION SYSTEM TO INCLUDE A WATER CONSERVATION RADII SENSOR.
- NO MORE THAN 40% OF ALL REQUIRED TREES MAY BE PALM TREES. WHEN USED, (7) PALM TREE GROUPINGS SHALL ACCOUNT FOR (1) CANOPY TREE.
- RESIDENTIAL STREET TREES SHALL BE PLANTED 1 CANOPY TREE PER 50 FT. TREES SHALL BE PLANTED WITHIN 25' OF THE RIGHT OF WAY. PALMS MAY BE USED TO MEET THIS REQUIREMENT IF THEY ARE PLANTED IN GROUPS OF 2. TWO PALM TREES SHALL BE USED TO EQUAL 1 REQUIRED RESIDENTIAL STREET TREE. NO MORE THAN 20% OF PROPOSED RESIDENTIAL STREET TREES MAY BE PALMS.
- VEHICLE CLEARANCE AREAS OVER 1000 S.F. SHALL BE LANDSCAPED IN ACCORDANCE WITH HAMILTON COUNTY LOC 111.5. A MINIMUM 300 S.F. AREA OF PLANTING SHALL BE PROVIDED. PLANTING AREA SHALL INCLUDE A MINIMUM 4 CANOPY TREES AND 20 SHRUBS PER 20 PARKING SPACES. IF ONE GALLON SHRUBS ARE USED, 80 SHRUBS PER 20 PARKING SPACES SHALL BE REQUIRED.
- PLANTINGS SHALL CONSIST OF 30% MINIMUM NATIVE SPECIES.
- CANOPY TREES SHALL BE A MINIMUM OF 12" HT., 3" CAL. AND 5' SPREAD AT INSTALL.
- UNDERSTORY TREES SHALL BE A MINIMUM OF 6' HT. AND 2" CAL. AND 3' SPREAD AT INSTALL.
- PALM TREES SHALL BE 1' OVERALL HEIGHT (TOP C.T.) AT INSTALLATION.
- SHRUB MATERIAL SHALL BE 3 GALLON MATERIAL AND 30" HT. MIN. AT INSTALLATION.
- SHRUBS PLANTED IN ROADWAY BUFFERS SHALL REACH A HT. OF 3' WITHIN 2 YEARS.
- SHRUBS PLANTED IN SCREENING BUFFERS SHALL REACH A HT. OF 6' WITHIN 3 YEARS.
- ANY REQUIRED PLANTINGS THAT ARE REMOVED OR DIE SHALL BE REPLACED IN 30 DAYS.
- REQUIRED LANDSCAPING SHALL BE MAINTAINED AND PRUNED IN A MANNER THAT PRESERVES ITS NATURAL SHAPE AND GROWTH CHARACTERISTICS.
- A MIN. 2" LAYER OF MULCH SHALL BE APPLIED TO ALL PROPOSED PLANTING MATERIAL.
- THIS PLAN IS FOR THE PURPOSE OF REVIEW BY HAMILTON COUNTY, AND STATES SHADY/SHRUBS/EVERGREEN/CONCRETE LANDSCAPE AND IRRIGATION PLAN THAT CONFORMS TO HAMILTON STANDARDS WILL BE PREPARED AND SUBMITTED TO HAMILTON COUNTY FOR FINAL SITE PLAN.
- NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS PLAN FOR LANDSCAPE REFERENCE ONLY.

COMMERCIAL LANDSCAPING NOTES:

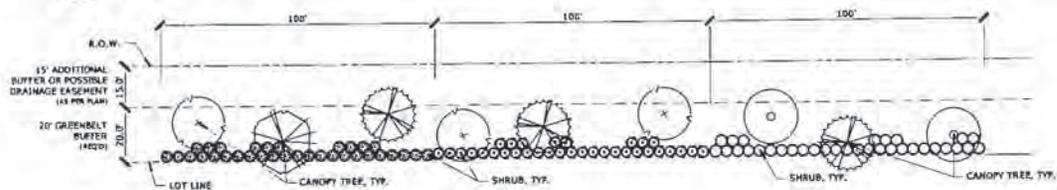
- LANDSCAPE PLAN SHALL COMPLY WITH SECTION 6M 10-6.4 OF THE NORTH CENTRAL OVERLAY DISTRICT DEVELOPMENTAL VEHICULAR USE AREA LANDSCAPING.
- LANDSCAPE PLAN SHALL COMPLY WITH SECTION 713 OF THE HAMILTON COUNTY LAND DEVELOPMENT CODE.



A TYPICAL RESIDENTIAL ROADWAY BUFFER
SCALE: 1" = 20'-0"



B TYPICAL COMMERCIAL AND OFFICE ROADWAY BUFFER
SCALE: 1" = 20'-0"



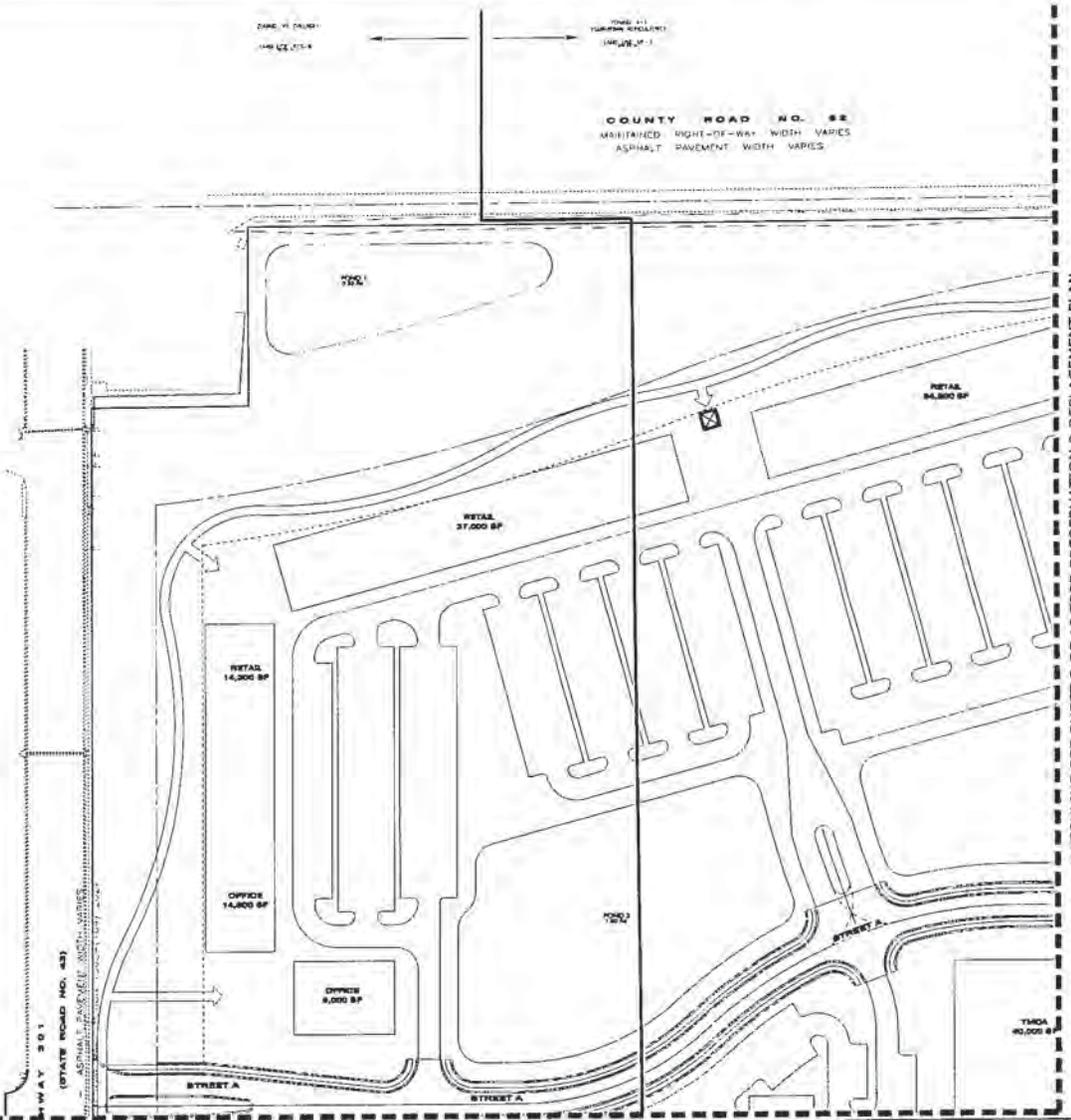
C TYPICAL GREENBELT BUFFER
SCALE: 1" = 20'-0"

| | | | |
|--|---|--|---|
| <p>Engineering Station Number of Construction No. 14 HEIDT & ASSOCIATES, Inc. Tampa • Fort Myers • Sarasota • Manatee "Specialty" - Landscape Architecture</p> | | <p>PRELIMINARY LANDSCAPE PLAN NOTES & DETAILS PARRISH PLANTATION SUBDIVISION</p> | |
| <p>DATE: 03/20/07 DRAWN BY: DG CHECKED BY: CC SCALE: 1" = 30'-0"</p> | <p>DATE: 03/20/07 DRAWN BY: DG CHECKED BY: CC SCALE: 1" = 30'-0"</p> | <p>PROJECT: PARRISH PLANTATION, LLC LOCATION: Parrish Plantation, 34801 Manatee County, FL 34681 PHONE: 813-988-1121 FAX: 813-988-1122</p> | <p>DESIGNED BY: CAROL GLENNON, R.L.S. NO. 0001141 FLORIDA REGISTERED LANDSCAPE ARCHITECT</p> |
| <p>NO. 17</p> | <p>REVISIONS</p> | <p>DATE: 03/20/07</p> | <p>DATE: 03/20/07</p> |

DATE: 02-23-11
DRAWN BY: [signature]

DATE: 02-23-11
DRAWN BY: [signature]

COUNTY ROAD NO. 22
MAINTAINED - RIGHT-OF-WAY WIDTH VARIES
ASPHALT PAVEMENT WIDTH VARIES



MATCHLINE SEE SHEET 2 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

MATCHLINE SEE SHEET 5 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

LEGEND

- ⊗ EXISTING TREE TO BE REMOVED
- ⊙ EXISTING TREE TO REMAIN

North arrow pointing up.

Graphic scale: 1" = 60'

FARRISH PLANTATION SUBDIVISION KEY MAP

| DATE | DESCRIPTION | BY |
|------|-------------|----|
| | | |
| | | |

Engineering Services Division of Architecture for
HEITZ & ASSOCIATES, INC.
Tampa • Fort Myers • Sarasota • Metairie

Responsible Engineer: [signature]
Professional Engineer License No. 10000
Professional Seal No. 10000
Professional Stamp No. 10000
Professional Title: [signature]

TREE REPLACEMENT AND PRESERVATION PLAN

Site # [blank]
SOP-CH-033

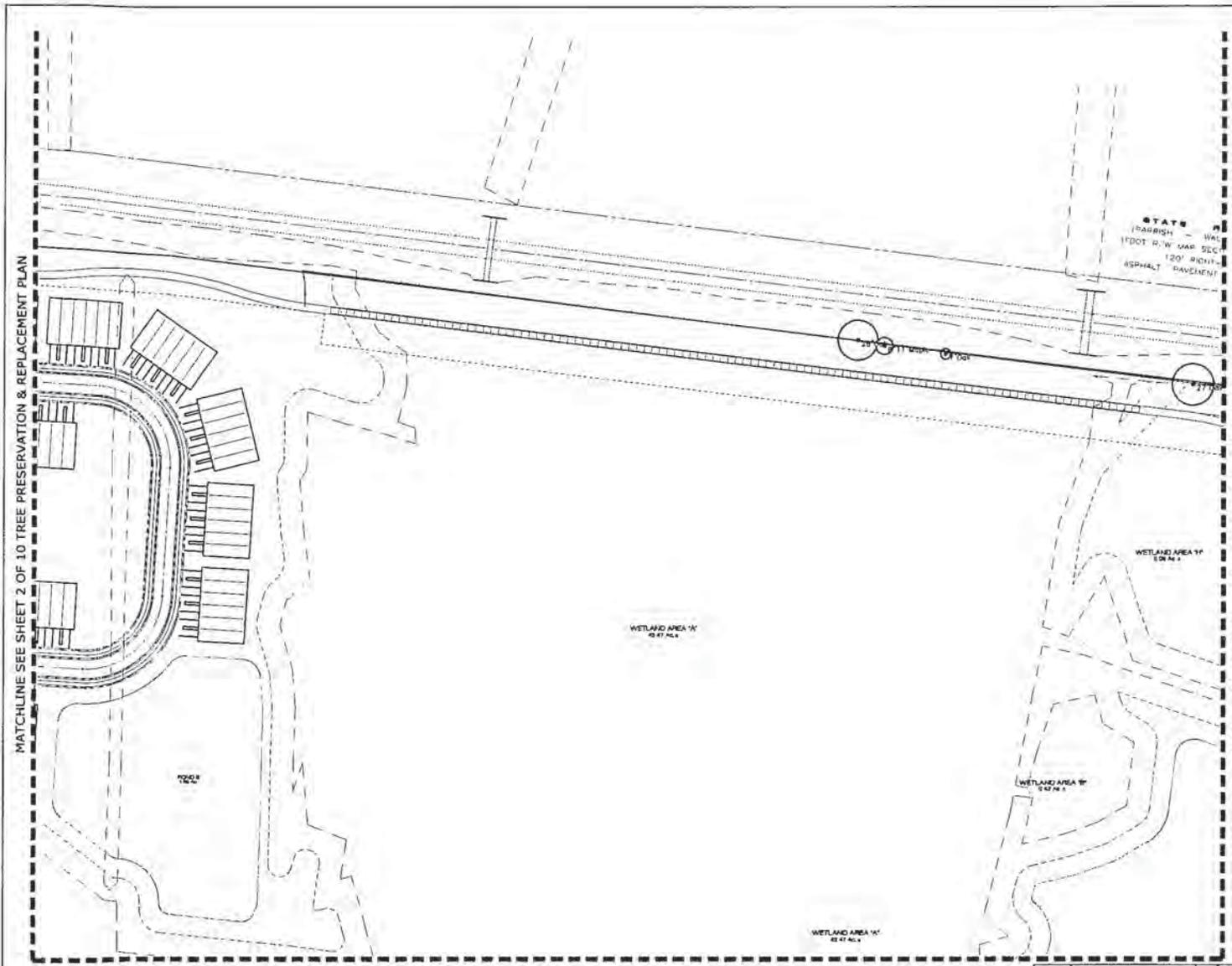
FARRISH PLANTATION SUBDIVISION

NOI # [blank]
DC [blank]
SHEETS [blank]
CC [blank]

PREPARED BY: DARRISH PLANTATION, LLC

DATE: 5-10-07
Description based on Platent Surveyed Orders 1988 (2004) 218
Companion to: MWD 22 to SAWS 28 - 18 1/2 Feet

FILE # [blank]
SHEET TP1 OF TP11 SHEETS



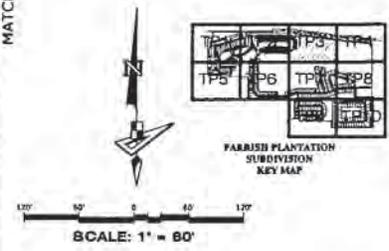
STATE
 (PARISH - WAL
 1120' R.W. MAP SEC.
 120' RIGHT-
 ASPHALT DRAINAGE

MATCHLINE SEE SHEET 2 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

MATCHLINE SEE SHEET 4 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

MATCHLINE SEE SHEET 7 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

| LEGEND | |
|--------|-----------------------------|
| | EXISTING TREE TO BE REMOVED |
| | EXISTING TREE TO REMAIN |



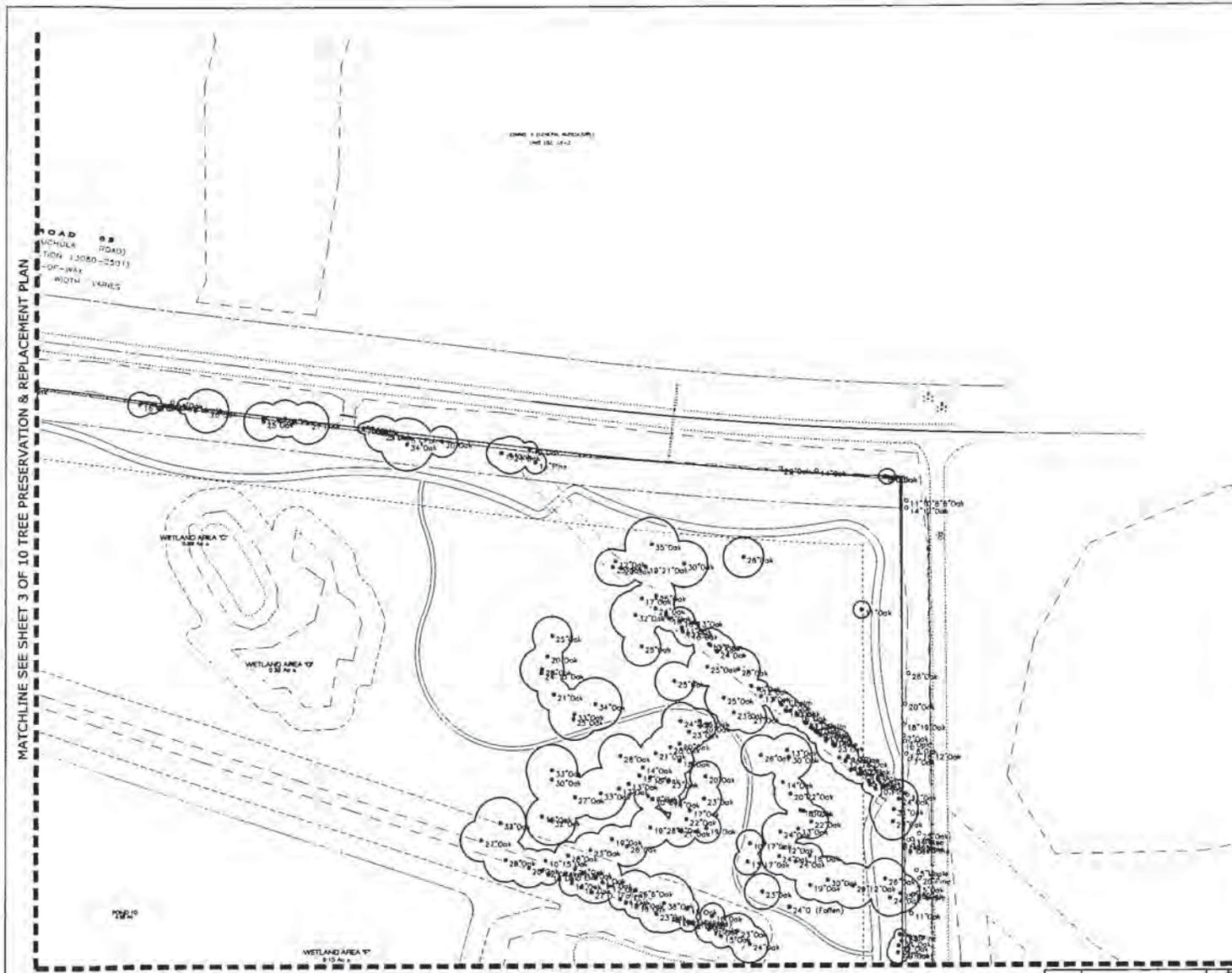
| | | |
|------|-------------|----|
| DATE | DESCRIPTION | BY |
| | REVISIONS | |

Engineered by: Division of Subdivision No. 14
 HEBERT & ASSOCIATES, Inc.
 Tampa • Fort Myers • Sarasota • Manatee
 Services: Engineering • Surveying
 8040 Cooper Creek Boulevard
 Suite 100
 Clearwater, FL 34615
 Phone: 813-299-1100
 Fax: 813-299-1102

| | |
|--|---|
| TREE REPLACEMENT AND PRESERVATION PLAN | |
| JOB NO. SCP-CH-012 | PARRISH PLANTATION SUBDIVISION |
| DATE 02 | |
| DESIGNER ETC | APPROVED BY PARRISH PLANTATION, LLC |
| DATE 3-10-07 | REVISIONS Correction from MVD 29 to MVD 28 - 0.58 Feet |
| FILE PSP-1094 | SHEET TP3 OF TP11 SHEETS |

DESIGNED BY
 DAVID QUERTSON, P.L.A., NO. 0001144
 PLANTING ASSISTANT (LANSBURG ARCHITECT)

PARRISH PLANTATION SUBDIVISION, MAP NO. 14, 1120' R.W. MAP SEC. 120' RIGHT- ASPHALT DRAINAGE

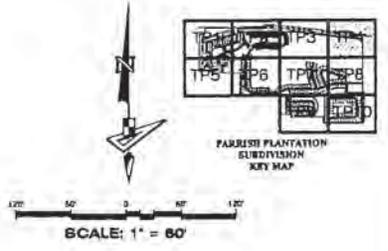


MATCHLINE SEE SHEET 3 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

MATCHLINE SEE SHEET 8 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

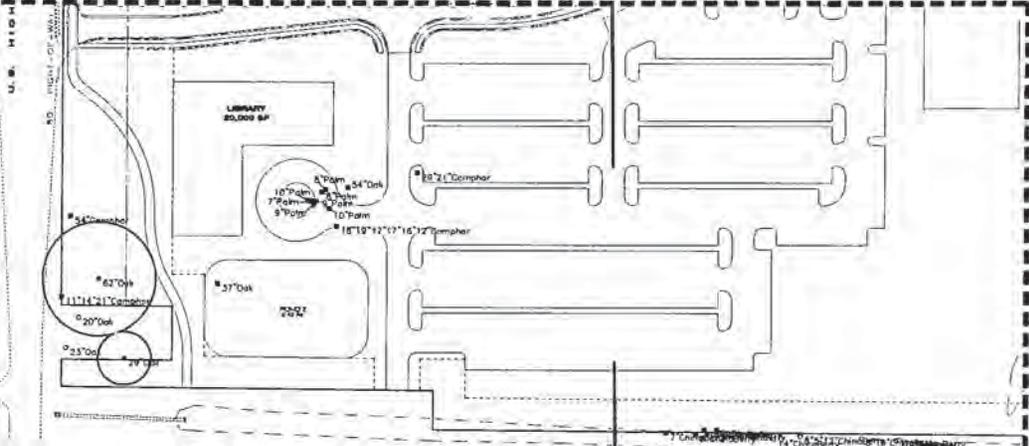
LEGEND

EXISTING TREE TO BE REMOVED
 EXISTING TREE TO REMAIN
 NOTE: INVASIVE/FALLEN TREES TO BE REMOVED
 4 - LIVE OAK (FALLEN)



| | | | |
|--|--------------------------|--|--|
| HEDY & ASSOCIATES, Inc. Tampa • Fort Myers • Sarasota • Clearwater | | TREES REPLACEMENT AND PRESERVATION PLAN | |
| 1700 South Dale Mabry Drive Suite 100 Clearwater, FL 34615 Phone (813) 285-1101 Fax (813) 285-1102 | | JOB NO. EOP-04-032 | PARRISH PLANTATION SUBDIVISION |
| | | DRAWN BY JMB | PROJECT NO. PARRISH PLANTATION, LLD |
| DATE DAVID GLEITZMAN, R.L.A. NO. 0001141 FLORENCE HERRING, R.L.A. NO. 0001142 | | DATE 3-28-07 | Dimensions based on National Geodetic Vertical Datum 1988 (NGVD 88) Conversion from NGVD 29 to NAVD 88 = +1.48 Feet |
| SHEET TP4 | DESCRIPTION REVISIONS | FILE P57-1764 | SHEET TP4 OF TP11 SHEETS |

MATCHLINE SEE SHEET 1 OF 10 TREE PRESERVATION & REPLACEMENT PLAN



MATCHLINE SEE SHEET 6 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

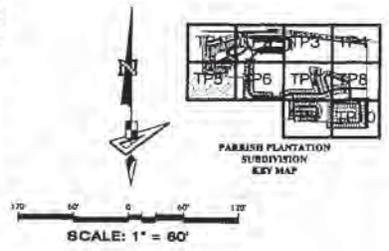


LEGEND

- ⊗ 1754 EXISTING TREE TO BE REMOVED
- 1756 EXISTING TREE TO REMAIN

NOTE: INVASIVE/FALLEN TREES TO BE REMOVED

- 4 - CAMPHOR (INVASIVE)
- 5 - CHINABERRY (INVASIVE)



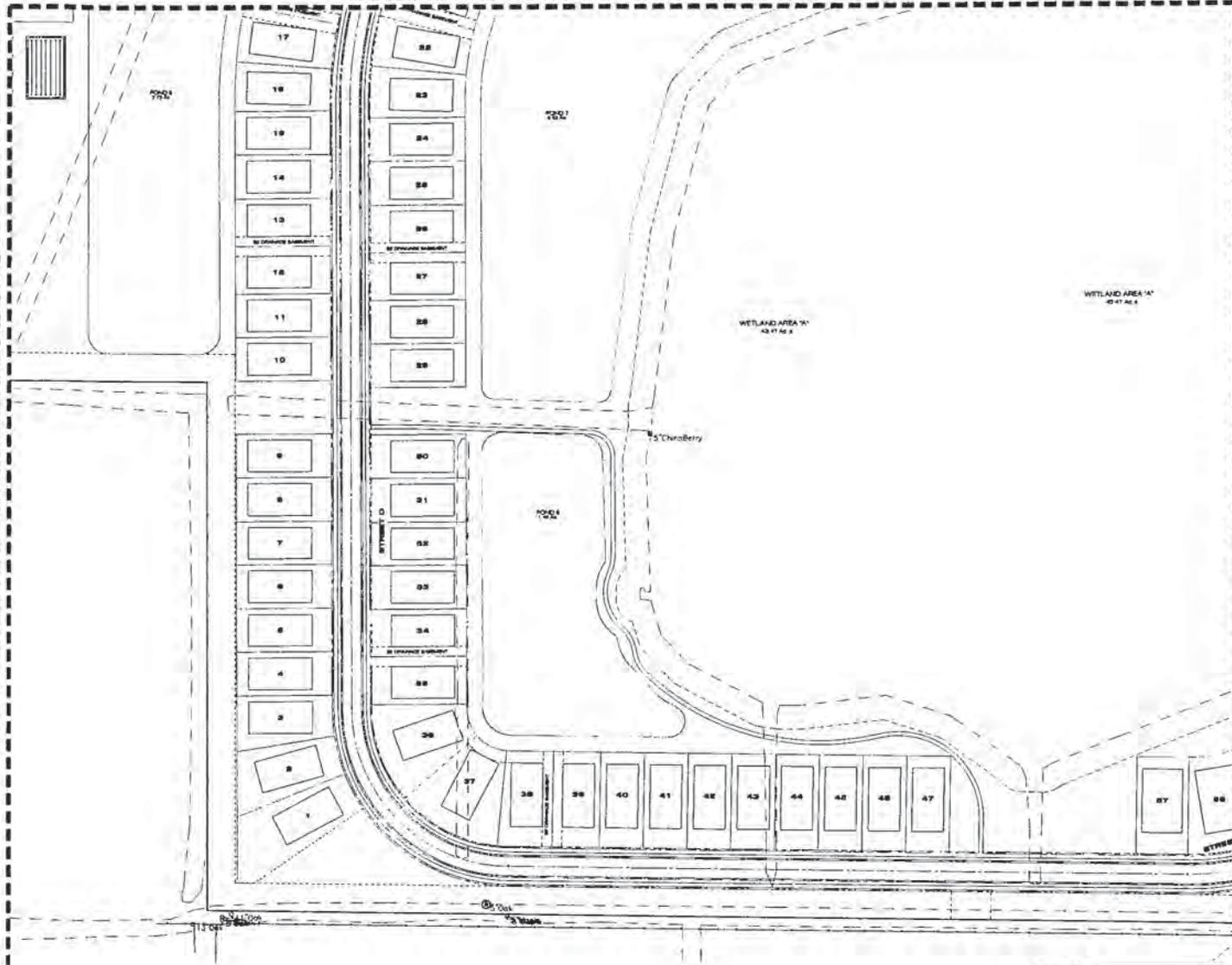
| | | |
|--|--|--|
| | HEST & ASSOCIATES, Inc. Tampa • Fort Myers • Sarasota • Manatee | TREE REPLACEMENT AND PRESERVATION PLAN JOB NO: S/P-CH-072 |
| | 3643 Center Court West Suite 107 University Park, FL 33611 Phone: 813-988-1100 FAX: 813-988-1100 | DRAWN: DG CHECKED: CC DATE: 3-30-01 PLOT: PFP-1754 |

P:\Projects\1754\1754.dwg, 11/12/2001, 1:11:11 PM, 1754.dwg

MATCHLINE SEE SHEET 2 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

MATCHLINE SEE SHEET 5 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

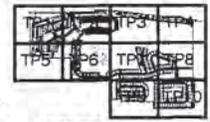
MATCHLINE SEE SHEET 7 OF 10 TREE PRESERVATION & REPLACEMENT PLAN



LEGEND

- ⊗ EXISTING TREE TO BE REMOVED
- ⊙ EXISTING TREE TO REMAIN

NOTE: INVASIVE/FALLEN TREES TO BE REMOVED
1 - CHINABERRY (INVASIVE)



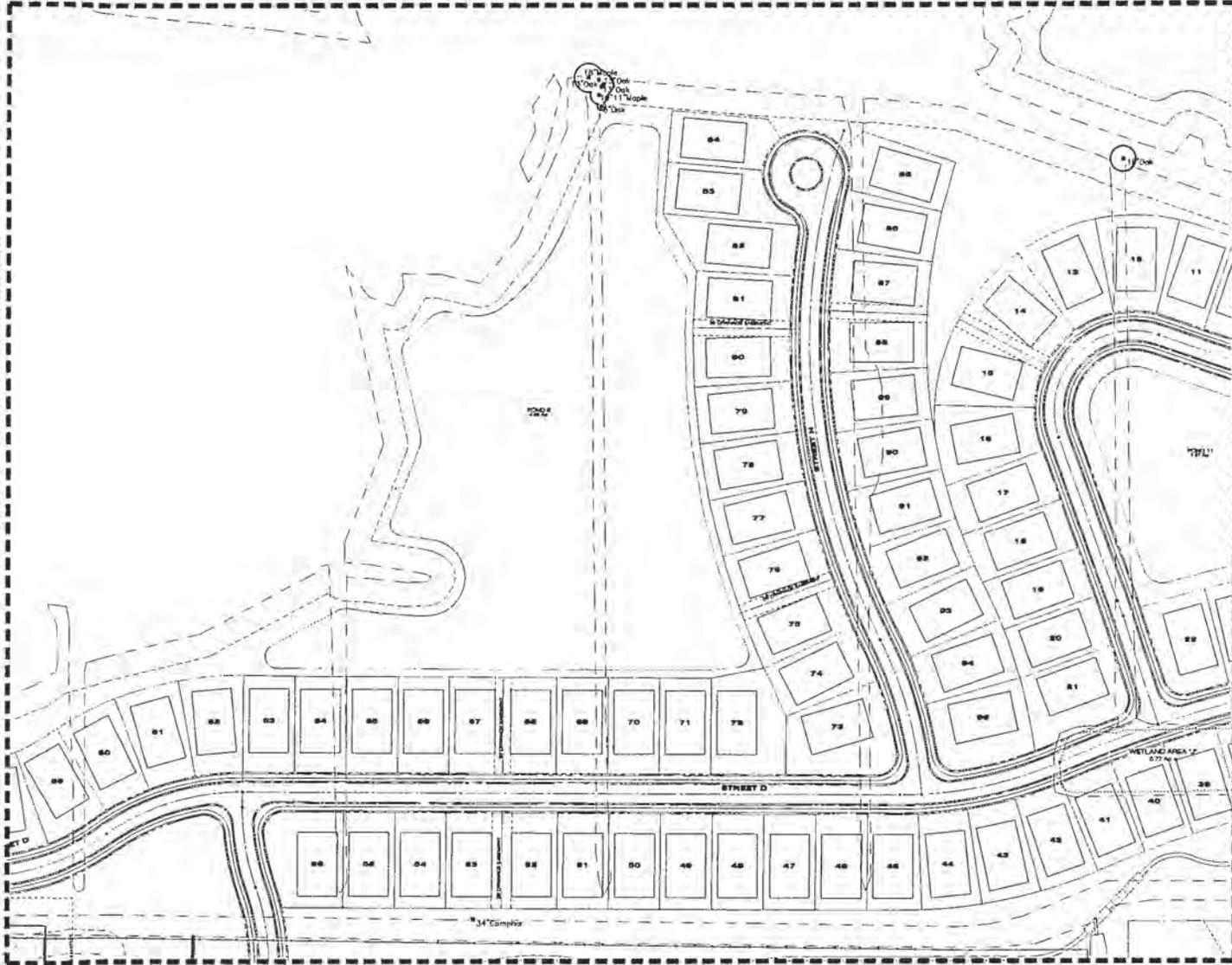
SCALE: 1" = 80'

| | | | |
|--|--|--|--|
| PREPARED BY HERTY & ASSOCIATES, Inc. Tampa • Fort Myers • Sarasota-Manatee | | TREE REPLACEMENT AND PRESERVATION PLAN JOB NO. 2007-CH-013 | |
| DRAWN BY DAVID GLEITZSON | | CHECKED BY DAVID GLEITZSON | |
| DATE 3-28-07 | | PROJECT PARRISH PLANTATION, LLC | |
| PROJECT NO. 04-000-1102 | | SHEET NO. SHEET TP6 OF TP11 SHEETS | |
| CLIENT PARRISH PLANTATION, LLC | | LOCATION Conversion from MWD 29 to MWD 28 - 0.21 Acre | |

MATCHLINE SEE SHEET 3 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

MATCHLINE SEE SHEET 6 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

MATCHLINE SEE SHEET 8 OF 10 TREE PRESERVATION & REPLACEMENT PLAN



MATCHLINE SEE SHEET 9 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

NOTE: INVASIVE/FALLEN TREES TO BE REMOVED
1 - CAMPHOR (INVASIVE)

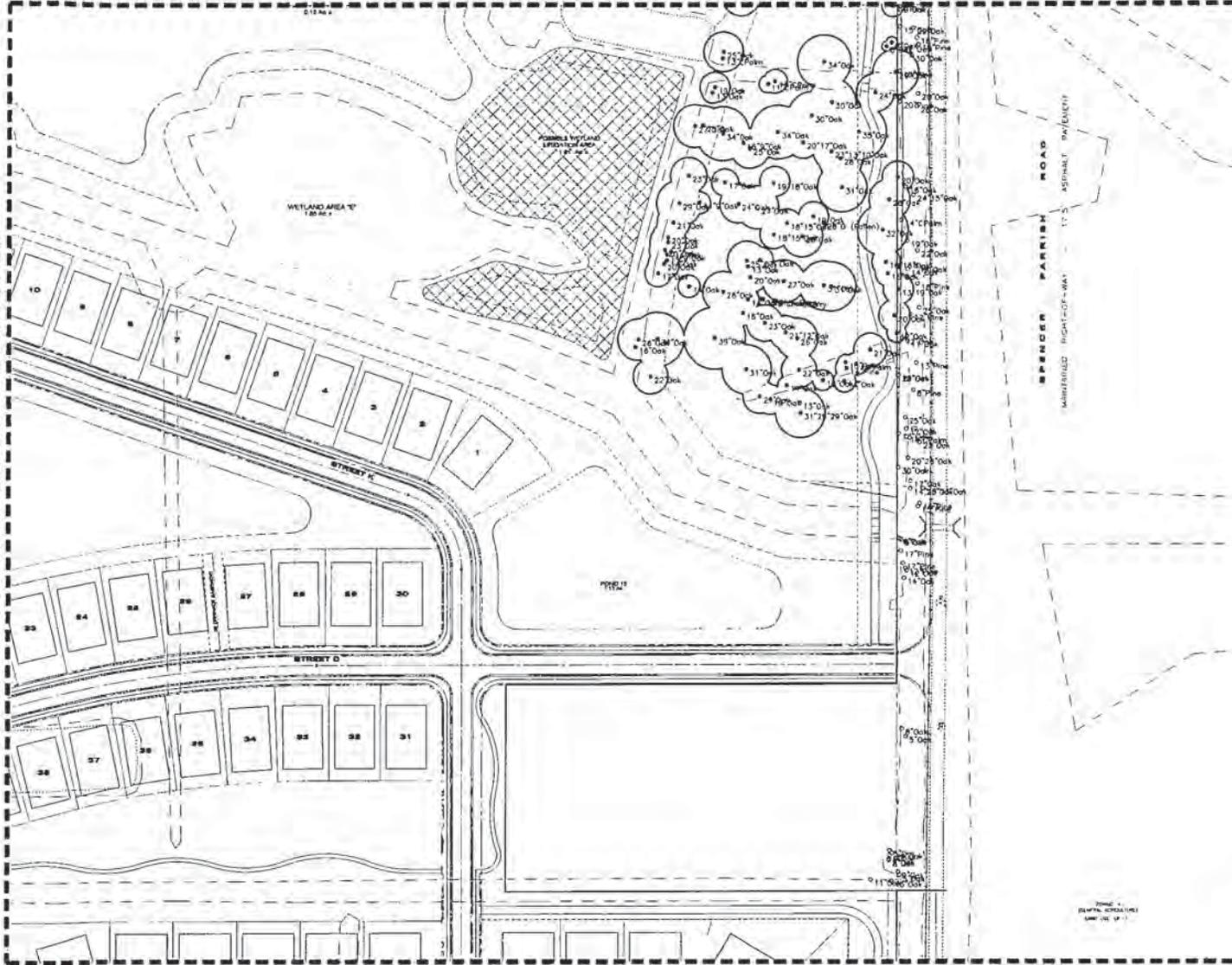
SCALE: 1" = 80'

PARRISH PLANTATION SUBDIVISION KEY MAP

| | | | |
|---|--|--|--|
| ENGINEERING: HEEDY & ASSOCIATES, Inc. Tampa • Fort Myers • Sarasota • Manatee 3400 Courtney Street Suite 107 Lakewood Park, FL 34601 Phone 813-988-1100 Fax 813-988-1102 | | TREE REPLACEMENT AND PRESERVATION PLAN SHEET NO. TP7 OF 11 SHEETS PROJECT: PARRISH PLANTATION SUBDIVISION CLIENT: PARRISH PLANTATION, LLC DATE: 3-30-07 DRAWN BY: [Name] CHECKED BY: [Name] | |
| DATE: _____ REVISIONS: _____ | DATE: 3-30-07 DRAWN BY: DAVID CHRISTIAN, P.L.A. NO. 0001141 LICENSE REGISTERED LANDSCAPE ARCHITECT | SHEET TP7 OF TP11 SHEETS | |

MATCHLINE SEE SHEET 4 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

MATCHLINE SEE SHEET 7 OF 10 TREE PRESERVATION & REPLACEMENT PLAN



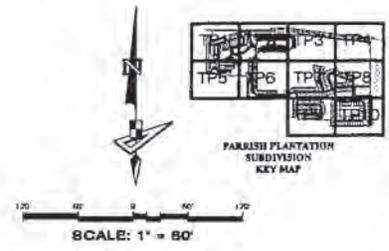
MATCHLINE SEE SHEET 10 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

LEGEND

- ⊗ #1700 EXISTING TREE TO BE REMOVED
- #1700 EXISTING TREE TO REMAIN

NOTE: INVASIVE/FALLEN TREES TO BE REMOVED

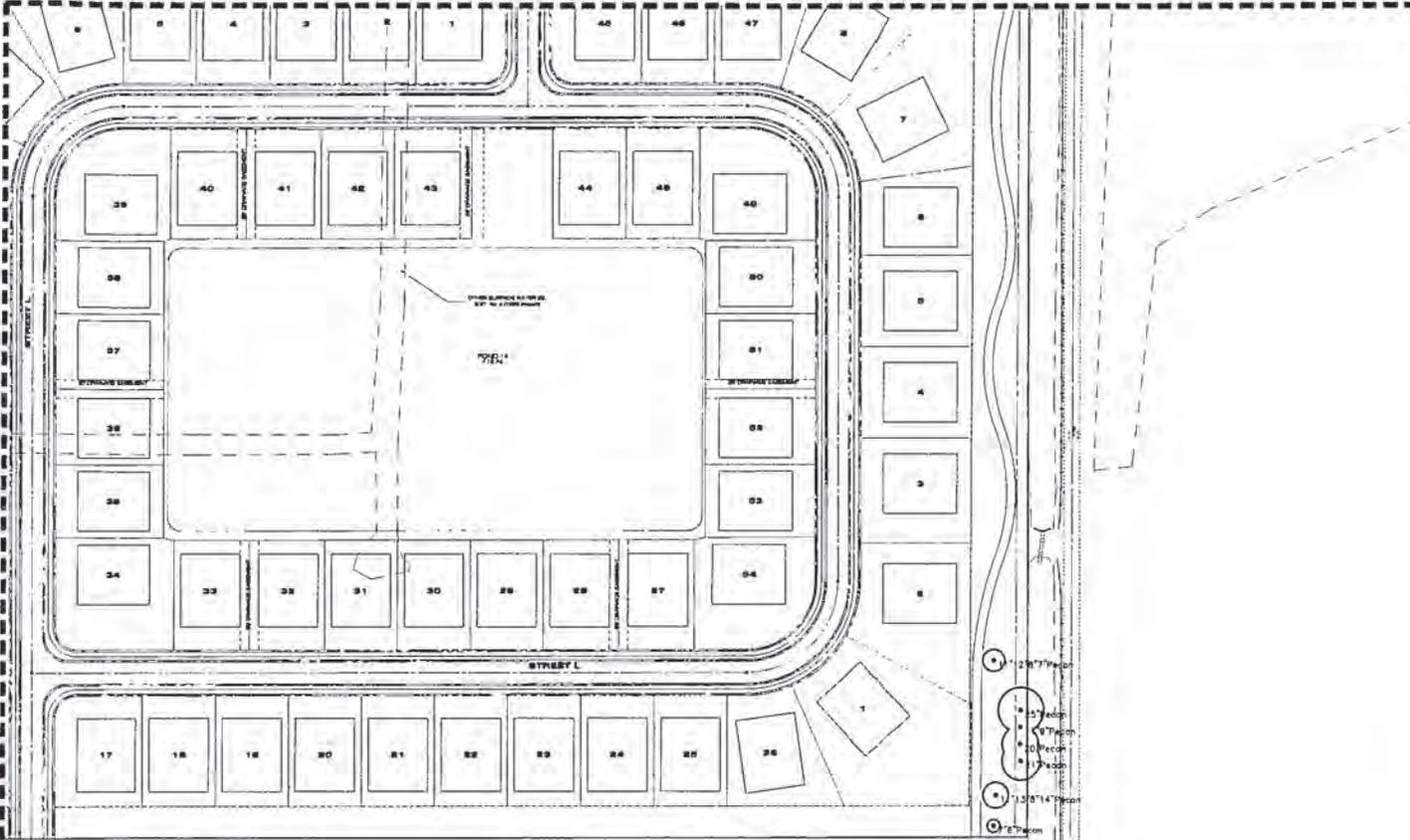
- 1 - LIVE OAK (FALLEN)
- 2 - CHINABERRY (INVASIVE)



| | | |
|--|--|---|
| <p>Engineering, Surveying, Civil and Environmental Co., Inc. HERNDY & ASSOCIATES, Inc. Tampa • Fort Myers • Sarasota-Manatee</p> <p>Surveyed & As-built by TPB 3041 Ocean South Rd. Suite 107 Venice, FL 33597 Phone 813-282-1101 Fax 813-282-1102</p> <p>DATE: 3-30-17 DRAWN BY: DAVID OLIVER THOMAS, P.E., P.L.C. NO. 0001141 CHECKED BY: JENNIFER LINDSEY ANDRETTI</p> | | <p>TREE REPLACEMENT AND PRESERVATION PLAN</p> <p>PROJECT: PARRISH PLANTATION SUBDIVISION</p> <p>CLIENT: PARRISH PLANTATION, LLC</p> <p>DATE: 3-30-17</p> <p>COMMISSION: Commission from MVD 29 to MVD 28 = 0.94 Feet</p> <p>NO. OF SHEETS: 11</p> <p>SHEET TP8 OF TP11 SHEETS</p> |
|--|--|---|

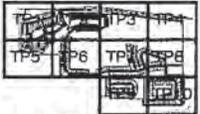
MATCHLINE SEE SHEET 8 OF 10 TREE PRESERVATION & REPLACEMENT PLAN

MATCHLINE SEE SHEET 9 OF 10 TREE PRESERVATION & REPLACEMENT PLAN



LEGEND

- EXISTING TREE TO REMOVE PER PSP
- EXISTING TREE TO RETAIN PER PSP

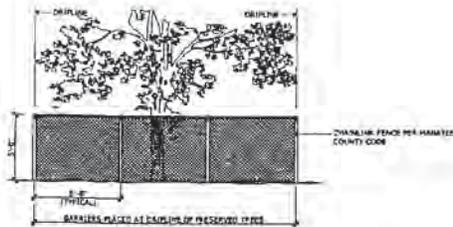


PARRISH PLANTATION SUBDIVISION KEY MAP

SCALE: 1" = 60'

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

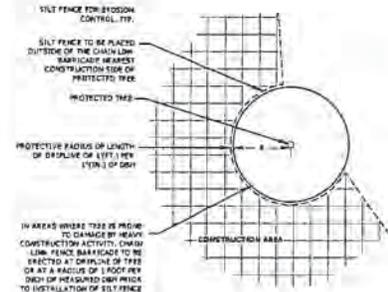
| | | | |
|---|--|---|---|
| Engineering Authority Certificate of Registration No. 124 HEEDY & ASSOCIATES, INC. Tampa • Fort Myers • Sarasota • Manatee | | TREE REPLACEMENT AND PRESERVATION PLAN | |
| 11000 South County Road Suite 100 Orlando, FL 32821 Phone: 407-255-1101 Fax: 407-255-1102 | | Case No. SCP-CH-013 | PARRISH PLANTATION SUBDIVISION |
| DATE: 11/11/11 DRAWN BY: DAVID QUERTSON (P.E.) A NO. 0001141 CHECKED BY: [Name] | | Project DC | Prepared For: PARRISH PLANTATION, LLC |
| DATE: 11/11/11 DRAWN BY: DAVID QUERTSON (P.E.) A NO. 0001141 CHECKED BY: [Name] | | Date 11/11/11 | Revision Conversion from NVD 25 to NVD 88 = -0.34 Feet |
| DATE: 11/11/11 DRAWN BY: DAVID QUERTSON (P.E.) A NO. 0001141 CHECKED BY: [Name] | | Title TREE | SHEET TP10 OF TP11 SHEETS |



TREE BARRICADE DETAIL

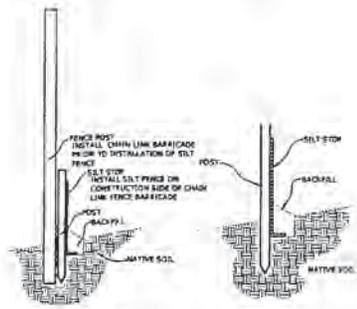
NOT TO SCALE

NOTE:
NATURAL RESOURCES DIVISION TO APPROVE BARRICADE INSTALLATION PRIOR TO SITE CLEARING.



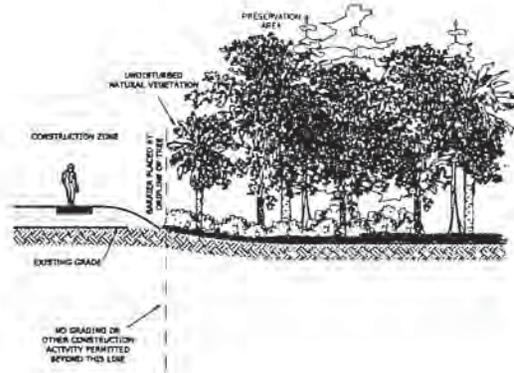
PROTECTIVE BARRIER DETAIL

NOT TO SCALE



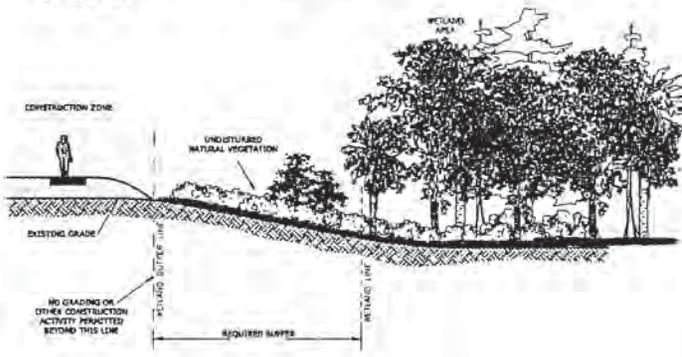
PROTECTIVE BARRIER DETAIL

NOT TO SCALE



PRESERVATION AREA DETAIL (TYPICAL SECTION)

NOT TO SCALE



WETLAND BUFFER DETAIL (TYPICAL SECTION)

NOT TO SCALE

MANATEE COUNTY TREE INVENTORY CALCULATIONS

PRE-DEVELOPMENT

| | | | |
|---|-------|---|-----|
| TOTAL TREES ON SITE | 295* | | |
| Survival trees to be preserved in wetland and natural buffer | 124 | } | 288 |
| Survival trees to be preserved in proposed landscape buffer | 164** | | |
| Survival trees to be preserved in proposed tree canopy | 124 | } | 9 |
| Survival trees in proposed street right-of-way and canopy to be removed | 8 | | |
| Survival trees in proposed street right-of-way and canopy to be removed | 1 | | |
| Survival trees identified as invasive in 2018 ILM Database | 20*** | | |

* Includes trees located in wetland/water adjacent.
** Canopy forest tree credit.
*** Not subject for replacement.

POST-DEVELOPMENT

| | | |
|--|------|--|
| Existing trees to be preserved | 288 | } Common Area Street Trees + Landscape Buffer Canopy Trees + Tree Canopy - Tree Credits (137) (812) (111) (118) |
| Replacement trees required/provided* | 759 | |
| Buffer street trees required/provided* | 489 | |
| Total trees on site after construction | 1534 | |

* See sheet LP2 of LP2, Preliminary Landscape Plan for complete list of trees.
* Replacement trees included in quantity of required Canopy Trees located in Landscape Buffers and Common Area Street Trees. Street Trees provided by builder were not counted towards replacement trees.

EXISTING BUFFER, PARKING AREAS, AND STREET TREES TO REMAIN

| DIAMETER | NUMBER RETAINED | MULTIPLIER / REQ. CAL. | TREE CREDIT |
|------------------------------|-----------------|------------------------|-------------------------|
| 36"+ | 0 | 5 | 0 |
| 26"-35" | 6 | 3 | 18 |
| TOTAL TREES RETAINED: | 6 | | TOTAL CREDIT: 18 |

EXISTING TREES TO BE REMOVED

| DIAMETER | NUMBER REMOVED | MULTIPLIER / REQ. CAL. | TREE DEBIT |
|-----------------------------|----------------|------------------------|-----------------------------|
| 37"+ | 2 | 3 (7" CAL.) | 6 (7" CAL.) |
| 16"-30" | 0 | 2 (5" CAL.) | 0 (5" CAL.) |
| 4"-15" | 0 | 1 (3" CAL.) | 0 (3" CAL.) |
| PALMS | 7 | 1 | 7 (PALMS) |
| INVASIVE/FALLEN | 20 | N/A | N/A |
| TOTAL TREES REMOVED: | 29 | | TOTAL TREE DEBIT: 13 |

| | | |
|---|--|---|
| <p>MANATEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT</p> <p>DATE: 08/11/2023</p> <p>PROJECT: PARRISH PLANTATION SUBDIVISION</p> <p>REVISIONS:</p> | <p>Prepared by: MEREDITH & ASSOCIATES, Inc.</p> <p>Project: Parrish Plantation - Sarasota/Manatee</p> <p>Submitted/Revised: 08/11/2023</p> <p>8045 Cooper Creek Boulevard</p> <p>Suite 107</p> <p>St. Petersburg, FL 34701</p> <p>Phone: 813-988-1121</p> <p>Fax: 813-988-1128</p> | <p>TREE REPLACEMENT AND PRESERVATION PLAN</p> <p>DATE: 08/11/2023</p> <p>PROJECT: PARRISH PLANTATION SUBDIVISION</p> <p>CLIENT: PARRISH PLANTATION, LLC</p> <p>DATE: 08/11/2023</p> <p>PROJECT: PARRISH PLANTATION SUBDIVISION</p> <p>COMMISSION PLAN: 2023-08-29 BY 8400-00 - 0.18.2023</p> |
|---|--|---|

PARRISH PLANTATION SUBDIVISION

PARRISH PLANTATION, LLC

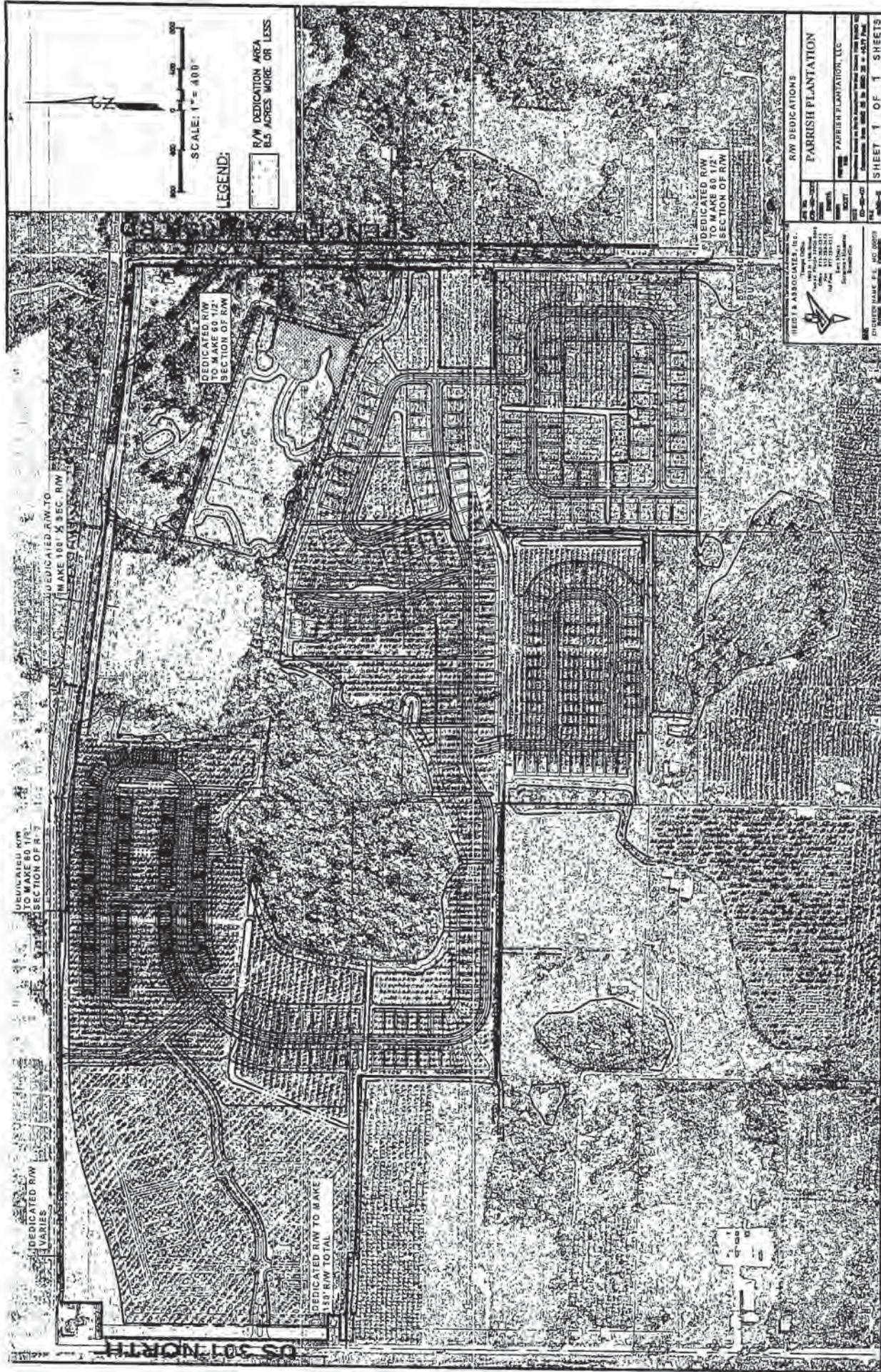
COMMISSION PLAN: 2023-08-29 BY 8400-00 - 0.18.2023

SHEET TP11 OF TP11 SHEETS

Exhibit "C"

Right-of-Way Exhibit

(1 Page)



OS 301 NORTH

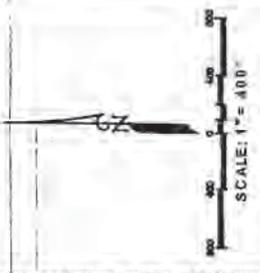
DEDICATED R/W
VARIES
SECTION OF R/W

DEDICATED R/W TO
MAKE 100 1/2 SEC. R/W
SECTION OF R/W

DEDICATED R/W
TO MAKE 60 1/2
SECTION OF R/W

DEDICATED R/W TO MAKE
113 R/W TOTAL

DEDICATED R/W
TO MAKE 60 1/2
SECTION OF R/W



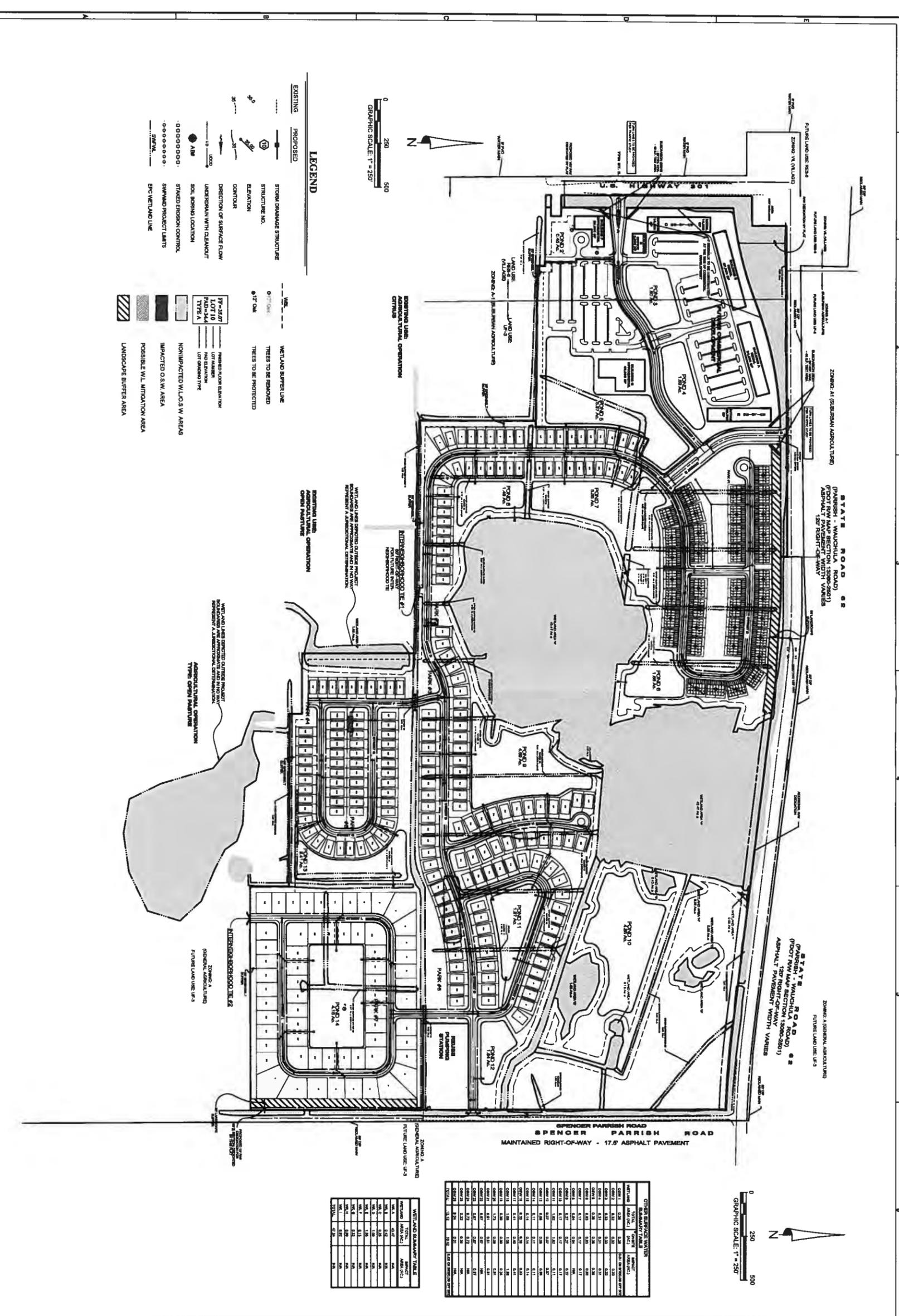
LEGEND:

R/W DEDICATION AREA
65+ ACRES MORE OR LESS

R/W DEDICATIONS
PARRISH PLANTATION
 PARRISH PLANTATION, LLC
 10000 Highway 100, Suite 100, Houston, TX 77036
 Phone: 281-232-2111
 Fax: 281-232-2111
 www.parrishplantation.com

FIELD'S ASSOCIATES, Inc.
 10000 Highway 100, Suite 100, Houston, TX 77036
 Phone: 281-232-2111
 Fax: 281-232-2111
 www.fieldassociates.com

DATE: 08-20-08
 SHEET 1 OF 1 SHEETS



OPEN SPACE TABLE

| NO. | AREA (SQ. FT.) | PERCENT | TOTAL |
|-------|----------------|---------|-------------|
| OS001 | 1,234,567 | 1.23 | 1,234,567 |
| OS002 | 2,345,678 | 2.35 | 2,345,678 |
| OS003 | 3,456,789 | 3.46 | 3,456,789 |
| OS004 | 4,567,890 | 4.57 | 4,567,890 |
| OS005 | 5,678,901 | 5.58 | 5,678,901 |
| OS006 | 6,789,012 | 6.59 | 6,789,012 |
| OS007 | 7,890,123 | 7.60 | 7,890,123 |
| OS008 | 8,901,234 | 8.61 | 8,901,234 |
| OS009 | 9,012,345 | 9.62 | 9,012,345 |
| OS010 | 10,123,456 | 10.63 | 10,123,456 |
| OS011 | 11,234,567 | 11.64 | 11,234,567 |
| OS012 | 12,345,678 | 12.65 | 12,345,678 |
| OS013 | 13,456,789 | 13.66 | 13,456,789 |
| OS014 | 14,567,890 | 14.67 | 14,567,890 |
| OS015 | 15,678,901 | 15.68 | 15,678,901 |
| OS016 | 16,789,012 | 16.69 | 16,789,012 |
| OS017 | 17,890,123 | 17.70 | 17,890,123 |
| OS018 | 18,901,234 | 18.71 | 18,901,234 |
| OS019 | 19,012,345 | 19.72 | 19,012,345 |
| OS020 | 20,123,456 | 20.73 | 20,123,456 |
| OS021 | 21,234,567 | 21.74 | 21,234,567 |
| OS022 | 22,345,678 | 22.75 | 22,345,678 |
| OS023 | 23,456,789 | 23.76 | 23,456,789 |
| OS024 | 24,567,890 | 24.77 | 24,567,890 |
| OS025 | 25,678,901 | 25.78 | 25,678,901 |
| OS026 | 26,789,012 | 26.79 | 26,789,012 |
| OS027 | 27,890,123 | 27.80 | 27,890,123 |
| OS028 | 28,901,234 | 28.81 | 28,901,234 |
| OS029 | 29,012,345 | 29.82 | 29,012,345 |
| OS030 | 30,123,456 | 30.83 | 30,123,456 |
| OS031 | 31,234,567 | 31.84 | 31,234,567 |
| OS032 | 32,345,678 | 32.85 | 32,345,678 |
| OS033 | 33,456,789 | 33.86 | 33,456,789 |
| OS034 | 34,567,890 | 34.87 | 34,567,890 |
| OS035 | 35,678,901 | 35.88 | 35,678,901 |
| OS036 | 36,789,012 | 36.89 | 36,789,012 |
| OS037 | 37,890,123 | 37.90 | 37,890,123 |
| OS038 | 38,901,234 | 38.91 | 38,901,234 |
| OS039 | 39,012,345 | 39.92 | 39,012,345 |
| OS040 | 40,123,456 | 40.93 | 40,123,456 |
| OS041 | 41,234,567 | 41.94 | 41,234,567 |
| OS042 | 42,345,678 | 42.95 | 42,345,678 |
| OS043 | 43,456,789 | 43.96 | 43,456,789 |
| OS044 | 44,567,890 | 44.97 | 44,567,890 |
| OS045 | 45,678,901 | 45.98 | 45,678,901 |
| OS046 | 46,789,012 | 46.99 | 46,789,012 |
| OS047 | 47,890,123 | 47.00 | 47,890,123 |
| OS048 | 48,901,234 | 48.01 | 48,901,234 |
| OS049 | 49,012,345 | 49.02 | 49,012,345 |
| OS050 | 50,123,456 | 50.03 | 50,123,456 |
| OS051 | 51,234,567 | 51.04 | 51,234,567 |
| OS052 | 52,345,678 | 52.05 | 52,345,678 |
| OS053 | 53,456,789 | 53.06 | 53,456,789 |
| OS054 | 54,567,890 | 54.07 | 54,567,890 |
| OS055 | 55,678,901 | 55.08 | 55,678,901 |
| OS056 | 56,789,012 | 56.09 | 56,789,012 |
| OS057 | 57,890,123 | 57.10 | 57,890,123 |
| OS058 | 58,901,234 | 58.11 | 58,901,234 |
| OS059 | 59,012,345 | 59.12 | 59,012,345 |
| OS060 | 60,123,456 | 60.13 | 60,123,456 |
| OS061 | 61,234,567 | 61.14 | 61,234,567 |
| OS062 | 62,345,678 | 62.15 | 62,345,678 |
| OS063 | 63,456,789 | 63.16 | 63,456,789 |
| OS064 | 64,567,890 | 64.17 | 64,567,890 |
| OS065 | 65,678,901 | 65.18 | 65,678,901 |
| OS066 | 66,789,012 | 66.19 | 66,789,012 |
| OS067 | 67,890,123 | 67.20 | 67,890,123 |
| OS068 | 68,901,234 | 68.21 | 68,901,234 |
| OS069 | 69,012,345 | 69.22 | 69,012,345 |
| OS070 | 70,123,456 | 70.23 | 70,123,456 |
| OS071 | 71,234,567 | 71.24 | 71,234,567 |
| OS072 | 72,345,678 | 72.25 | 72,345,678 |
| OS073 | 73,456,789 | 73.26 | 73,456,789 |
| OS074 | 74,567,890 | 74.27 | 74,567,890 |
| OS075 | 75,678,901 | 75.28 | 75,678,901 |
| OS076 | 76,789,012 | 76.29 | 76,789,012 |
| OS077 | 77,890,123 | 77.30 | 77,890,123 |
| OS078 | 78,901,234 | 78.31 | 78,901,234 |
| OS079 | 79,012,345 | 79.32 | 79,012,345 |
| OS080 | 80,123,456 | 80.33 | 80,123,456 |
| OS081 | 81,234,567 | 81.34 | 81,234,567 |
| OS082 | 82,345,678 | 82.35 | 82,345,678 |
| OS083 | 83,456,789 | 83.36 | 83,456,789 |
| OS084 | 84,567,890 | 84.37 | 84,567,890 |
| OS085 | 85,678,901 | 85.38 | 85,678,901 |
| OS086 | 86,789,012 | 86.39 | 86,789,012 |
| OS087 | 87,890,123 | 87.40 | 87,890,123 |
| OS088 | 88,901,234 | 88.41 | 88,901,234 |
| OS089 | 89,012,345 | 89.42 | 89,012,345 |
| OS090 | 90,123,456 | 90.43 | 90,123,456 |
| OS091 | 91,234,567 | 91.44 | 91,234,567 |
| OS092 | 92,345,678 | 92.45 | 92,345,678 |
| OS093 | 93,456,789 | 93.46 | 93,456,789 |
| OS094 | 94,567,890 | 94.47 | 94,567,890 |
| OS095 | 95,678,901 | 95.48 | 95,678,901 |
| OS096 | 96,789,012 | 96.49 | 96,789,012 |
| OS097 | 97,890,123 | 97.50 | 97,890,123 |
| OS098 | 98,901,234 | 98.51 | 98,901,234 |
| OS099 | 99,012,345 | 99.52 | 99,012,345 |
| OS100 | 100,123,456 | 100.53 | 100,123,456 |

VERTICAL DIMENSION TABLE

| NO. | AREA (SQ. FT.) | PERCENT | TOTAL |
|------|----------------|---------|-------------|
| V001 | 1,234,567 | 1.23 | 1,234,567 |
| V002 | 2,345,678 | 2.35 | 2,345,678 |
| V003 | 3,456,789 | 3.46 | 3,456,789 |
| V004 | 4,567,890 | 4.57 | 4,567,890 |
| V005 | 5,678,901 | 5.58 | 5,678,901 |
| V006 | 6,789,012 | 6.59 | 6,789,012 |
| V007 | 7,890,123 | 7.60 | 7,890,123 |
| V008 | 8,901,234 | 8.61 | 8,901,234 |
| V009 | 9,012,345 | 9.62 | 9,012,345 |
| V010 | 10,123,456 | 10.63 | 10,123,456 |
| V011 | 11,234,567 | 11.64 | 11,234,567 |
| V012 | 12,345,678 | 12.65 | 12,345,678 |
| V013 | 13,456,789 | 13.66 | 13,456,789 |
| V014 | 14,567,890 | 14.67 | 14,567,890 |
| V015 | 15,678,901 | 15.68 | 15,678,901 |
| V016 | 16,789,012 | 16.69 | 16,789,012 |
| V017 | 17,890,123 | 17.70 | 17,890,123 |
| V018 | 18,901,234 | 18.71 | 18,901,234 |
| V019 | 19,012,345 | 19.72 | 19,012,345 |
| V020 | 20,123,456 | 20.73 | 20,123,456 |
| V021 | 21,234,567 | 21.74 | 21,234,567 |
| V022 | 22,345,678 | 22.75 | 22,345,678 |
| V023 | 23,456,789 | 23.76 | 23,456,789 |
| V024 | 24,567,890 | 24.77 | 24,567,890 |
| V025 | 25,678,901 | 25.78 | 25,678,901 |
| V026 | 26,789,012 | 26.79 | 26,789,012 |
| V027 | 27,890,123 | 27.80 | 27,890,123 |
| V028 | 28,901,234 | 28.81 | 28,901,234 |
| V029 | 29,012,345 | 29.82 | 29,012,345 |
| V030 | 30,123,456 | 30.83 | 30,123,456 |
| V031 | 31,234,567 | 31.84 | 31,234,567 |
| V032 | 32,345,678 | 32.85 | 32,345,678 |
| V033 | 33,456,789 | 33.86 | 33,456,789 |
| V034 | 34,567,890 | 34.87 | 34,567,890 |
| V035 | 35,678,901 | 35.88 | 35,678,901 |
| V036 | 36,789,012 | 36.89 | 36,789,012 |
| V037 | 37,890,123 | 37.90 | 37,890,123 |
| V038 | 38,901,234 | 38.91 | 38,901,234 |
| V039 | 39,012,345 | 39.92 | 39,012,345 |
| V040 | 40,123,456 | 40.93 | 40,123,456 |
| V041 | 41,234,567 | 41.94 | 41,234,567 |
| V042 | 42,345,678 | 42.95 | 42,345,678 |
| V043 | 43,456,789 | 43.96 | 43,456,789 |
| V044 | 44,567,890 | 44.97 | 44,567,890 |
| V045 | 45,678,901 | 45.98 | 45,678,901 |
| V046 | 46,789,012 | 46.99 | 46,789,012 |
| V047 | 47,890,123 | 47.00 | 47,890,123 |
| V048 | 48,901,234 | 48.01 | 48,901,234 |
| V049 | 49,012,345 | 49.02 | 49,012,345 |
| V050 | 50,123,456 | 50.03 | 50,123,456 |
| V051 | 51,234,567 | 51.04 | 51,234,567 |
| V052 | 52,345,678 | 52.05 | 52,345,678 |
| V053 | 53,456,789 | 53.06 | 53,456,789 |
| V054 | 54,567,890 | 54.07 | 54,567,890 |
| V055 | 55,678,901 | 55.08 | 55,678,901 |
| V056 | 56,789,012 | 56.09 | 56,789,012 |
| V057 | 57,890,123 | 57.10 | 57,890,123 |
| V058 | 58,901,234 | 58.11 | 58,901,234 |
| V059 | 59,012,345 | 59.12 | 59,012,345 |
| V060 | 60,123,456 | 60.13 | 60,123,456 |
| V061 | 61,234,567 | 61.14 | 61,234,567 |
| V062 | 62,345,678 | 62.15 | 62,345,678 |
| V063 | 63,456,789 | 63.16 | 63,456,789 |
| V064 | 64,567,890 | 64.17 | 64,567,890 |
| V065 | 65,678,901 | 65.18 | 65,678,901 |
| V066 | 66,789,012 | 66.19 | 66,789,012 |
| V067 | 67,890,123 | 67.20 | 67,890,123 |
| V068 | 68,901,234 | 68.21 | 68,901,234 |
| V069 | 69,012,345 | 69.22 | 69,012,345 |
| V070 | 70,123,456 | 70.23 | 70,123,456 |
| V071 | 71,234,567 | 71.24 | 71,234,567 |
| V072 | 72,345,678 | 72.25 | 72,345,678 |
| V073 | 73,456,789 | 73.26 | 73,456,789 |
| V074 | 74,567,890 | 74.27 | 74,567,890 |
| V075 | 75,678,901 | 75.28 | 75,678,901 |
| V076 | 76,789,012 | 76.29 | 76,789,012 |
| V077 | 77,890,123 | 77.30 | 77,890,123 |
| V078 | 78,901,234 | 78.31 | 78,901,234 |
| V079 | 79,012,345 | 79.32 | 79,012,345 |
| V080 | 80,123,456 | 80.33 | 80,123,456 |
| V081 | 81,234,567 | 81.34 | 81,234,567 |
| V082 | 82,345,678 | 82.35 | 82,345,678 |
| V083 | 83,456,789 | 83.36 | 83,456,789 |
| V084 | 84,567,890 | 84.37 | 84,567,890 |
| V085 | 85,678,901 | 85.38 | 85,678,901 |
| V086 | 86,789,012 | 86.39 | 86,789,012 |
| V087 | 87,890,123 | 87.40 | 87,890,123 |
| V088 | 88,901,234 | 88.41 | 88,901,234 |
| V089 | 89,012,345 | 89.42 | 89,012,345 |
| V090 | 90,123,456 | 90.43 | 90,123,456 |
| V091 | 91,234,567 | 91.44 | 91,234,567 |
| V092 | 92,345,678 | 92.45 | 92,345,678 |
| V093 | 93,456,789 | 93.46 | 93,456,789 |
| V094 | 94,567,890 | 94.47 | 94,567,890 |
| V095 | 95,678,901 | 95.48 | 95,678,901 |
| V096 | 96,789,012 | 96.49 | 96,789,012 |
| V097 | 97,890,123 | 97.50 | 97,890,123 |
| V098 | 98,901,234 | 98.51 | 98,901,234 |
| V099 | 99,012,345 | 99.52 | 99,012,345 |
| V100 | 100,123,456 | 100.53 | 100,123,456 |

HEIDT DESIGN
 Civil Engineering • Planning & GIS
 Transportation Engineering
 Ecological Services • Landscape Architecture

Engineering Business Certificate of Authorization No. 28782
 Landscape Architecture Certificate of Authorization No. LC16000403

5106 S. Brookridge Hwy
 Orange, FL 32753-5111
 Phone: 407-466-7425
 Fax: 407-466-7425
 www.HeidtDesign.com

PARRISH PLANTATION
MASTER SITE PLAN A

PREPARED FOR:
PARRISH PLANTATION, LLC

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------|
| 1 | 08/14/2012 | REVIEW SUBMITTAL |
| 2 | 04/15/2013 | COUNTY COMMENTS |

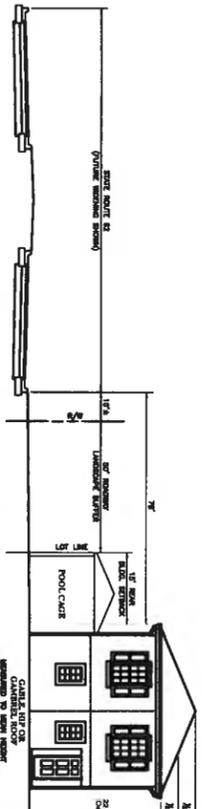
PROJECT NO.:
 FILE: MID-PARRISH PLANTATION
 DESIGN BY: STOLINGS
 DRAWN BY: STOLINGS
 FLORIDA PROFESSIONAL ENGINEER

STRICKLAND T. SMITH
 DATE: 04/15/2013
 REGISTRATION NO.: 50562

2 OF 5

GENERAL DEVELOPMENT NOTES

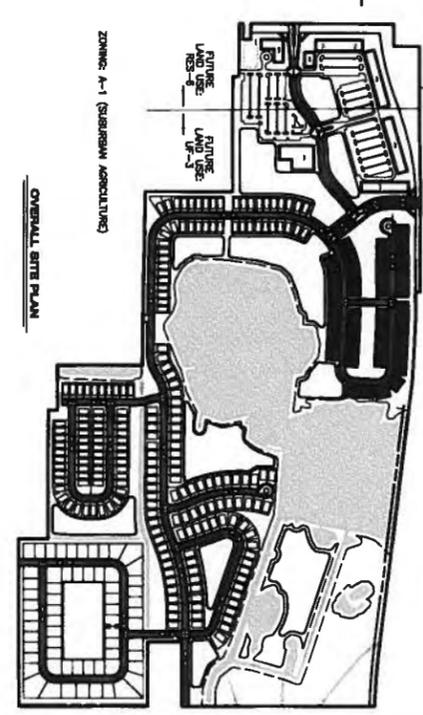
1. Total Area: 284,444 sq. ft.
2. Public water system privately constructed, owned and maintained by the County.
3. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
4. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
5. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
6. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
7. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
8. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
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10. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
11. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
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18. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
19. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
20. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
21. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
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24. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
25. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
26. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
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31. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
32. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
33. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
34. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
35. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
36. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
37. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
38. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
39. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
40. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
41. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
42. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
43. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
44. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
45. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
46. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
47. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
48. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
49. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.
50. All construction shall be completed in accordance with the County Ordinance No. 14-10-01, as amended.



ZONING: U-1 (GENERAL COMMERCIAL)

ZONING: A1 (SUBURBAN AGRICULTURE)

ZONING: A (GENERAL AGRICULTURE)



PROJECT SITE DATA - OVERALL

| | |
|-------------|-----------------|
| Total Area | 284,444 sq. ft. |
| Residential | 142,222 sq. ft. |
| Commercial | 142,222 sq. ft. |

Residential

LOT DIMENSION TABLE

| Lot No. | Area (sq. ft.) | Dimensions (ft.) |
|---------|----------------|------------------|
| 1 | 10,000 | 100 x 100 |
| 2 | 10,000 | 100 x 100 |
| 3 | 10,000 | 100 x 100 |
| 4 | 10,000 | 100 x 100 |
| 5 | 10,000 | 100 x 100 |
| 6 | 10,000 | 100 x 100 |
| 7 | 10,000 | 100 x 100 |
| 8 | 10,000 | 100 x 100 |
| 9 | 10,000 | 100 x 100 |
| 10 | 10,000 | 100 x 100 |

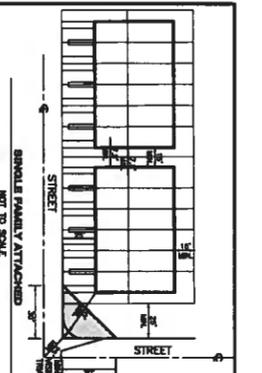
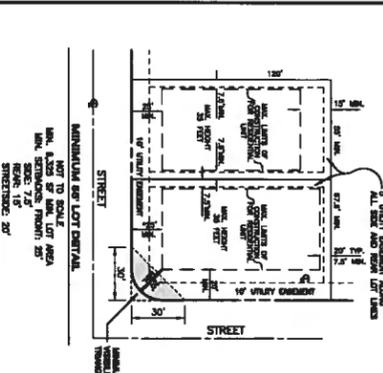
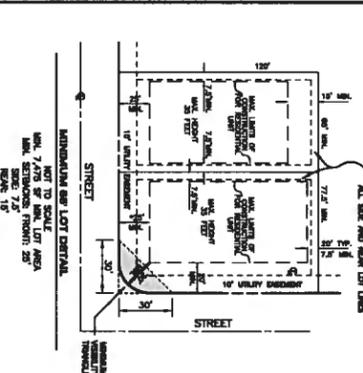
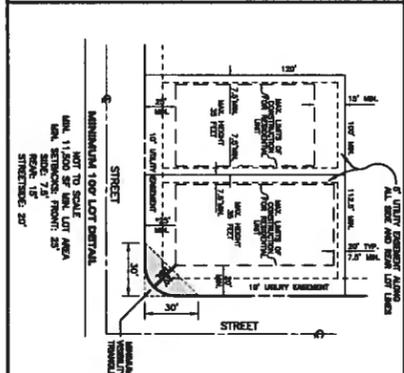
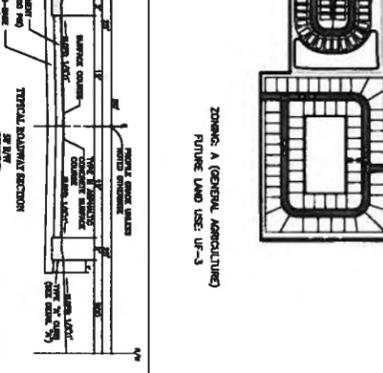
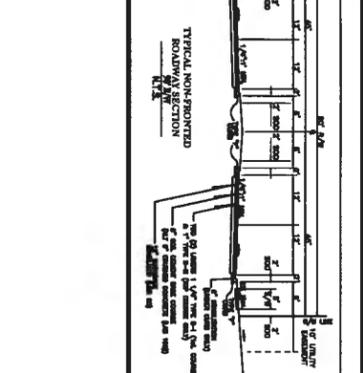
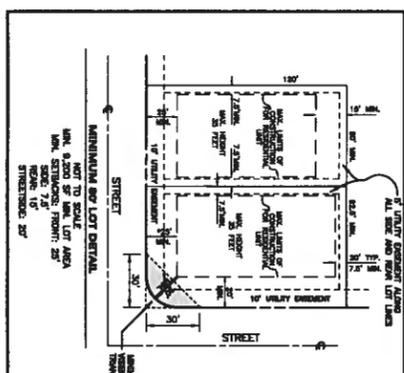
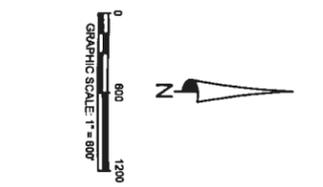
Residential - Open Space Summary Table

| | |
|------------|-----------------|
| Open Space | 142,222 sq. ft. |

Commercial

Commercial - Open Space Summary Table

| | |
|------------|-----------------|
| Open Space | 142,222 sq. ft. |



HEIDT DESIGN

Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000403

7000 S. Riva Road, Suite 1000
Chicago, IL 60637-3111
TEL: 312-464-4422
FAX: 312-464-4423
WWW.HEIDTDESIGN.COM

PARRISH PLANTATION

GENERAL NOTES A

PARRISH PLANTATION, LLC

PROJECT NO.: PRR-2013-01

FILE: PRR-2013-01

DESIGN BY: STOLINGS

DRAWN BY: STOLINGS

PROJECT PROFESSIONAL ENGINEER:

DATE: 05/15/2013

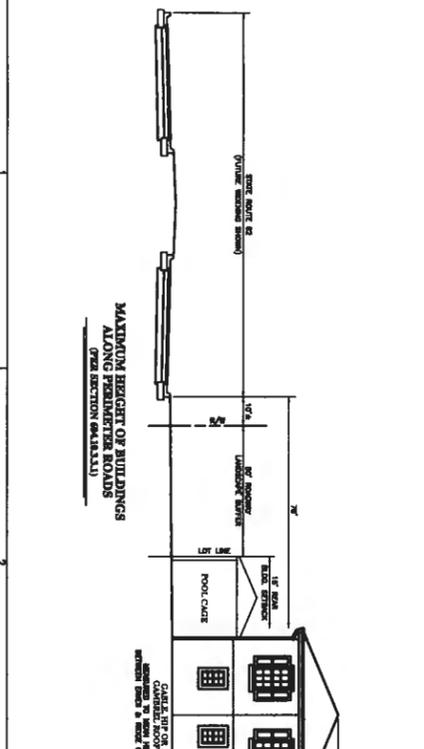
REVISION NO.: 50962

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------|
| 1 | 05/15/2013 | COUNTY COMMENTS |
| 2 | 06/14/2012 | REVIEW SUBMITTAL |

3 OF 5

GENERAL DEVELOPMENT NOTES

1. Field Name: 20144
2. Public Utility systems including water, sewer and stormwater shall be provided, installed and maintained in accordance with applicable codes and standards.
3. Construction shall be in accordance with applicable codes and standards.
4. Construction shall be in accordance with applicable codes and standards.
5. Construction shall be in accordance with applicable codes and standards.
6. Construction shall be in accordance with applicable codes and standards.
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PROJECT SITE DATA - OVERALL

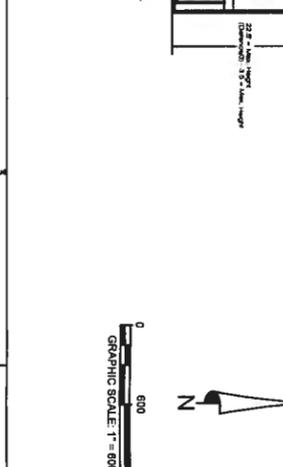
| Category | Value |
|-----------------|---------------|
| Total Area | 41,264.64 ac. |
| Residential Use | 41,264.64 ac. |
| Commercial Use | 0 ac. |

Residential

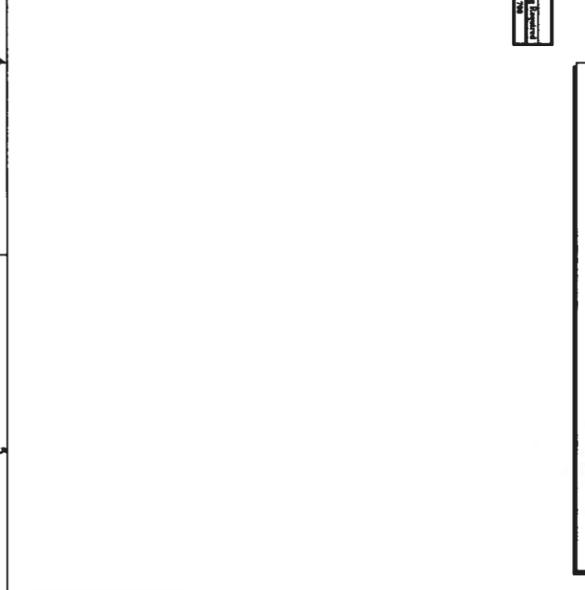
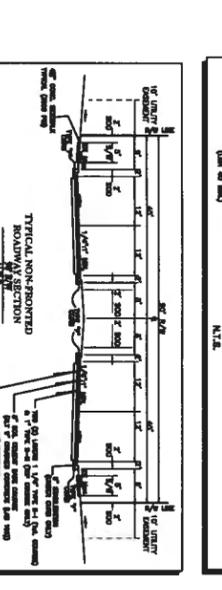
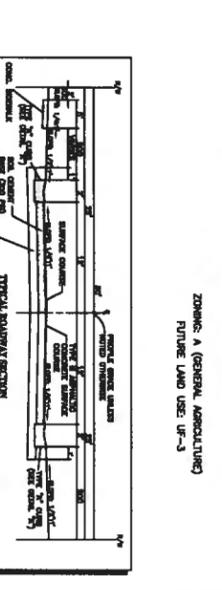
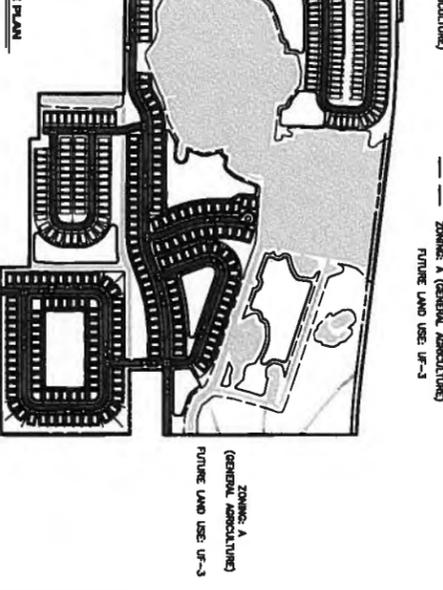
| Category | Value |
|------------------------|---------------|
| Total Residential | 41,264.64 ac. |
| Single-Family Detached | 41,264.64 ac. |
| Single-Family Attached | 0 ac. |
| Multi-Family | 0 ac. |

Commercial

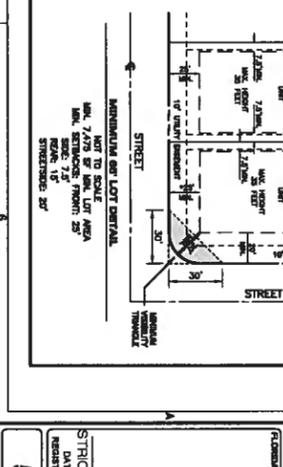
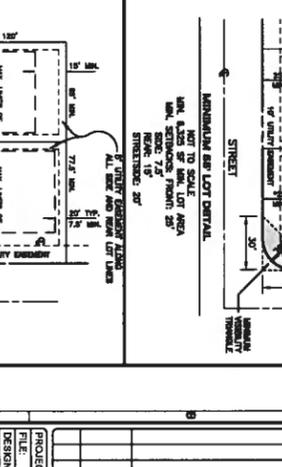
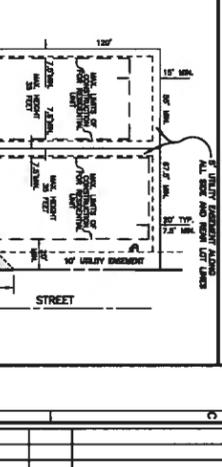
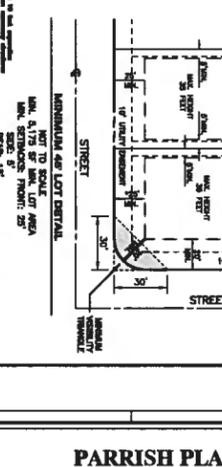
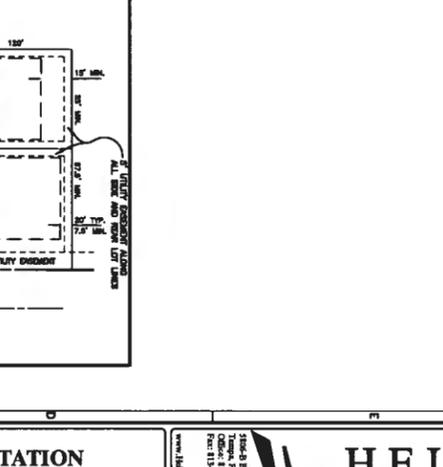
| Category | Value |
|------------------|-------|
| Total Commercial | 0 ac. |
| Office | 0 ac. |
| Retail | 0 ac. |
| Industrial | 0 ac. |



OVERALL SITE PLAN



MINIMUM SET-TO-SIDE DETAIL



HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000403

7554 S. Rockledge Hwy.
Tampa, Florida 33600
Office: 813-231-1311
Fax: 813-231-1312
www.HeidtDesign.com

PARRISH PLANTATION
GENERAL NOTES B

PARRISH PLANTATION, LLC

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------|
| 1 | 08/14/2012 | REVIEW SUBMITTAL |

PROJECT NO. PRR-08-PLAN-B
DESIGN BY: STOLLINGS
DRAWN BY: STOLLINGS
FOR: PARRISH PLANTATION, LLC

STOCKLAND T. SMITH
REGISTRATION NO. 50692

5 OF 5

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

| | | | |
|---|--|--|---|
| SUBJECT | PDMU-06-86(P)(R2) – SMT AUTO, LLC/FIRST AUTO SALES (Related to Alco Properties of Manatee County, Inc./Copeman Development dts#20120402) | TYPE AGENDA ITEM | Advertised Public Hearing – Consent |
| DATE REQUESTED | 06/13/13 PC | DATE SUBMITTED/REVISED | 06/06/13 |
| BRIEFINGS? Who? | None | CONSEQUENCES IF DEFERRED | N/A |
| DEPARTMENT/DIVISION | Building & Development Services Department/Comprehensive Planning and Public Hearings | AUTHORIZED BY TITLE | Lisa Barrett, Planning Division Manager  |
| CONTACT PERSON TELEPHONE/EXTENSION | Stephanie Moreland 941-748-4501, ext. 3880 | 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 recommend approval of PDMU-06-86(P)(R2) 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

The site is in the Urban Core and South County Community Redevelopment Area (CRA). The site is on the west side of US 41, approximately 550 feet south of 53rd Avenue West and extends west to 16th Street West at 5410 14th Street West. The Manatee Comprehensive Plan designates the site as R/O/R (Retail/Office/Residential) and RES-16 (Residential, 16 dwelling units per acre) on the Future Land Use Map (FLUM).

History

On November 6, 2008, the Board of County Commissioners (BOCC) approved a rezone of a 9.1± acre parcel, including the subject 7.23± acre site, from PDC (Planned Development Commercial), RDD-6 (Residential Duplex Dwelling, six dwelling units per acre), and RSF-6 (Residential Single-Family- six dwelling units per acre) zoning districts to PDMU (Planned Development Mixed Use). A Preliminary Site Plan was also approved for a convenience store, mini-warehouses (with two driveways connecting US 41), and 8-lots for single-family detached residences. Each residence having a separate driveway connecting 16th Street West.

On 6/23/09, the BOCC approved a revision to stipulation #A.1 to change the timing of the Final Plat for the residential lots.

Phase one, which included the convenience store with gas pumps and canopy (RaceTrac Petroleum Inc.), has been constructed and now sits on a separate parcel south of the proposed site. Phase two and three, which included the mini-warehouse buildings and office, and eight (8) lots for single-family detached residences, respectively, have not been constructed and platted. The Preliminary Site Plan expires on November 06, 2013.

Request

Currently, the applicant, SMT Auto, LLC/First Auto Sales, requests a revision of the Preliminary Site Plan to modify the existing stormwater basin, add a 2,460 square foot building for the use of motor vehicle sales, rental, leasing and motor vehicle repair establishments, and eliminate the mini-warehouse facility, office use and 8-lots for single-family detached residences. The proposed use will occupy the part of the site designated R/O/R.

The proposed establishment will serve as an expansion to the existing motor vehicle sales, rental, leasing establishment already existing on the property to the north (not part of this request). That site has frontage along US 41, is zoned GC (General Commercial) and received Final Site Plan (FSP-12-23) approval for a motor vehicle sales establishment on September 14, 2012.

The site plan shows a 2,460 square foot building, 35 feet tall, with four-service bays. On-site parking, and display areas for motor vehicles are north and east of the building. The site plan indicates a FAR of 0.008 which is within the guidelines of the R/O/R and RES-16 FLUCs and CRA.

The proposed uses are subject to the Conditional Use Criteria listed in LDC Section 704.50 and 704.51 which includes requirements relative to noise, screening, setbacks from adjacent residential zoning, and boat motor repair.

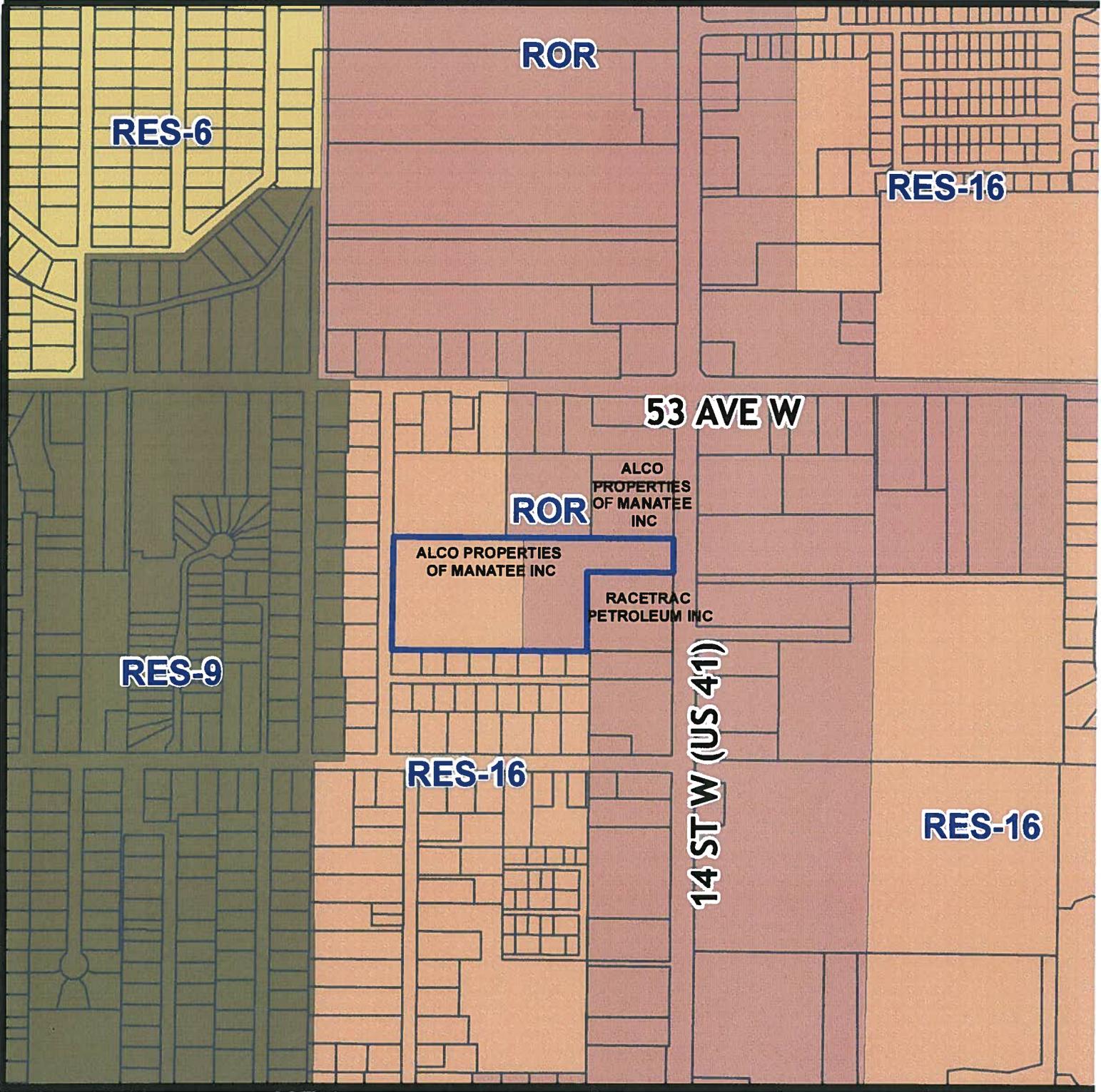
The applicant requests Specific Approval for smaller replacement tree sizes, a setback reduction adjacent to residential zoning and a deferral of buffer installation along the west, northwest and southwest boundaries until a use is established for the remaining part of the property.

Staff recommends approval subject to the recommended stipulations.

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

| ATTACHMENTS: (List in order as attached) | | INSTRUCTIONS TO BOARD RECORDS: | |
|--|-----|--|-----|
| Staff Report | | n/a | |
| COST: | n/a | SOURCE (ACCT # & NAME): | n/a |
| COMMENTS: | | AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT) | |

FUTURE LAND USE



Parcel ID #(s) 5886200004

Project Name: First Auto Sales
 Project #: PDMU-06-86 (Z)(P)(R2)
 DTS#: 20120402
 Proposed Use: Multi-use project

S/T/R: Sec 14 Twn 35 Rng 17
 Acreage: 7.23
 Existing Zoning: PD-MU
 Existing FLU: RES-16, ROR
 Overlays: NONE
 Special Areas: CRA

CHH: NONE
 Watershed: NONE
 Drainage Basin: CEDAR HAMMOCK
 Commissioner: Ron Getman

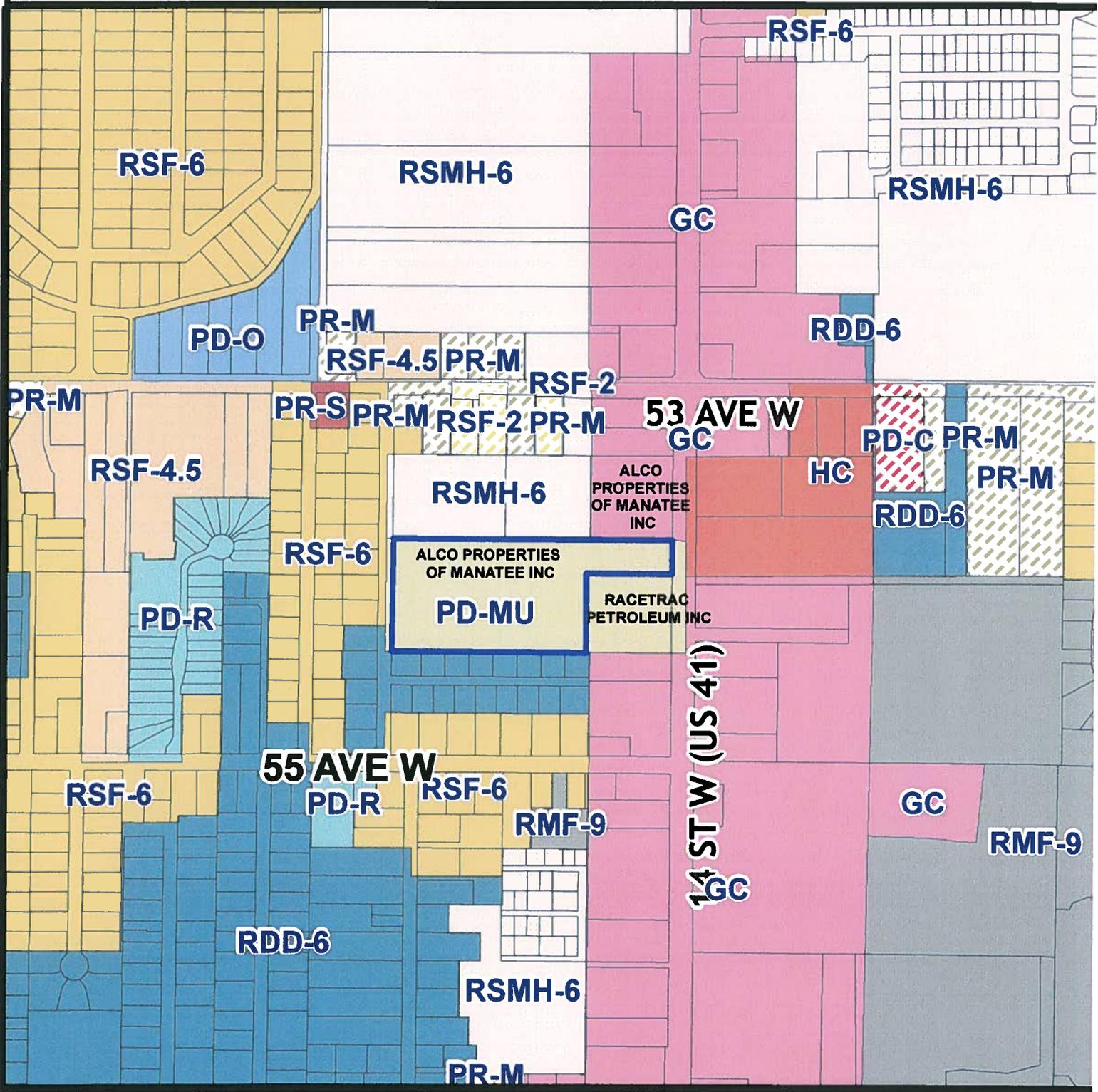


Manatee County
 Staff Report Map

Map Prepared 7/8/2009

1 inch = 484 feet

ZONING



Parcel ID #(s) 5886200004

Project Name: First Auto Sales
 Project #: PDMU-06-86 (Z)(P)(R2)
 DTS#: 201204022
 Proposed Use: Multi-use project

S/T/R: Sec 14 Twn 35 Rng 17
 Acreage: 7.23
 Existing Zoning: PD-MU
 Existing FLU: RES-16, ROR
 Overlays: NONE
 Special Areas: CRA

CHH: NONE
 Watershed: NONE
 Drainage Basin: CEDAR HAMMOCK
 Commissioner: Ron Getman

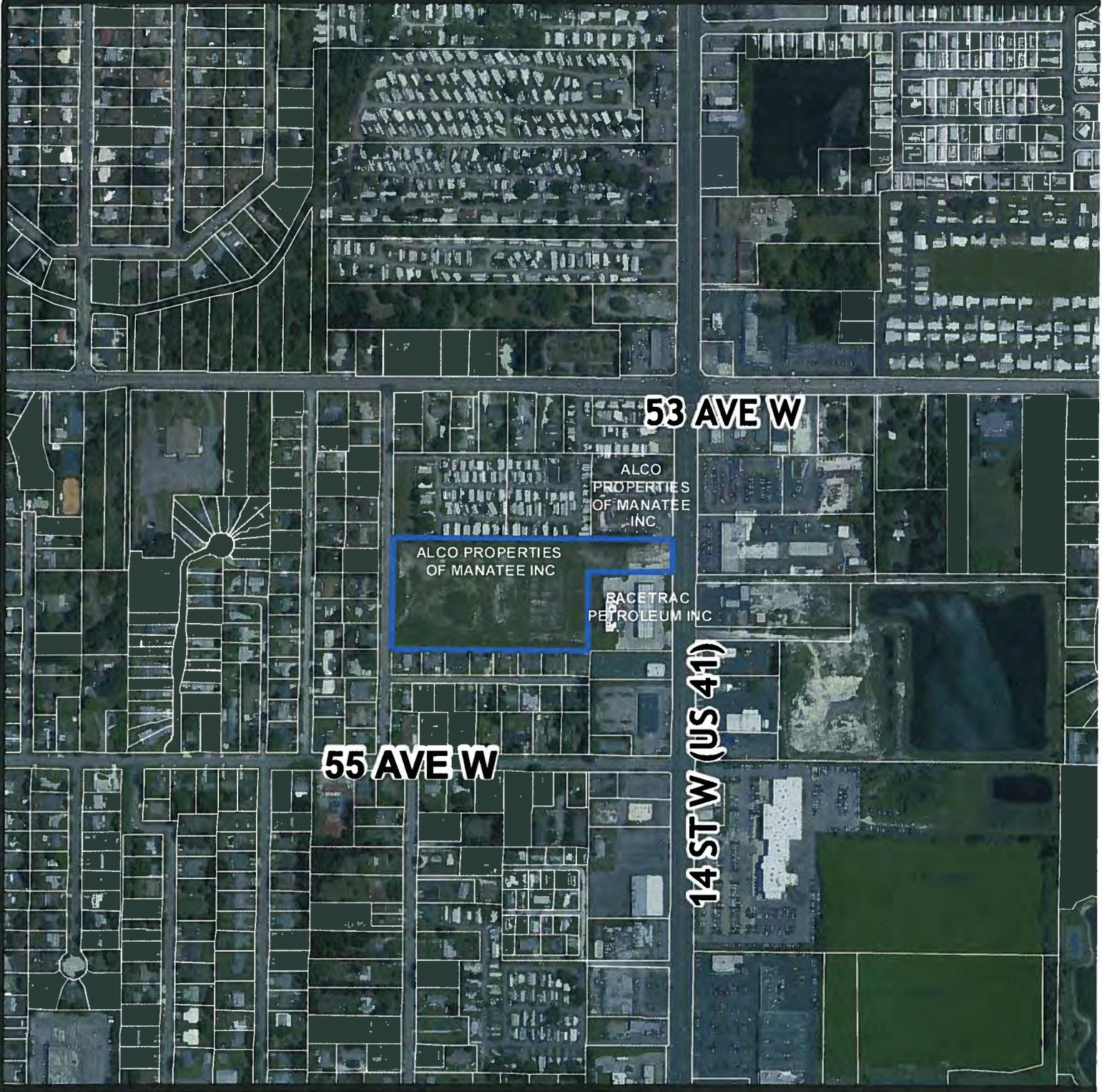


Manatee County
 Staff Report Map

Map Prepared 7/8/2009

1 inch = 484 feet

AERIAL



Parcel ID #(s) 5886200004

Project Name: First Auto Sales
Project #: PDMU-06-86 (Z)(P)(R2)
DTS#: 20120402
Proposed Use: Multi-use project

S/T/R: Sec 14 Twn 35 Rng 17
Acreage: 7.23
Existing Zoning: PD-MU
Existing FLU: RES-16,ROR
Overlays: NONE
Special Areas: CRA

CHH: NONE
Watershed: NONE
Drainage Basin: CEDAR HAMMOCK
Commissioner: Ron Getman



Manatee County
Staff Report Map

Map Prepared 7/8/2009

1 inch = 484 feet

P.C. 6/13/13

PDMU-06-86(P)(R2) –SMT Auto, LLC/First Auto Sales (Related to Alco Properties of Manatee County, INC. /Copeman Development) (DTS#20120402)

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

- Eliminate mini-warehouse facility, office use and 8-lots for single-family detached residences;
- Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and
- Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use) zoning district. The site is on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 16th Street West at 5410 14th Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 6/13/13

B.O.C.C.: 8/08/13

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. PDMU-06-86(P)(R2); amending and restating Ordinance No. PDMU-06-86(Z)(P) and PDMU-06-86(P)(R); and APPROVE the Revised Preliminary Site Plan [PDMU-06-86(P)(R2)] with Stipulations A.1-A.4, B.1, C.1-C.2, D.1-D.4; ADOPT the Findings for Specific Approval; and GRANT Specific Approval for an alternative to LDC Sections and 704.50.2, 704.50.4, 714.8.7, and 715.3.2 as recommended by the staff.

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

sf – single family

| Project Design | Proposed Preliminary Site Plan [PDMU-06-86(P)(R2)] | Previous Preliminary Site Plans [PDMU-06-86(Z)(P), approved on 11/06/2008. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------|---|---|-------|------|------|------------|------|-----|-----|------------|-----|--|--|--|----------|-------|------|------|-----|-----|----|-----|------------|-----|-----|-----|-----------------|-----------------------------|--|--|------------|-----|--|--|
| Number of Units/lots | <ul style="list-style-type: none"> • Add 2,460 square foot building for use of motor vehicle sales, rental, leasing, and repair establishment. • Eliminate mini-warehouse facility and office use • Eliminate eight-lots for single-family detached residences • Modify existing stormwater basin | 8 lots for single-family detached residences (50% workforce housing designation); 16,512 square foot convenience store with gas pumps; 98,200 square foot mini-warehouse facility in six buildings. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site acreage | 7.23± acres | 9.1± acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot Size(s) | N/A | 50'x125' = 6,250 sq. ft. for sf lots | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Density | N/A | 6.96 dwelling units per acre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Density | N/A | 6.96 dwelling units per acre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor Area Ratio (FAR) | .008 | Phase One - 0.19 Phase two - 0.37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Setbacks | <table border="1"> <thead> <tr> <th>Use/Type</th> <th>Front</th> <th>Side</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>30'*</td> <td>15'</td> <td>25'</td> </tr> <tr> <td>Waterfront</td> <td colspan="3">30'</td> </tr> </tbody> </table> <p>*50' from residential zoning (LDC Sec. 704.50.2)</p> | Use/Type | Front | Side | Rear | Commercial | 30'* | 15' | 25' | Waterfront | 30' | | | <table border="1"> <thead> <tr> <th>Use/Type</th> <th>Front</th> <th>Side</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>SFD</td> <td>25'</td> <td>8'</td> <td>10'</td> </tr> <tr> <td>Commercial</td> <td>30'</td> <td>15'</td> <td>20'</td> </tr> <tr> <td>Service Station</td> <td colspan="3">25' from all property lines</td> </tr> <tr> <td>Waterfront</td> <td colspan="3">30'</td> </tr> </tbody> </table> | Use/Type | Front | Side | Rear | SFD | 25' | 8' | 10' | Commercial | 30' | 15' | 20' | Service Station | 25' from all property lines | | | Waterfront | 30' | | |
| Use/Type | Front | Side | Rear | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | 30'* | 15' | 25' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waterfront | 30' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use/Type | Front | Side | Rear | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SFD | 25' | 8' | 10' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | 30' | 15' | 20' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Service Station | 25' from all property lines | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waterfront | 30' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Open Space | 5.96± acres or 82% | 2.8± acres - 30% overall | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Acreage | N/A | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Amenities | N/A | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Access | <ul style="list-style-type: none"> • One access on U.S. 41 via an existing access easement and proposed shared cross access with parcel to the north and south | <ul style="list-style-type: none"> • 2 driveways from U.S. 41 for commercial • Driveways for residential lot (8-lots) on 16th St. W. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Special Approval | N/A | <ul style="list-style-type: none"> • Exceeding 30,000 sq. ft. gross building area in the RES-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|--------------------|--|---|
| | | <p>FLUC</p> <ul style="list-style-type: none"> • A mixed-use project in the RES-16 and ROR FLUC. |
| Specific Approvals | <ul style="list-style-type: none"> • Smaller replacement tree sizes • Setback reduction adjacent to residential zoning • Deferment of buffer installation until use is established for remainder of property. | <p>LDC Sec. 603.7.4.2 – PDR roadway buffer. LDC. Sec.603.7.4.5 – modified residential greenbelt.</p> |
| Flood Zone (s) | Zone X per FIRM Panel 120153 0329C, revised 7/15/92 | Zone X per FIRM Panel 120153 0329C, revised 7/15/92 |
| Wetland | None | None |
| Wetland Impact | N/A | N/A |

PROJECT SUMMARY

| | |
|----------------------------------|---|
| CASE# | PDMU-06-86(P)(R2) |
| PROJECT NAME | SMT Auto, LLC/First Auto Sales |
| APPLICANT(S): | SMT Auto, LLC |
| GENERAL LOCATION: | West side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 16th Street West at 5410 14th Street West, Bradenton |
| ACREAGE: | 7.23± acres |
| EXISTING ZONING: | PDMU (Planned Development Mixed Use) |
| FUTURE LAND USE CATEGORY: | RES-16 (Residential Single-Family-16 dwelling units per acre) and R/O/R (Retail/Office/Residential) |
| PROPOSED USE(S): | Motor Vehicle Sales, Rental, Leasing, and Motor Vehicle Repair Establishment |
| CASE MANAGER: | Stephanie Moreland |
| STAFF RECOMMENDATION | APPROVAL |

DETAILED DISCUSSION

The site is in the Urban Core and South County Community Redevelopment Area (CRA). The Manatee Comprehensive Plan designates the site as R/O/R (Retail/Office/Residential) and RES-16 (Residential, 16 dwelling units per acre) on the Future Land Use Map (FLUM).

History

On November 6, 2008, the Board of County Commissioners (BOCC) approved a rezone of a 9.1± acre parcel, including the subject 7.23± acre site, from PDC (Planned Development Commercial), RDD-6 (Residential Duplex Dwelling, -six dwelling units per acre), and RSF-6 (Residential Single-Family- six dwelling units per acre) zoning districts to PDMU (Planned Development Mixed Use). A Preliminary Site Plan was also approved for a convenience store, mini-warehouse facility (with two driveways connecting U.S. 41), and 8-lots for single-family detached residences.

On 6/23/09, the BOCC approved a revision to stipulation #A.1 to change the timing of the Final Plat for the residential lots.

Phase one, which included the convenience store with gas pumps and canopy (RaceTrac Petroleum Inc.), has been constructed and now sits on a separate parcel south of the proposed site. Phase two and three, which included the mini-warehouse buildings and office, and eight (8) lots for single-family detached residences, respectively, have not been constructed and platted. The Preliminary Site Plan expires on November 06, 2013.

Request

The current request is to revise the Preliminary Site Plan to add a 2,460 square foot building for the use of motor vehicle sales, rental, leasing and motor vehicle repair establishments. The proposed establishments will serve as an expansion to the existing motor vehicle sales, rental, leasing establishment already existing on the property to the north (not part of this request). That site has frontage along U.S. 41, is zoned GC (General Commercial) and received Final Site Plan (FSP-12-23) approval for a motor vehicle sales establishment on September 14, 2012.

The proposed use will occupy the part of the site designated R/O/R. The site plan shows a 2,460 square foot building, 35 feet tall, with four-service bays. On-site parking, and display areas for motor vehicles are north and east of the proposed building. The site plan indicates a floor area ratio (FAR) of 0.008 which is within the FAR guidelines of the R/O/R Future Land Use Categories and CRA.

The proposed uses are subject to the Conditional Use Criteria listed in LDC Sections 704.50 and 704.51. The criteria include requirements relative to noise, screening, setbacks from adjacent residential zoning and boat motor repair.

The applicant requests Specific Approval for smaller replacement tree sizes, a setback reduction adjacent to residential zoning and a deferment of buffer installation along the west, northwest, and southwest boundaries until a use is established for the remaining part of the property.

Staff recommends approval subject to the recommended stipulations.

SURROUNDING USES & ZONING

| | |
|--------------|--|
| NORTH | Motor Vehicle Sales, Rental, Leasing Establishment (Stan Thompson Auto Sales) zoned GC(General Commercial), and Aloha Mobile Home Park zoned RSMH-6 (Residential Single-Family Manufactured Home, six dwelling units per acre) |
| SOUTH | Retail Convenience with gas pumps (RaceTrac Petroleum Inc.) zoned PDMU |
| EAST | Across U.S. 41 is a Motor Vehicle Sales, Rental, Leasing Establishment (Ford Auto Nation) zoned HC (Heavy Commercial), Retail Convenience with gas pumps (Shell), MH/RV Sales, Rental, Leasing (Jacobsen Homes Factory Outlet), Eating Establishment (Wendy's) and Motor Vehicle Sales, Rental, Leasing Establishment (Honda Cars of Bradenton) zoned GC (General Commercial) |
| WEST | Across 16th Street West, single-family residences zoned RSF-6 (Residential Single-Family, six dwelling units per acre) and RDD-6 (Residential Duplex Dwelling, six dwelling units per acre). |

ENVIRONMENTAL INFORMATION

| | |
|---------------------------------|-------------|
| Overall Wetland Acreage: | None |
| Proposed Impact Acreage: | None |
| Uplands: | None |
| Endangered Species: | None |

Trees

According to the “Existing conditions/Demolition Plan” sheet there are existing trees along the north property line, as well as along the south property line of the “project area”. Removal of approximately 15 trees on the south property line is proposed. Replacement will be addressed in accordance with LDC Section 714.8.7 with the Final Site Plan. If trees are proposed for removal then tree removal and replacement should be provided in accordance with LDC Section 714.8.7 with tree replacement sizes provided at 3”/4”/4” in lieu of the 3”/5”/7” sizes currently in the LDC. Staff recommends and supports the applicant’s request for Specific Approval for this change.

NEARBY DEVELOPMENT

| Project | Minimum Lot/Unit size | Approved |
|--------------------------|-----------------------|----------|
| Race Trac – Pirates Cove | 4,997 sq. ft. | 2008 |

POSITIVE ASPECTS

- The site is on an arterial roadway, U.S. 41.
- This segment of U.S. 41 is a commercial corridor consisting mostly of commercial retail and service uses.

NEGATIVE ASPECTS

- Residential uses to the northwest may be impacted by noise.

MITIGATING MEASURES

- There is an existing six foot high opaque fence along the entire northern boundary adjacent to the residential uses.
- The building will be constructed adjacent to U.S. 41, away from residential uses.

STAFF RECOMMENDED STIPULATIONS

Original Stipulations (approved 11/06/08 and restated 06/23/09) with revisions in strike through and underline format.

A. DESIGN AND LAND USE CONDITIONS:

- ~~1. The applicant shall enter into a Land Use & Deed Restriction Agreement with the County with respect to the workforce housing units at the time of Final Plat approval.~~

1. Building elevations shall be submitted and approved with the Final Site Plan to ensure the following are met:

a) All roof mounted HVAC equipment are screened from view from adjacent roadways and residential uses. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings. Details of screening shall be submitted with the Final Site Plan.

b) All dumpsters are screened from view from adjacent roadways and residential uses. Screening shall consist of building materials matching the principal building on site. Details of which shall be submitted with the Final Site Plan.

~~2. The revised site plan dated 10/22/08 shall be utilized showing the reconfigured mini-warehouse office and parking.~~

~~3. Building for the convenience store and gas canopy shall be in substantial conformance with the elevations submitted into the public record.~~

~~4. The northern, southern, and western sides of the mini-warehouse buildings that are adjacent to residential shall be concrete block with stucco or similar finish.~~

~~5. The applicant shall provide a 6' high opaque fence along the northern property line from 16th Street West to the northwest corner of the westernmost building, and along the southern property line from 16th Street West to the southwest corner of the western most building prior to the Certificate of Occupancy for the mini-warehouse.~~

2. The proposed uses shall be subject to all applicable requirements listed in LDC Sections 704.50 (Motor Vehicle Repair) and 704.51(Motor Vehicle Sales, Rental Leasing) unless specific approval is granted.

3. The original expiration date of the Preliminary Site Plan shall not be changed with this approval.

4. If the subject property is sold separately from the parcel to the north, a cross access easement and parking agreement shall be established for shared access and parking.

B. TRANSPORTATION CONDITIONS:

1. Prior to Final Site Plan approval, the applicant shall submit to Manatee County a title search, legal description, and sketch of the 10' Right-of-Way easement along U.S. 41. Prior to the issuance of the first Certificate of Occupancy, the applicant shall submit to Manatee County the original executed documents required for the conveyance of the 10' Right-of-Way Easement along U.S.41.

- ~~2. Prior to Final Site Plan approval, there shall be an approved TCEA (Transportation Concurrence Exception Area) Agreement. THE TCEA HAS ALREADY BEEN APPROVED BY THE BOCC AND PAYMENT MADE.~~

C. STORMWATER CONDITIONS:

1. The post development discharge rate shall be limited to the available capacity within the existing stormwater system along 16th Street West.
2. This project shall be required to reduce the calculated pre-development flow rate by up to fifty percent (50%) for stormwater outfall flow towards U.S. 41. Modeling shall be used to determine pre-and post-development flows.

D. BUFFERS:

- ~~1. The proposed landscape buffer surrounding the retention pond in Parcel B shall be installed prior to the issuance of the first Certificate of Occupancy for any structures within Phase II or Parcel B.~~

D. E. ENVIRONMENTAL CONDITIONS:

1. Underground or above ground pollutant storage tank installation or removal must conform to the requirements of Chapters 62-761, Florida Administrative Code.
- ~~2. A Water Well Construction Permit must be obtained from the County prior to construction of any proposed well(s).~~
- ~~3. Existing wells shall be kept in a water tight manner and be protected during all construction activities.~~
- ~~4. An ERP approved by SWFWMD shall be provided to the Planning Department for review prior to Final Site Plan approval.~~
- ~~5. 2. There shall be no open burning of trees or branches for land clearing.~~
3. 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.

4. 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.

F. UTILITIES

1. ~~The exact location of the water and sewer facilities will be determined prior to Final Site Plan approval.~~
2. ~~Any necessary utility easements, associated with the proposed water or wastewater facilities across private property, whether private or public, will be the responsibility of the developer.~~

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None.

COMPLIANCE WITH LDC

| Standard(s) Required | Design Proposal | Compliance | | Comments |
|--|-----------------|------------|---|---|
| | | Y | N | |
| BUFFERS | | | | |
| 10' wide roadway buffer along U.S. 41 | 10' | Y | | Shown |
| No perimeter buffer required for retail adjacent to retail. 10' wide perimeter buffer required adjacent to residential. | 15' | Y | | Specific Approval requested for deferment of perimeter buffers for part of site in RES-16 until use is established. |

SIDEWALKS

| | | | | |
|----------------------------|-------------|---|--|-------|
| 5' sidewalks along U.S. 41 | 5' existing | Y | | Shown |
|----------------------------|-------------|---|--|-------|

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

Physical Characteristics:

The site is in the Urban Core and South County Community Redevelopment Area (CRA). The site has approximately 120 feet of frontage along U.S. 41 and 400 feet along 16th Street West. There is a stormwater pond in the central part of the site. The site is in the X Flood Zone category. There are no wetlands.

Additionally, there is temporary storage of construction equipment for a county suburban water replacement project on the rear part of the site adjacent to 16th Street West. This use will terminate on August 28, 2013.

Relation to Public Utilities, Facilities and Services:

The site will be served by County water and sewer.

Compatibility:

This segment of U.S. 41 is considered a commercial corridor with a mix of commercial retail and service uses. Residential zoning districts and uses are farther west. The proposed square footage and FAR are compatible with approved projects to the east and west. The commercial service use is compatible with the surrounding commercial uses in the area. PDMU allows the Board to attach stipulations to ensure the project is compatible with nearby uses. Additionally, to ensure compatibility, the proposed use is required to meet the applicable requirements (relative to setbacks, noise, screening, filtration of pollutants, and boat motor repair) listed in LDC Sections 704.50 and 704.51.

Transitions:

The site is designed to provide a desirable transition from the street, pedestrian and parking areas to the building. This segment of U.S. 41 is a commercial corridor consisting mostly of commercial retail and service uses.

Relationship to Adjacent Property:

The proposed establishment is an expansion to the motor vehicle sales, rental, leasing establishment use already approved (FSP-12-23) on the property to the north (not part of this request). That site is zoned GC (General Commercial) and shares the same ownership as the subject property. RaceTrac Petroleum Inc. (a neighborhood convenience with gas pumps) is to the south. To the northwest is a mobile home park and single-family residences along 16th Street West. Across U.S. 41, to the east, is a gas station and motor vehicle sales establishment.

Design Quality:

The site plan shows a 2,460 square foot building to be constructed on the easternmost part of the property adjacent to U.S. 41, north of RaceTrac. The chart below shows the proposed setbacks.

| Use/Type | Front | Side | Rear |
|--|-------|------|------|
| Motor vehicle sales/repair establishment | 30'* | 15' | 20' |
| *50' required for structures adjacent to residential zoning (LDC Sec. 704.50.2). | | | |

The applicant requests Specific Approval for a reduction of the 50-foot setback by eight feet.

Streets, Drives, Parking and Service Areas:

The proposed building will share drive aisles which connect U.S. 41, a six lane divided principal arterial roadway. The drive aisles are designed for one and two-way traffic. Nine parking spaces are required (4 bays plus one space per 250 square feet of gross sales area plus one space per each company vehicle LDC 710). The site plan shows 10 parking spaces to be provided. The parking spaces will connect parking spaces provided for the use on the adjoining site to the north. The design includes a motor vehicle display area east of the proposed building, facing U.S. 41.

Pedestrian Systems:

There are five-foot wide sidewalks existing along U.S. 41.

Natural and Historic Features, Conservation and Preservation Areas:

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

Intensity:

The Floor Area Ratio (FAR) of 0.008 is below the maximum FAR allowed for the RES-16 (0.25), R/O/R (0.35) FLUC's and CRA (1.0).

Height:

The site plan indicates maximum and proposed building heights of 35 feet which appears to be consistent with building heights along U.S. 41. The following chart shows building heights for some commercial buildings along the segment of U.S. 41 between 39th and 57th Avenue West.

| Uses | Proposed Height |
|-------------------------|--|
| Lowes | 37'-2" |
| Rooms To Go | 34'3" |
| Race Trac | 27' |
| Honda Cars of Bradenton | 25'-4"(service bays) 35'(office/showroom) |

Fences and Screening:

To help alleviate any potential adverse impacts on the adjacent residential uses to the north, LDC Section 704.50.4 requires the installation of a six-foot high opaque fence adjacent to residential zoning. The site plan shows a small 15-foot wide buffer in the northwest corner of the project area adjacent to residential zoning. Additionally, there is an existing six-foot tall opaque fence along the entire northern boundary adjacent to the residential zoning.

Trash and Utility Plant Screens:

The site plan shows a designated area for a screened dumpster.

Signs:

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

Landscaping:

LDC Section 704.50.4 requires the installation of additional trees equal to one tree per thirty (30) feet adjacent to residential areas. The applicant requests Specific Approval for a deferment of the perimeter buffers until the remaining part of the site in RES-16 FLUC is developed. The site plan shows landscaping will be installed along U.S. 41 in accordance with Land Development Code regulations.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the RES-16 and R/O/R Future Land Use Categories. The project area falls within the R/O/R FLUC. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The site is in a commercial corridor of the county. The timing is appropriate given development trends in the area.

The following policies are applicable for the RES-16 FLUC:

Policy 2.2.1.15.1 Intent: The site is intended for moderate density urban residential uses. Also, the intent is to provide a complement of residential support uses normally utilized during the daily activities of residents.

Policy 2.2.1.15.2 Range of Potential Uses: Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, low intensity recreational facilities, public or semi-public uses, schools, lodging places, and appropriate water-dependent/water-related/water-enhanced uses.

Policy 2.2.1.15.3 Range of Potential Density/Intensity: The maximum gross density for the RES-16 FLUC is 16 dwelling units per acre. The maximum net density is 20 dwelling units per acre. Maximum FAR is 0.25 (0.35 for mini-warehouse uses only) and 1.00 inside the CRA's and UIRA)

The following policies are applicable for the R/O/R FLUC:

Policy 2.2.1.17.1 Intent. The use is consistent with the intent of the R/O/R FLUC which provides for commercial retail and service uses.

Policy 2.2.1.17.2 Range of Potential Uses includes; Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also, residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/water-related/water-enhanced uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development because the uses proposed are comparable with surrounding development.

Open Space. The site plan shows 5.96± acres or 82% open space to be provided. 25% (1.80± acres) open space is required.

TRANSPORTATION

Major Transportation Facilities

The site will have access to U.S. 41, a six-lane divided principal arterial roadway.

Transportation Concurrency

The Applicant has deferred Transportation Concurrency until the Final Site Plan review stage. At that time, the Applicant will be required to submit a traffic study which will need to be approved by the Transportation Planning Division. This analysis will identify traffic impacts and determine if any off-site concurrency-related improvements will be required. Since no analysis is required at this stage, a preliminary review of existing traffic conditions on U.S. 41 adjacent to the project site has been provided below by county staff for information purposes only. (See Certificate of Level of Service Compliance table below).

Access

As previously stated, the project will have one access point onto U.S. 41 via an existing access easement along the southern boundary of the project site. The project will also have shared cross access with the parcels to the north of the site.

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCY**

CLOS APPLIED FOR: No
TRAFFIC STUDY REQ'D: Yes (at FSP)

| NEAREST THOROUGHFARE | LINK(S) | ADOPTED LOS | EXISTING LOS |
|----------------------|---|-------------|--------------|
| U.S.41 | 63 rd Avenue West to SR70/53 rd Avenue West | D | D |

(Link # 3275)

In summary, the results shown in the above table indicate that the segment of U.S. 41 adjacent to the project site is currently operating at the adopted LOS D standard. However, a traffic study will be required at the Final Site Plan review stage to ensure that the adopted LOS standard will be maintained with the project.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, potable water, waste water and drainage will be reviewed at the time of Final Site Plan/Construction Drawings, as the applicant has elected to defer concurrency at this stage.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

LDC Section 603.3 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 704.50.2 requires all vehicle repair structures to be setback fifty (50) feet when abutting a residential or professional zoning district. The request is to allow the proposed northwest corner of the structure to be setback 41.87 feet from the northeast corner of the residential zoning to the north.

Staff Analysis and Recommendation

The site is in the Urban Core and South County Community Redevelopment Area (CRA). This segment of U.S.41 (where the structure will be constructed) is a commercial corridor consisting mostly of commercial retail and service uses. The part of the site in the R/O/R FLUC abuts commercial zoning to the north and south. Only the northwest corner (where the structure will be constructed) abuts RSMH-6 (Residential Single-Family Manufactured Home) zoning to the north.

The distance to the northwest corner of the proposed structure is 41.87 feet from the RSMH-6 zoning district. The applicant believes the building cannot be placed farther south because there is an existing access easement to the south of the structure.

Given there is a requirement (FSP-12-23) for a six-foot high opaque fence along the east boundary of the residential property which abuts the property to the north, and an existing opaque fence along the south boundary, staff believes the 8.13-foot reduction will not adversely impact the residences northwest of the structure because there is an

existing opaque fence and landscaping along the entire residential southern boundary.

Finding For Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 704.50.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate screening is provided.

2. Request:

LDC Section 704.50.4 requires additional trees equal to one (1) tree per thirty (30) feet to be provided adjacent to residential areas, along with a solid six (6) foot fence while LDC Section 715.3.2 requires one of three options for screening. Option A includes a six foot fence, 2 canopy trees and 3 1/3 understory trees; Option B includes 2 1/2 canopy trees and 33 shrubs; and Option C – a six foot fence or shrubs and trees that will be 80% opacity.

The request is to allow a deferment of the buffers along the west, northwest and southwest boundaries of the site.

Staff Analysis and Recommendation:

The site plan depicts a roadway buffer along U.S. 41, (east boundary). Since the remaining part of the property fronting 16th Street West and extending eastward to the rear of the Race Trac Petroleum site, will not be developed at this time, the applicant is requesting that all buffers related to this part of the site be deferred until development occurs. According to the applicant, there is currently an opaque fence and landscaping along the entire length of the northern buffer adjacent to the residential use. In addition, this part of the site has no other improvements except for a stormwater pond. Staff believes the request to be reasonable and supports deferment of the buffers in the areas mentioned.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 704.50.4 and 715.3.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because there is adequate screening adjacent to the residential use.

3. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

ATTACHMENTS

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

APPLICABLE COMPREHENSIVE PLAN POLICIES

| | |
|------------------|---|
| Policy: 2.1.2.3 | Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development. |
| Policy: 2.1.2.4 | Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment. |
| Policy: 2.1.2.7 | <p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none">- consideration of existing development patterns,- types of land uses,- transition between land uses,- density and intensity of land uses,- natural features,- approved development in the area,- availability of adequate roadways,- adequate centralized water and sewer facilities, other necessary infrastructure and services.- limiting urban sprawl- applicable specific area plans- (See also policies under Objs. 2.6.1 - 2.6.3) |
| Policy: 2.2.1.15 | RES-16: Establish the Residential-16 Dwelling Units/Acre future land use category as follows: |

Policy: 2.2.1.15.1

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for moderate density urban residential uses. Also, to provide for a complement of residential support uses normally utilized during the daily activities residents of these moderate density urban areas. Lodging places may also be located within this future land use category (see also Objective 6.1.3).

Policy: 2.2.1.15.2

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

Policy: 2.2.1.15.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
16 dwelling units per acre

Minimum Gross residential Density: 13.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".

Maximum Net Residential Density:
20 dwelling units per acre

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

Maximum Floor Area Ratio:
0.25 (0.35 for mini-warehouse uses only)
1.00 inside the CRA's and UIRA

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

Policy: 2.2.1.15.4

Other Information:

- a) All mixed and multiple-use projects, or projects containing any lodging place not consistent with the locational criteria for medium commercial uses contained in this element, shall require special approval, as defined herein, and as further defined in any development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 9 dwelling units per acre, or for which any net residential density exceeds 12 units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- d) Development of densities greater than 9 du/ga in areas that are not substantially or completely developed with residential uses exceeding 9 du/ga at time of plan adoption shall require approval pursuant to policy 2.6.2.5.
- e) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provision Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2)

Policy: 2.2.1.17

R/O/R: Establish the Retail/Office/Residential future land use category as follows:

Policy: 2.2.1.17.1

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize

the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy: 2.2.1.17.2

Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/ water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.

Policy: 2.2.1.17.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 16 dwelling units per acre

For new development -
9 dwelling units per acre

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

Maximum Net Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 20 dwelling units per acre

For new development -
16 dwelling units per acre

24 dwelling units per acre inside the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Floor Area Ratio: 0.35
1.0 inside the CRA's and UIRA

Maximum Floor Area Ration for Hotels: 1.0

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

Policy: 2.2.1.17.4

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.
- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.
- d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element;

development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

- f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.
- g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:
 - I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.
 - II. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/ Residential designation except as provided below:
 - III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and

all special approval criteria are met.

- IV. If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

**APPLICABLE LAND DEVELOPMENT CODE REGULATIONS
CONDITIONAL USE CRITERIA**

704.50. Motor Vehicle Repair

704.50.1 Standards. This use shall be allowed by Special Permit in the GC district if the proposed location is adjacent to property that is either developed residentially or has a residential zoning or Future Land Use Category. If the site is not adjacent to such residential development zoning or category, then it shall be allowed by Administrative Permit.

704.50.2. Setbacks. All vehicle repair structures shall be set back fifty (50) feet when abutting a residential or professional zoning district.

704.50.3. Noise. No outdoor speakers shall be allowed adjacent to residential areas.

704.50.4. Screening. Additional trees equal to one (1) tree per thirty (30) feet shall be provided adjacent to residential areas, along with a solid six (6) foot fence.

704.50.5. Filtration of Pollutants. A filtration system shall be installed as stipulated under 717.3.13 and located before pollutants enter the retention/detention area.

704.50.6. Boat Motor Repair. All motor vehicle repair establishments which repair boat motors shall provide a screened area outside of the required parking spaces, for the parking and storage of all boats. This area shall be screened with a solid minimum six (6) foot fence and landscaping per Section 715. Such areas shall be set back from property zoned A-1, RSF, RMF, RSMH, PDR, PDMU and PDW by a distance of twenty-five (25) feet.

704.51. Motor Vehicle Sales, Rental, Leasing.

704.51.1. Standards. This use shall be allowed by Special Permit in the GC district if the proposed location is adjacent to property that is either developed residentially or has a residential zoning or Future Land Use Category. If the site is not adjacent to such residential development, zoning or category, then it shall be allowed by Administrative Permit.

704.51.2. Noise. No outdoor speakers shall be used in conjunction with this business when such business is located adjacent to property zoned A-1, RSF, RDD, RMF, RSMH, PDR, PDMU or PDW.

704.51.3. Setbacks. All outdoor sales areas shall be located at least twenty (20) feet from any adjacent to property zoned A-1, RSF, RDD, RMF, RSMH, PDR, PDMU or PDW.

704.51.4. Screening. All outdoor vehicle display areas shall be screened from adjacent side and rear property lines per the requirements of Section 715.

Copy of Newspaper Advertising

Bradenton Herald

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on **Thursday, June 13, 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 matters:

PDPI-03-21(G)(R2) – LENA ROAD LANDFILL/SE WASTE-WATER TREATMENT PLANT (DTS #20130123)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan [Ordinance PDPI-03-21(G)(R)] to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,169.20 acres at 3333 Lena Road, located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-08-05(R) - AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR PARRISH PLANTATION DEVELOPMENT (DTS#20130150)

Request: Approval of an Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement by deleting the requirement for dedication of a Public Community Use; providing for severability, and providing for an effective date. The Amended Local Development Agreement applies to Parrish Plantation for which an amended approval is sought pursuant to pending application known as PDMU-07-07(P)(R) (264.4 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family attached residential units, commercial and office development.

Pursuant to the pending zoning request, Parrish Plantation is seeking approval for a maximum of 488 residential units with a maximum height of 35 feet and 116,100 square feet of commercial and 83,000 square feet of office.

PDMU-13-03(P) – DUKE INVESTMENTS, LLC/UNIVERSITY GROVES WEST

DTS#20120488
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 133 lots for single-family detached residences on approximately 48.76 acres located north of University Parkway, east of U.S. 301, south of Circus Road, and west of University Groves Development, Bradenton. The site is zoned PDMU (Planned Development Mixed Use); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-08-88(P)(R2) -SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALSO PROPERTIES OF MANATEE COUNTY, INC./COPEMAN DEVELOPMENT/) (DTS#20120402)

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

- Eliminate mini-warehouse facility, office use and 8-lots for single-family detached residences;
- Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and
- Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use) zoning district located on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 16th Street West at 5410 14th Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-12-18(Z)(P) – WILDCAT PARRISH, LLC/ WILDCAT PRE-SERVE

(DTS#20120464)
An Ordinance of the Board of County Commissioners of

Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,348 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-02(Z)(P) – UNIVERSITY VILLAGE, LLC – UNIVERSITY VILLAGE

(DTS #20130033)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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 PENDING ADJOURNMENTS.
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
5/29/2013

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PDMU-06-86(P)(R2) -SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALCO PROPERTIES OF MANATEE COUNTY, INC./COPEMAN DEVELOPMENT) (DTS#20120402)

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-Eliminate mini-warehouse facility, office

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PDR-13-02(Z)(P) - UNIVERSITY VILLAGE, LLC - UNIVERSITY VILLAGE (DTS #20130333)

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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: May 30, 2013



CAVOLI Engineering, Inc.
Consulting Civil Engineers

29 May 2013

5824 Bee Ridge Road, #325
Sarasota, FL 34233-5065
(941) 927-3647
Fax: (941) 927-3646
email: cavoliengineer@aol.com

Manatee County Board of County Commissioners
c/o: Ms. Stephanie Moreland
Manatee County Planning Department
1112 Manatee Avenue West
Bradenton, FL 34205

Subject: FIRST AUTO SALES
PRELIMINARY SITE PLAN – SPECIFIC APPROVAL LETTER
PDMU-06-86(Z)(P)(R2)

Dear Ms. Moreland:

The following specific approvals are requested for the subject project:

1. The required 50-foot Building Setback from the north-west corner of the proposed building to the corner of the residentially zoned property is not being met. The proposed distance is 41.87' from corner of the building to the corner of the property. We are requesting specific approval for a 41.87' building setback to allow the portion of the property immediately adjacent to US41 to be developed by accommodating the narrow site constraints from north to south. The building has been pushed as far east and south as possible to stay away from the mobile home residences abutting the northern portion of the subject property. An existing access easement to the south prohibits moving the building farther to the south. There is an existing 6' high wood stockade fence and existing landscape that does not allow any view of the mobile home park to the site on the north property line.
2. The required Landscape Buffer for the remaining portion of the property should be deferred to such time that this portion of the property is developed. We are requesting specific approval for a perimeter buffers west of the proposed development to not be required to be installed until such time as this portion of the property is developed. There is currently an existing wood stockade fence along the northern boundary to prevent any view of the subject site. In addition, no improvements other than a storm water basin/lake are proposed on the vacant site with this application. Therefore, any plantings would buffer the adjacent properties from nothing.
3. Specific Approval is requested for an alternative to Section 714.8.7 of the LDC to allow tree replacement sizes of 3"14"14" in place of 3"15"17". Staff supports this request, as the revised Section 714 of the LDC reflects these sizes but has not yet been adopted by the Board.

We would appreciate your approval of these requested items in an effort to accommodate site constraints that cannot be met or are not necessary at this time by the proposed development. Please contact our office if you have any questions or require any additional information.

Very truly yours,
CAVOLI Engineering, Inc.


John F. Cavoli, P.E.



DRAWN: JFR
 CHECKED: JFC
 DATE: 11/22/21
 SCALE: 1" = 50'
 JOB NO.: 21010
 STRIP: 1
 SHEET: 2

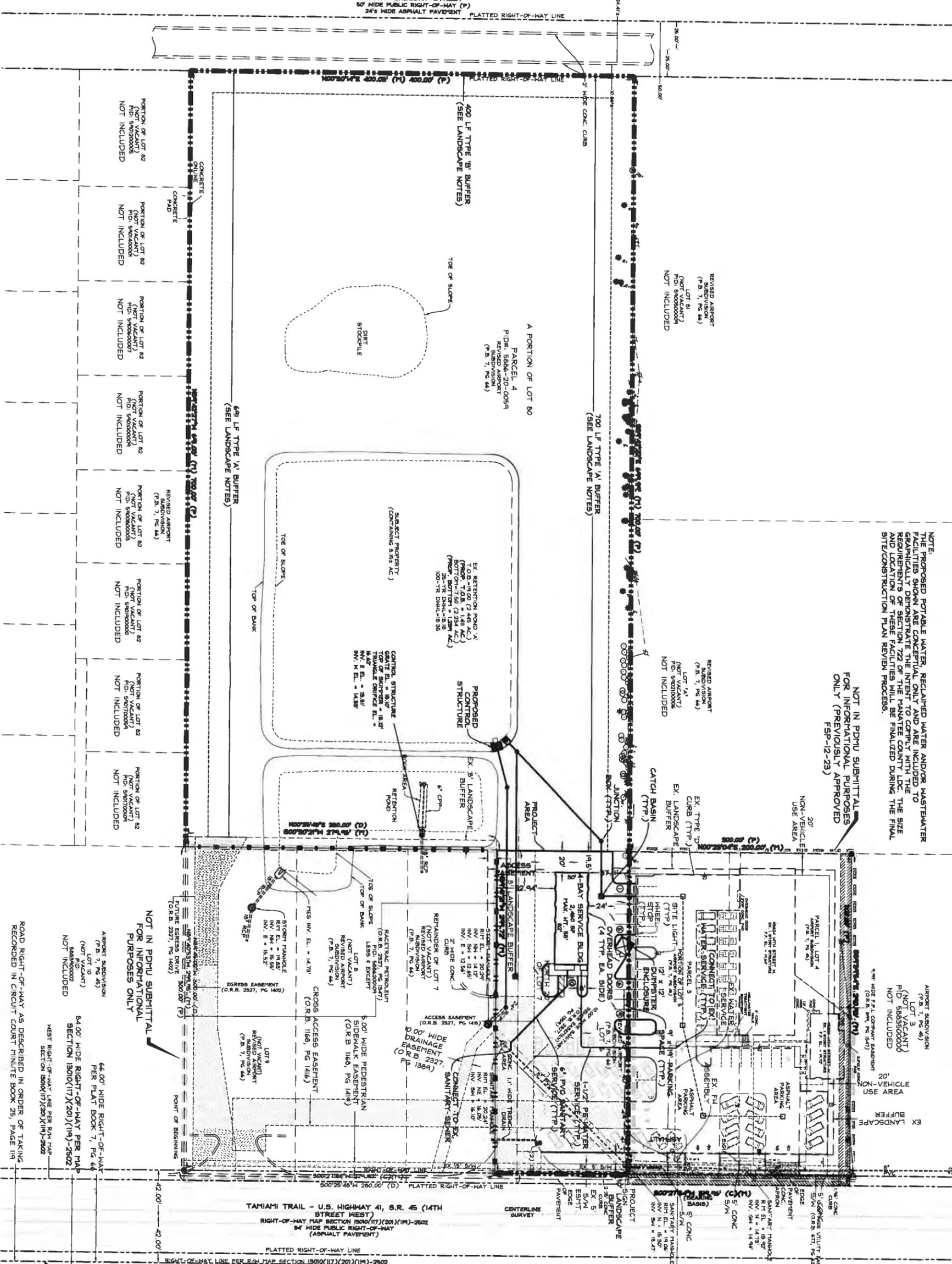
JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |

CLIENT: FIRST AUTO SALES, LLC
 PROJECT: FIRST AUTO SALES
 SHEET: AERIAL W/ SITEPLAN

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 FL Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233
 (941) 927-3647
 Fax: (941) 927-3646
 email: cavoliengineer@aol.com

NORTH GREGORY STREET
60' WIDE PUBLIC RIGHT-OF-WAY (P)
24' WIDE ASPHALT PAVEMENT PLATTED RIGHT-OF-WAY LINE



NOTE:
THE PROPOSED PORTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER TREATMENT FACILITIES ARE SUBJECT TO THE FINAL DESIGN AND CONSTRUCTION REQUIREMENTS OF SECTION 722 OF THE FLORIDA COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

NOT IN PDMU SUBMITTAL
FOR INFORMATIONAL PURPOSES
ONLY (PREVIOUSLY APPROVED
FSP-12-23)

NOT IN PDMU SUBMITTAL
FOR INFORMATIONAL
PURPOSES ONLY

84.00' WIDE RIGHT-OF-WAY PER MAP
SECTION 13010(17)(20)(14)-2502
RIGHT-OF-WAY LINE PER R/W MAP
SECTION 13010(17)(20)(14)-2502

66.00' WIDE RIGHT-OF-WAY
PER FLAT BOOK 7, PG 64
RIGHT-OF-WAY LINE PER R/W MAP
SECTION 13010(17)(20)(14)-2502

CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION



CLIENT: FIRST AUTO SALES, LLC
PROJECT: FIRST AUTO SALES
SHEET: PRELIMINARY SITE PLAN

AVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: info@cavolengineering.com
(941) 927-3647
Fax: (941) 927-3646

| NO. | REVISIONS | DATE | BY |
|-----|----------------------------|--------|-----|
| 1 | Per County Review Comments | 4/8/13 | JRR |

JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

| | |
|---------|---------|
| DRAWN | JRR |
| CHECKED | JFC |
| DATE | 1/12/12 |
| SCALE | 1" = 0' |
| JOB NO. | 579N01 |
| SHEET | 4 |

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

| | | | |
|---|--|--|--|
| SUBJECT | PDPI-03-21(G)(R2) – Lena Road Landfill/SE Wastewater Treatment Plant (DTS# 20130123) | TYPE AGENDA ITEM | Advertised Public Hearing – Consent |
| DATE REQUESTED | 06/13/13 PC | DATE SUBMITTED/REVISED | 06/05/13 |
| BRIEFINGS? Who? | No | CONSEQUENCES IF DEFERRED | N/A |
| DEPARTMENT/DIVISION | Building & Development Services/Comprehensive Planning and Public Hearings | AUTHORIZED BY TITLE | Lisa Barrett, Planning Division Manager  |
| CONTACT PERSON TELEPHONE/EXTENSION | Katie LaBarr, AICP / Principal Planner / 748-4501 ext. 6828 DTS #20130123 | PRESENTER/TITLE TELEPHONE/EXTENSION | Katie LaBarr, AICP/ Principal Planner / 748-4501 ext. 6828 |
| 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 PDPI-03-21(G)(R2) 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

- The request is for approval of a revised General Development Plan for an addition of 320,257 square feet of floor area, increasing the FAR from 0.005 to 0.012 to allow for the construction of projects that are currently planned in the capital improvements program and for future projects that will be needed.
- This 1,169.20 acre site is located at 3333 Lena Road, south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard in Bradenton.

History:

- The General Development Plan was originally approved in January of 2004. Approximately 105.7 acres in the southwest portion of the site was rezoned to PDPI, placing the entire landfill and treatment plant site in one zoning category in August of 2008.
- On May 3, 2012, the Board of County Commissioners approved revisions to the Land Development Code to allow General Development Plans that are in effect as of January 1, 2012 to have no expiration date. This GDP was in effect on that date, and therefore has no expiration date.

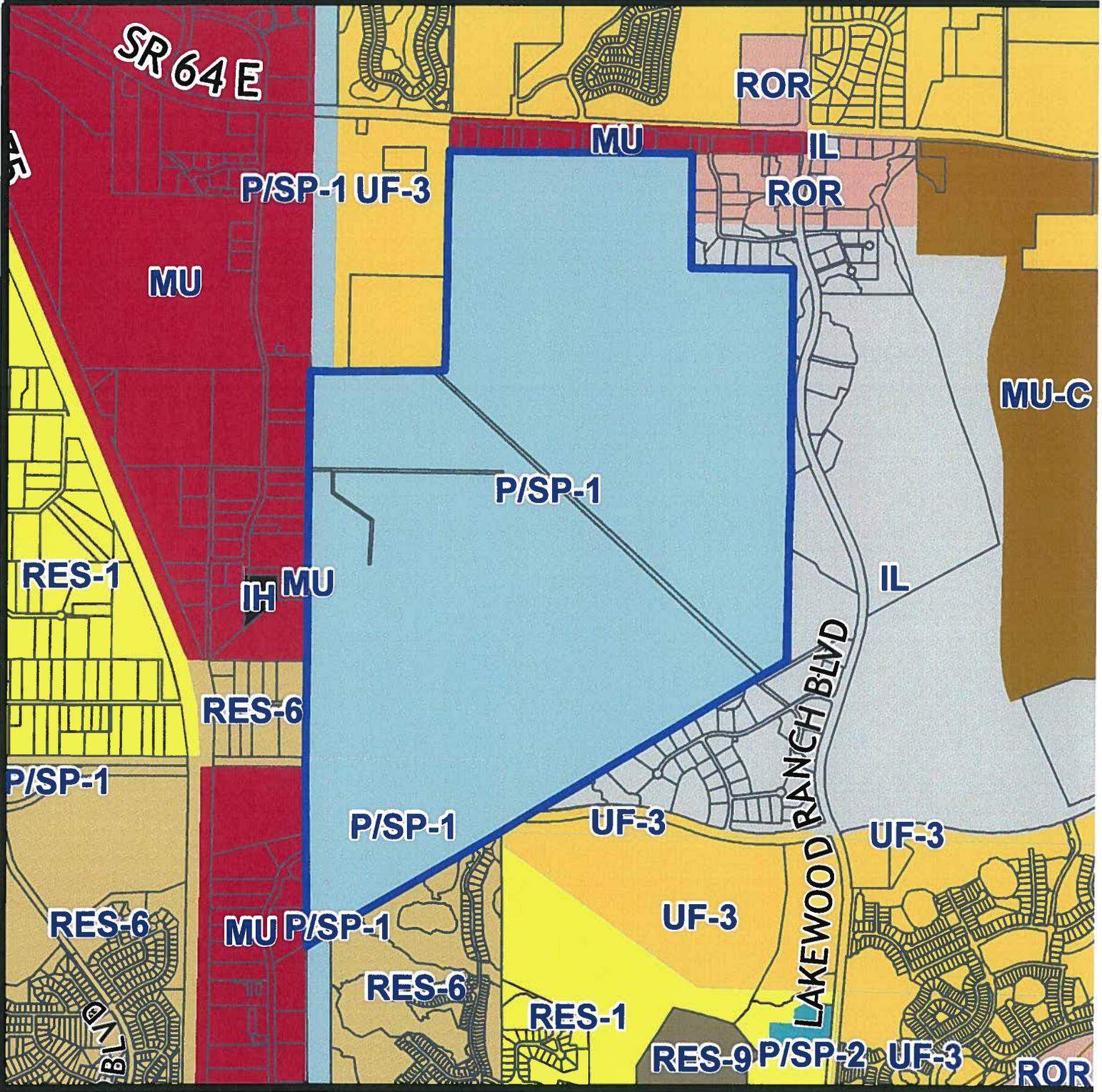
Request:

- This GDP includes capital improvements that are included in the capital improvements program and projects that are planned for build out of the landfill and wastewater treatment plant.
- Conceptual approval of future projects will enable Utilities and Public Works staff to submit Final Site Plans and Construction Drawings for projects identified on this GDP expeditiously, without requiring future public hearings.
- The site is currently approved for 293,800 square feet of building area, with a FAR of 0.005.
- This plan contemplates the addition of 320,257 square feet of floor area, increasing the FAR to 0.012. This is still but a fraction of the 1,169+ acre site.
- Special Approval is required because this site is adjacent to a perennial stream, Cypress Strand.
- The southwestern portion of this site is shown to be located within the Evers Watershed Protection Overlay District. However, watershed analysis information provided by the Public Works department indicates that this property is outside of the Evers Watershed Protection Overlay and does not impact the Evers Reservoir.
- Staff recommends approval of the request with stipulations.

| COUNTY ATTORNEY REVIEW | |
|-------------------------------------|---|
| Check appropriate box | |
| <input type="checkbox"/> | REVIEWED Written Comments: <input type="checkbox"/> 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 for PDPI-03-21(G)(R2) | | 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) 567110051

Project Name: Lena Rd Landfill General Development Plan Update
 Project #: PDPI-03-21 (G)(R2)
 DTS#: 20130123
 Proposed Use: Landfill

S/T/R: Sec 3,6,2,1,31,7,12,30 Twn 35,34 Rng 18,19
 Acreage: 1,169.2
 Existing Zoning: PD-PI
 Existing FLU: P/SP-1
 Overlays: NONE
 Special Areas: NONE

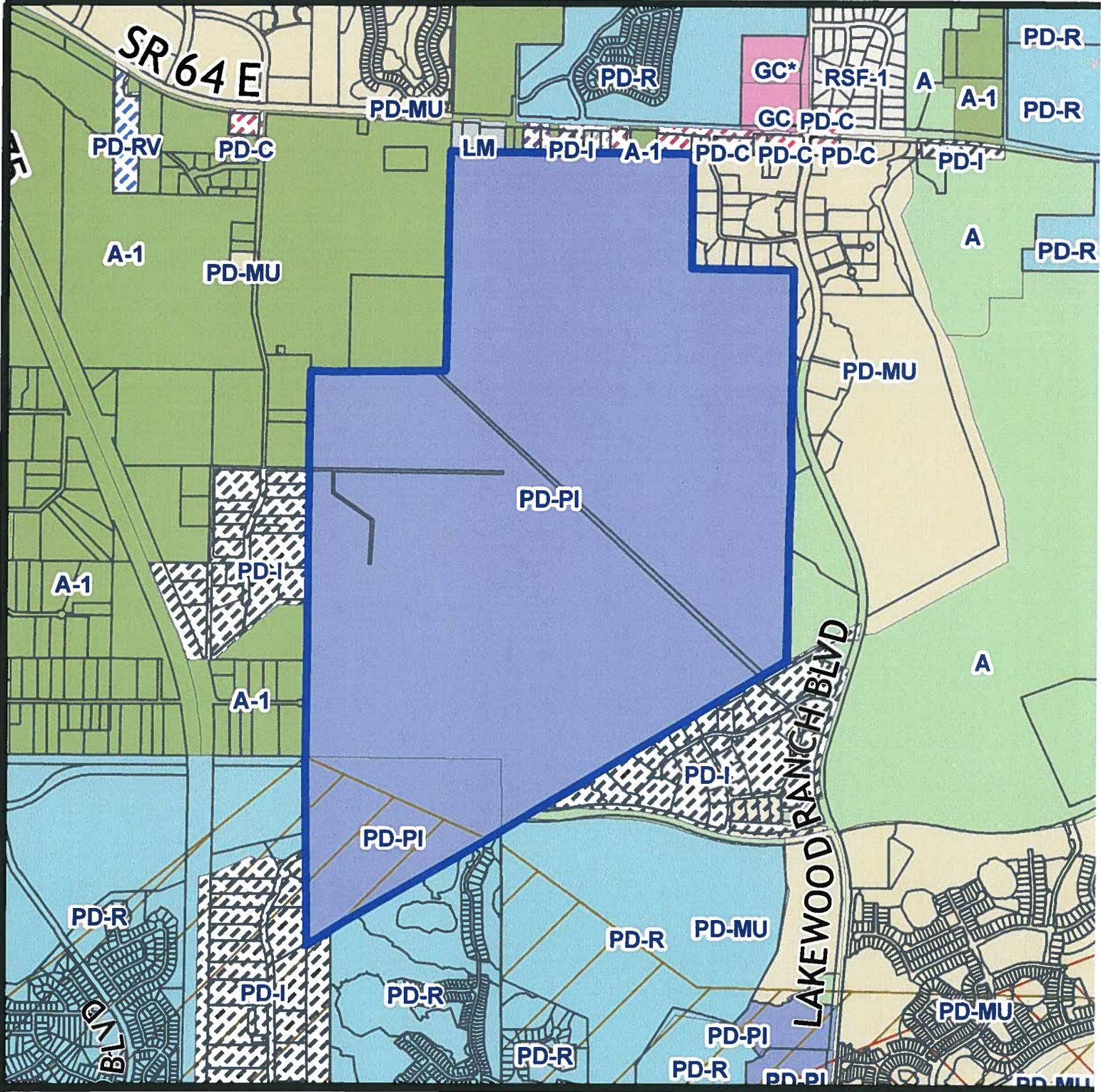
CHH: NONE
 Watershed: WPE
 Drainage Basin: CYPRESS STRAND, GATES CREEK, WILLIAMS CREEK
 Commissioner: Vanessa Baugh



Manatee County
 Staff Report Map

Map Prepared 4/22/2013
 1 inch = 1,867 feet

ZONING



Parcel ID #(s) 567110051

Project Name: Lena Rd Landfill General Development Plan Update
 Project #: PDPI-03-21 (G)(R2)
 DTS#: 20130123
 Proposed Use: Landfill

S/T/R: Sec 3,6,2,1,31,7,12,30 Twn 35,34 Rng 18,19
 Acreage: 1,169.2
 Existing Zoning: PD-PI
 Existing FLU: P/SP-1
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: WPE
 Drainage Basin: CYPRESS STRAND, GATES CREEK, WILLIAMS CREEK
 Commissioner: Vanessa Baugh

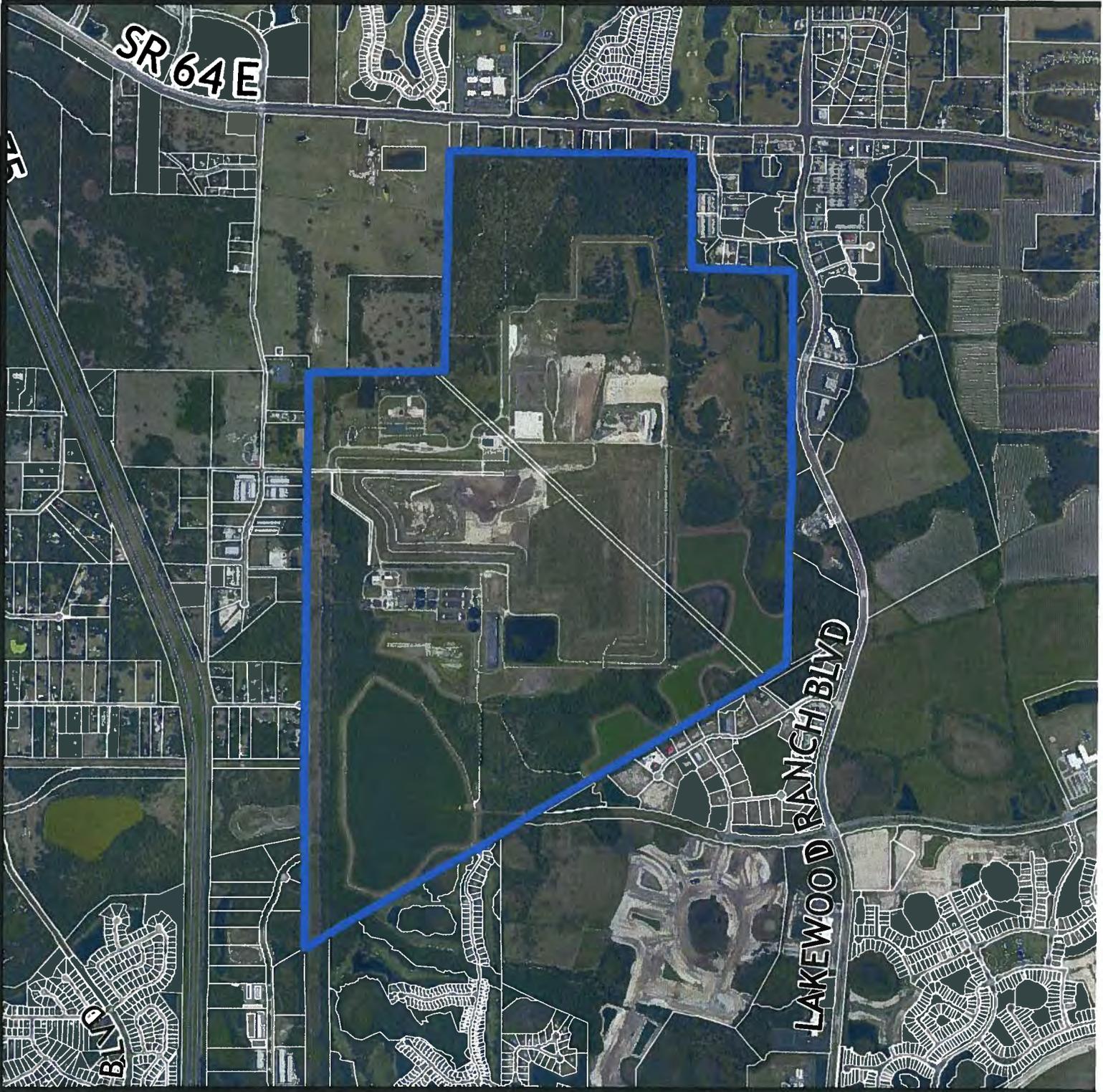


Manatee County
 Staff Report Map

Map Prepared 4/22/2013
 1 inch = 1,867 feet

 Evers Watershed (WPE)

AERIAL



Parcel ID #(s) 567110051

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Project #: PDPI-03-21 (G)(R2)
DTS#: 20130123
Proposed Use: Landfill

S/T/R: Sec 3,6,2,1,31,7,12,30 Twn 35,34 Rng 18,19
Acreage: 1,169.2
Existing Zoning: PD-PI
Existing FLU: P/SP-1
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: WPE
Drainage Basin: CYPRESS STRAND, GATES CREEK, WILLIAMS CREEK
Commissioner: Vanessa Baugh



Manatee County
Staff Report Map

Map Prepared 4/22/2013
1 inch = 1,867 feet

P.C. 06/13/13

**PDPI-03-21(G)(R2) – LENA ROAD LANDFILL/SE WASTEWATER TREATMENT
PLANT (DTS #20130123)**

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P.C.: 06/13/13

B.O.C.C.: 08/08/13

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. PDPI-03-21(G)(R2); APPROVAL of a revised General Development Plan with Stipulations A.1 – A.6, B.1, and C.1 – C.3; GRANTING Special Approval for a project adjacent to a perennial stream; as recommended by staff.

| PROJECT SUMMARY | |
|--|--|
| CASE# | PDPI-03-21(G)(R2) - DTS # 20130123 |
| PROJECT NAME | Lena Road Landfill/Southeast Wastewater Treatment Plant |
| APPLICANT(S): | Manatee County Government |
| EXISTING ZONING: | PDPI (Planned Development Public Interest) |
| PROPOSED USE(S): | Improvements to the Southeast Water Reclamation Facility and Lena Road Landfill |
| CASE PLANNER: | Katie LaBarr, AICP |
| STAFF RECOMMENDATION: | APPROVAL |
| DETAILED DISCUSSION | |
| <p><u>History</u> Manatee County Utilities Department operates the Southeast Water Reclamation Facility (SEWRF) and Lena Road Landfill. The current permitted capacity of the SEWRF is 11.0 million gallons per day on an annual average daily flow basis. There are multiple projects to be designed and constructed within fiscal years 2013 through 2015 in the current capital improvements program (CIP). These improvements were not shown on the approved General Development Plan (GDP). This amendment includes all of the planned projects for the current and future capital improvement programs.</p> <p>An important project included in this GDP is a 10MG tank and high service pump station that is associated with the Manatee County Agricultural Reuse System (MARS) to allow the County to service Shroeder Manatee Farm operation and continue to supply reclaim water to the Southeast service area. With this additional tank and pump station, Manatee County will be able to provide reclaim irrigation water to customers during nightly peak demand events, without comprising pressure and water quality.</p> <p>The General Development Plan was originally approved in January of 2004. Approximately 105.7 acres in the southwest portion of the site was rezoned to PDPI, placing the entire landfill and treatment plant site in one zoning category, in August of 2008.</p> <p>On May 3, 2012, the Board of County Commissioners approved revisions to the Land Development Code to allow General Development Plans that are in effect as of January 1, 2012 to have no expiration date. This GDP was in effect on that date, and therefore has no expiration date.</p> | |

Request:

This GDP includes capital improvements that are included in the capital improvements program and projects that are planned for build out of the landfill and wastewater treatment plant. Conceptual approval of future projects will enable Utilities and Public Works staff to submit Final Site Plans and Construction Drawings for projects identified on this GDP expeditiously, without requiring future public hearings.

The site is currently approved for 293,800 square feet of building area, with a FAR of 0.005. This plan contemplates the addition of 320,257 square feet of floor area, increasing the FAR to 0.012. This is still only a fraction of the 1,169± acre site.

As noted previously, this is the site of the County landfill, which includes cells that are now closed, active cells, and cells that will be prepared for future activity. The maximum height of all landfill cells is 100 feet. Buildings associated with the landfill are also located, or planned for this site. This plan shows the addition of a customer service center, scale house office space and storage, a household hazardous waste storage building and a landfill operations and storage building, public restroom facilities, and Stage 2 landfill cell preparation. All activities are located internal to the site. The closest existing building is the Administration building and it is approximately 1,000 feet away from the property line. The customer service center that is planned is proposed to be approximately 600' away from the west property line. Existing native vegetation provides significant buffers to the north, east and west.

This site also includes the Southeast Wastewater Reclamation Facility (SEWRF), which is located in the southwestern portion of the site. This area is well buffered by existing wetlands and a large stormwater pond. Buildings and equipment associated with a wastewater treatment plant include ground storage tanks, headworks, filters, anoxic/aerobic tanks, etc. Existing equipment is located approximately 1,600 feet away from the property line, but is well buffered by existing wetlands. The tallest existing structure for the landfill is the equipment maintenance building at 43 feet. The tallest building in the SEWRF is the biosolids dryer facility at approximately 60 feet. The tallest proposed structure is the 10 million gallon ground storage tank, which is estimated to be approximately 62 feet tall. All proposed equipment and buildings are located in areas that have already been disturbed for landfill operations or operations related to the wastewater treatment plant. In addition to equipment, this plan shows an administration building, a maintenance building, a future septage and grease receiving station and an oil storage building. All proposed buildings are east of the existing wastewater treatment equipment and southwest of the closed landfill cell.

Special Approval is required because this site is adjacent to a perennial stream, Cypress Strand.

The Zoning Atlas map indicates that the southwestern portion of this site is located within the Evers Watershed Protection Overlay District. However, watershed analysis information provided by the Public Works department indicates that this property does not impact potable water sources. The southwestern portion of this site drains into Williams Creek, which drains into the Braden River downstream of the dam, thus not impacting the potable water source for

the City of Bradenton at the Evers Reservoir.

As noted above, an evaluation of the topographical information indicates that the extent of the watershed district differs from what is indicated on the Official Zoning Atlas Map, because based on the watersheds on site, none of the water drains to the Evers Reservoir. Therefore, in accordance with LDC Section 604.1.1(6), the topographic information that has been provided by staff prevails without an amendment to the Atlas Map. Staff has determined that the board is not required to find that there is an overriding public interest in expanding this existing use, per Comprehensive Plan Policy 2.2.2.2.5(e) because the site has been determined to be located outside of the Evers Watershed Overlay Protection Overlay District.

There is a significant natural buffer along the north, east and south sides of the landfill and treatment plant. The plan does not show any impacts to these areas.

Staff recommends deleting or modifying some stipulations. In most cases, the reason for deletion is because they are LDC requirements. Staff does recommend deletion of existing Stipulation A.1 regarding tree removal and replacement, as it is not applicable. In 2006, the Utilities Department proposed a yard waste facility to be located in the northwestern portion of the property. This proposal would have required significant tree removal. During the course of review, the request was removed and the GDP that was approved did not include the placement of that use in that location, but the stipulation was inadvertently carried forward. It is now proposed to be deleted, because it is no longer applicable.

Staff recommends a new Stipulation A.1 regarding open space, to ensure compliance with LDC Section 603.15.4, establishing a minimum open space requirement for the entire project. Open space requirements will be addressed with future Preliminary/Final Site plan submittals.

Staff recommends approval of the request with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

| | |
|----------------------------------|--|
| ADDRESS: | 3333 Lena Road, Bradenton |
| GENERAL LOCATION: | South of SR 64 on Lena Road |
| LANDFILL SITE IS: | 1,169.20 ± acres |
| EXISTING USE(S): | Landfill and Wastewater Treatment Plant |
| FUTURE LAND USE CATEGORY: | P/SP-1 |
| FAR: | <u>Existing:</u> 0.00577 <u>Proposed:</u> 0.01205 |

| | | |
|--------------------------------------|---|------------|
| SPECIAL APPROVAL(S): | Adjacent to a Perennial Stream, Cyprus Strand | |
| OVERLAY DISTRICT(S): | WPE (Evers Reservoir Overlay District boundary) – Watershed study shows site is out of Overlay District | |
| SPECIFIC APPROVAL(S): | n/a | |
| SURROUNDING USES & ZONING | | |
| NORTH | Vacant and single-family residential, zoned LM (light Manufacturing), NCS (Neighborhood Commercial, Small) and A-1 (Suburban Agriculture); Professional Park zoned PRM (Professional Medium); Commercial Uses zoned PDC (Planned Development Commercial) | |
| SOUTH | Single-family residential, zoned PDR (Planned Development Residential) and an industrial park zoned PDI (Planned Development Industrial) | |
| EAST | Fire Station zoned A (General Agriculture) and Lakewood Ranch Commerce Park zoned PDMU (Planned Development Mixed Use) | |
| WEST | Vacant land, industrial and single-family zoned PDI and A-1 | |
| SITE DESIGN DETAILS | | |
| SETBACKS: | Front | 50' |
| | Side | 50' |
| | Rear | 50' |
| | Waterfront | 30' |
| OPEN SPACE: | A minimum of 30% open space will be stipulated to be provided for the site | |
| BUFFERS: | n/a | |
| ACCESS: | Lena Road | |
| FLOOD ZONE(S) | Project site lies in Zones X, AE with Base Flood Elevations between 28'-31' and A with no base flood elevation determined | |
| AREA OF KNOWN FLOODING | No, in Cypress Strand Basin | |
| UTILITY CONNECTIONS | County Water and Sewer | |
| ENVIRONMENTAL INFORMATION | | |
| Overall Wetland Acreage: | 207.34± acres | |

| | |
|---|-------------|
| Proposed Impact Acreage: | None |
| <p><u>Wetlands:</u></p> <p>There are approximately 207.34 acres of jurisdictional wetlands within the project boundary. No wetland impacts are proposed at this time.</p> <p><u>Endangered Species:</u></p> <p>Numerous listed species have been observed utilizing the site for foraging, resting and roosting. No evidence of nesting was observed with the exception of one gopher tortoise that was observed along the eastern portion of the property. Staff recommends a Development Order condition that requires the site to be reevaluated for listed species at the time of future Final Site Plan approvals.</p> | |

| NEARBY APPROVED DEVELOPMENT | | | | |
|---------------------------------------|---|-------------------------|---------------|----------------------|
| NON-RESIDENTIAL | | | | |
| Project | Square Feet | Floor Area Ratio | FLUC | Year Approved |
| Racetrac | 5,928 sq ft convenience store 10,933 sq ft canopy and 20 gas pumps | 0.14 | MU | 2012 |
| Magnolia Plaza | 12,000 sq ft commercial | 0.19 | MU | 2010 |
| Lakewood Ranch Business Park | 31 lot | n/a | IL | 2006 |
| Lakewood Ranch Commerce Park | 2,684,000 sq ft mixed use (industrial, commercial, and office) | | ROR/IL | 2003 |
| Lena Road West Industrial Park | 1 lot | n/a | MU | 2001 |
| Blackpointe Plaza | 18,300 sq ft retail & restaurant 4,100 sq ft convenience | 0.10 | MU | 2008 |

| | | | | |
|----------------------------------|---|------|---|------|
| | store (3,800 canopy/gas) 1,152 sq ft carwash 5,800 sq ft bank | | | |
| CVS (f.k.a. Eckerds SR 64) | 10,657 retail | 0.10 | MU | 2003 |
| East Glen (aka Ogles) | 15,115 office & daycare | 0.12 | MU | 1999 |
| Residential | | | | |
| Project | Units/Lots | | Year Approved | |
| Greenfield Plantation | 192 lots | | 1997 | |
| Heritage Harbour | 5,000 Units | | 2000 | |
| Rosedale Addition | 475 lots | | 2011 (revision) 2006 (original approval) | |

POSITIVE ASPECTS

- This amendment provides up to date information on existing and proposed uses and structures at the landfill and wastewater treatment plant.
- Approval of this GDP will enable Utilities and Public Works staff to quickly submit FSP/Construction Drawings when funding for improvements is available.

NEGATIVE ASPECTS

- Property is adjacent to some existing residences to the north.

MITIGATING MEASURES

- Significant natural buffers are maintained around the property lines of this site. The northern boundary of this site is heavily vegetated.

STAFF RECOMMENDED STIPULATIONS

Stipulations from PDPI-03-21(Z)(G)(R) shown in ~~Strikethrough~~/Underline format below:

A. DESIGN AND LAND USE CONDITIONS:

- ~~1. A comprehensive tree removal and replacement plan for the yard waste site shall be included with the Final Site Plan when it is submitted for review. It shall address specifically where and how many trees will be planted off-site, as well as the size, type, and location of trees to be planted on-site. The largest required replacement trees shall be planted on-site. (Amended Original Stipulation).~~

1. The applicant shall provide a minimum of 30% open space for the entire project.
2. The landfill shall maintain a minimum 15 ft. buffer of existing trees and vegetation along their northernmost property line south of SR 64, where the landfill boundary abuts residential uses. This may be delineated by phase if necessary. Details shall be shown on the landscape plan that is submitted with each future Final Site Plan.
3. The applicant shall demonstrate compliance with the Land Development Code Adverse Impact requirements of Section 723 regarding odor and other adverse impacts. This shall be demonstrated prior to each Final Site Plan approval. (Original Stipulation).
4. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed. (Original Stipulation).
5. ~~Prior to the any Final Site Plan approval, the design and shielding of on-site lighting shall comply with Section 709.2.2. In addition, pole mounted lights shall be limited to 20' in height and directed to the interior of the development using horizontal cut-offs. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval.~~
6. The applicant shall develop pre- and post- disaster mitigation plans to be reviewed and approved by the Public Safety Department concurrent with each Final Site Plan review. (Original Stipulation).

B. TRANSPORTATION CONDITIONS:

1. ~~Applicant is advised that studies (solid waste, wastewater and/or traffic) may be required as the property is developed. Additional on-site and/or off-site improvements may be required as the property is developed. 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.~~

C. STORMWATER CONDITIONS:

- ~~1. Please add the following note to the landscape plans when submitted, "As per Section 715.4, Subsection A, trees and shrubs shall not be placed within the middle two-thirds (2/3) of any drainage swale or within three (3) feet measured horizontally from the centerline of the drainage swale; whichever is greater. Swales must allow the positive flow of water without any obstruction."~~

DC. ENVIRONMENTAL CONDITIONS:

- ~~1. Gopher tortoises have been identified onsite. If a wildlife management plan is required by the appropriate regulating agency, a copy of such shall be provided to the Planning Department for review prior to Preliminary Site Plan approval.~~
- ~~2. This site shall be re-evaluated for the presence of listed species prior to Preliminary Site Plan approval, per Section 736.3.7.1.4.~~
- ~~3. An ERP approved by FDEP shall be provided to the Planning Department for review prior to Preliminary Site Plan approval.~~
1. An updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species shall be conducted prior to each Final Site Plan approval. Any management plans or permits required 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 commencement of construction activities.
- 4.2. Required Tree Replacement shall occur in accordance with Section 714.8 of the —LDC. A combination of off-site replacement and payment into the Tree Fund can be utilized due to insufficient room onsite to plant all trees. Prior to each Preliminary Site Plan/Final Site Plan approval, an exhibit shall be provided to Planning—theEnvironmental Planning Division of the Building and Development Services Department staff—for review and approval, depicting proposed locations of replacement trees. (Amended Original).
- 5.3. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the—eachFinal Site Plan. Use of Manatee County public potable water supply shall be prohibited.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

| Standard(s) Required | Design Proposal | Compliance | | Comments |
|--|-----------------|------------|---|--|
| | | Y | N | |
| BUFFERS | | | | |
| 15' screening buffer | 0' | | N | This has been stipulated for the north property line. |
| TREES | | | | |
| Tree replacement | | | | Stipulation C.2 addresses tree replacement |
| ROADS & RIGHTS-OF-WAY | | | | |
| Minimum 24' internal rights-of-way/driveways | 24' | Y | | Streets to be public, internal roads are considered public but have no right of way. |
| Dedicate ± 0' ROW Powell Johnson Road | n/a | Y | | No additional ROW required |
| Interneighborhood Ties | n/a | | | n/a |
| Visibility triangles | 15' | Y | | To be verified with future FSPs |
| ENVIRONMENTAL ISSUES | | | | |
| Exotic species removal | n/a | | | |
| Wetland buffer signs | | | N | To be verified with FSP |
| 30% Open space | | | N | Staff recommends new stipulation A.1 to address open space. |

| COMPLIANCE WITH THE LAND DEVELOPMENT CODE Factors for Reviewing Proposed Site Plans (Section 508.6) Planned Districts - Rezone Review Criteria (Section 603.4) |
|---|
| <p>Physical Characteristics: The applicant's engineer has prepared a general development plan without hazard to person or property, on or off the tract. Based on current observed site conditions, the site is free from the probability of erosion, subsidence, slipping of the soil, flood hazard, destruction of wetlands or other dangers and the conditions of soil, groundwater level, drainage and topography are appropriate to type and pattern of use intended.</p> <p>Public Utilities, Facilities and Services: The site lies south of State Road 64 along Lena Road, in an area already served by Manatee County EMS, Fire and Law Enforcement. The site is currently connected to the potable water and sewer systems, storm and surface drainage systems, and transportation systems. There is an 8-inch water line from Powell Johnson Road and a 16-inch sewer gravity main.</p> <p>Major Transportation Facilities: The site has existing access to State Road 64 (principal arterial) from Lena Road. No new</p> |

roads or extensions are planned.

Compatibility, Transitions:

There are residential developments to the north and south, both individual homes and Greenfield Plantation to the north and Rosedale to the south. There is an approved industrial park to the south (Lakewood Ranch Business Park), vacant land to the east and industrial uses to the west. Planned Development Public Interest (PDPI) allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses.

Design Quality:

The existing uses, a landfill and wastewater treatment plant have been established on this property. The quality of the conceptual design of the proposed improvements to the site complies with applicable Land Development Code (LDC) requirements and General Development Plan (GDP) standards.

Adjacent Property

The site contains existing natural buffers to protect existing and probable use of surrounding property, as well as a 185 ft wide FPL easement along the west side of the property. The nature of the site's use does not allow for linkages to activity centers and circulation facilities on adjacent property.

Access:

The site has access to State Road 64, a County classified principal arterial road via Lena Road. All vehicle and pedestrian access points will meet the minimum LDC standards.

Streets, Drives, Parking and Service Areas:

All streets, drives, parking and service areas will provide safe and convenient access to all buildings and general facilities. Parking and access to commercial offices, facilities for deliveries, and loading zones will meet the minimum LDC standards and will be shown on future Final Site Plans.

Pedestrian Systems:

Generally the site does not see pedestrian traffic, with the exception of County staff. There will be sidewalks where necessary to facilitate access to buildings.

Natural and Historic Features, Conservation and Preservation Areas:

The site plan shows that there are approximately 207.34 acres of wetlands on site, which equates to 17.7% of the overall acreage. No wetland impacts are proposed.

Density/Intensity:

The future land use designation is P/SP-1, which does not allow for any dwelling units. The FAR is limited to specific uses associated with the principal uses of a landfill and wastewater treatment plant. The development of the site will comply with this limitation.

Height:

The development of the site will comply with applicable LDC requirements regarding height.

Fences and Screening:

Fences and screening will be addressed with the Preliminary/Final Site Plan and will meet minimum LDC standards. All activities on this site are located internal to the site. Natural buffers, which include heavily vegetated areas to the north, wetlands to the west, stormwater ponds to the southwest, and open space to the east provide for separation from adjacent commercial, residential and industrial uses.

Yards and Setbacks:

LDC Section 603.15.3.1 says that appropriate floor area ratios, height, bulk, setback, and square footage shall be established as part of the conditions of approval, based on evaluation of certain factors that include the nature of surrounding land uses and long term expansion and operational requirements.

Setbacks are as shown on the site plan.

The established setbacks for the project are shown below:

Front: 50 ft
Side: 50 ft
Rear: 50 ft
Waterfront: 30 ft

Trash and Utility Plant Screens:

The entire site is buffered by natural vegetation to prevent visibility to the public, therefore, trash and utility screens are not necessary.

Signs:

Signage will meet all LDC standards and be permitted separately.

Landscaping:

All proposed landscaping will meet or exceed the requirements of the LDC.

Water Conservation:

Staff recommends a stipulation to require a minimum of 30% open space. Based on the existing and future building area proposed, this site will be able to provide a minimum of 30% open space. Native plant communities will be preserved where possible.

Rights-of-Way:

Internal roads are considered public but have no right of way. Details regarding future roadways within the project will be reviewed with future Final Site Plans.

Utility Standards:

All utility improvements will adhere to the requirements of the Manatee County Public Works Standards and will be reviewed in greater detail with future site plan submittals.

Stormwater Management:

Stormwater management for the site will comply with the LDC standards, which include the requirements of Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. Stormwater facilities will be reviewed in greater detail with future site plan submittals.

Open Space:

Staff recommends a stipulation to require a minimum of 30% open space. Based on the existing and future building area proposed, this site will be able to provide a minimum of 30% open space.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the P/SP1 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by growing industrial and residential development. Improvement of landfill and wastewater treatment capacity will only help current and proposed development.

Policy: 2.2.1.22.1 Intent. The P/SP-1 FLUC is intended to recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with public or private utilities, including electrical transmission corridors occupied by transmission lines of 240KV or more. Also, to recognize, and provide a unique designation within the Future Land Use Element, for those public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents.

Policy: 2.2.1.22.2 Range of Potential Uses. Recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities and other major public facilities including, but not limited to, airports owned or operated by a public entity, major maintenance facilities, solid waste transfer stations, major utility transmission corridors.

Policy 2.6.1.1 Compatibility. The General Development Plan design is compatible with surrounding development because it abuts industrial property on two sides and is situated in such a manner that the zoning should not have a negative impact on surrounding development.

Transportation

Major Transportation Facilities

The site will continue to have access onto SR 64, a six-lane arterial roadway, via Lena

Road, a two-lane collector roadway.

Transportation Concurrency

The Applicant is only seeking General Development Plan (GDP) approval at this time, and, thus, cannot obtain transportation concurrency until the Preliminary Site Plan (PSP)/Final Site Plan (FSP) review stage(s) of this project. At that time, the Applicant may be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project (see Certificate of Level of Service Compliance table below).

Access

As previously stated, the site will continue to have access onto SR 64 via Lena Road through existing driveways. Please note that all vehicle and pedestrian access points will meet the minimum LDC standards. At the time of a traffic study, all access points will be re-evaluated to determine if any further site-related improvements will be required for the site.

CLOS APPLIED FOR: No

TRAFFIC STUDY REQ'D: The Applicant may be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project at the time of PSP/FSP submittal.

| NEAREST THOROUGHFARE | LINK | ADOPTED LOS | CURRENT LOS |
|----------------------|---|-------------|-------------|
| Lena Road | SR 64 to 41 st Avenue E (Link # 6036) | D | C |

REQUIRED IMPROVEMENTS:

This is a General Development Plan and the applicant applied for a Deferral of Concurrency. Any needed improvements will be addressed with further site plan submittals.

ATTACHMENTS

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

APPLICABLE COMP PLAN POLICIES

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

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,

- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl
- applicable specific area plans
- (See also policies under Objs. 2.6.1 - 2.6.3)

Policy: 2.2.1.22 P/SP (1): Establish the Public/Semi-Public (1) future land use category as follows:

Policy: 2.2.1.22.1 Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with public or private utilities, including electrical transmission corridors occupied by transmission lines of 240KV or more. Also, to recognize, and provide a unique designation within the Future Land Use Element, for those public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents. Additional areas under this category may be recognized by amendments to the Future Land Use Map, if appropriate, and why such uses are programmed.

Policy: 2.2.1.22.2 General Range of Potential Uses: Recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities and other major public facilities including, but not limited to, airports owned or operated by a public entity, major maintenance facilities, solid waste transfer stations, major utility transmission corridors. Also, when the P/SP (1) designation is an easement on privately-held property, other uses consistent with the adjacent future land use category or categories, where consistent with the purpose of the easement and consistent with all other goals, objectives, and policies of this Comprehensive Plan, may also be considered. (See also Policy 2.1.1.5)

Policy: 2.2.1.22.3 Range of potential Density/Intensity:

Maximum Net Residential Density:

0 dwelling units per acre

except where the area designated as P/SP (1) is utility easement on property owned by applicants for a proposed project. Under this exception, property designated as P/SP (1) shall, during the development review process, be counted

toward gross residential acreage, as defined herein, and the limits on gross density associated with the category adjacent to the P/SP (1) designation shall be applied to the area shown as P/SP (1). When there are different future land use categories designated adjacent to the P/SP (1) category, the area shown on the Future Land Use Map as P/SP (1) shall be reviewed as being designated under both adjacent future land use categories, with the centerline of the easement utilized as the line separating both adjacent categories.

Maximum Net Residential Density:
0 dwelling units per acre

Maximum Floor Area Ratio:
0 FAR
(except for structures reasonably related to the
operation of the public or quasi-public facilities)

However, where P/SP (1) is an easement on privately-held property, the property designated as P/SP (1) shall be counted toward gross non-residential acreage, as defined herein, and the Maximum Floor Area Ratio associated with adjacent category or categories shall be applied to the area designated as P/SP (1), and included in the definition of Gross Non-residential Acreage.

Policy: 2.2.1.22.4 Other Information:

- a) Recognizing that the relocation of any utility transmission corridor may occur to the benefit of current and future Manatee County residents, or visitors, any such relocation within the boundaries of a proposed project site may be considered without the approval of a plan amendment, as defined in § 163I.31.87, F.S., only if such relocation is determined, during the review of a proposed project through the special approval process, to reduce any adverse impact of such corridor on adjacent existing and future land uses. Where such proposed relocation generates an increased adverse impact on adjacent land uses, a plan amendment would be required unless mitigation of such increase in adverse impact is successfully accomplished through the special approval process.
- b) In all instances where the P/SP(1) future land use category is applied, except regarding utility easements as is provided in Policy 2.2.1.22.3 above, the following shall apply:
 - I) An applicant shall be required to declare a specific use or uses for a specific piece of property for which the applicant is proposing to amend the existing future land use category to P/SP(1).
 - II) At such time the applicant is proposing to amend the existing future land use category of a specific piece of property to P/SP(1), the applicant shall provide information and analysis on the compatibility of the proposed use or uses, as specified according to paragraph (ii) above, with surrounding development.
 - III) Property with the future land use category of P/SP(1), shall required Planned Development zoning to be developed.

Policy: 2.2.2.2 **WO**: Establish the Watershed Overlay District as follows:

Policy: 2.2.2.2.1 Definition: The geographic area encompassing the land and water surfaces which by virtue of natural topography, contributes surface water flow to the Lake Manatee Reservoir, the Evers Reservoir, or the Peace River.

Policy: 2.2.2.2.2 Purpose: To maintain and improve the natural and man-made environment and resources in a manner protective of the water supply functions of the Lake Manatee, Evers Reservoir, and Peace River watersheds, which contribute to these preferred potable water sources, so as to maintain water quality and quantity within Lake Manatee, Evers Reservoir, Peace River and all inflowing water-courses.

Policy: 2.2.2.2.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the WO Overlay District are contained under Objective 2.3.4 of the Future Land Use Element, Objective 9.5.2 and Policy 9.4.1.4 of the Public Facilities Element, Goal 3.2 of the Conservation Element, Objective 5.3.2 of the Traffic Sub-Element, of this Comprehensive Plan. Compliance with all goals, objectives, and policies listed in this subsection, and with other applicable goals, objectives, and policies, and development regulations is required for all activity within the Watershed Overlay District.

Policy: 2.2.2.2.4 Effect of Mapping:

- a) Any project which is at least partially within the Watershed Overlay District (WO) shall be submitted for approval under the special approval process. The area designated under the WO District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the WO District. The extent and coverage of the area designated is shown in greater detail on the official zoning atlas of Manatee County, but is, however, subject to adjustment pursuant to (c) below.
- b) See also policies listed under Policy 2.2.2.2.3 above.
- c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of property shown on the official zoning atlas as being within the Watershed Overlay where the owner or agent thereof is seeking to demonstrate that property is not located within the Lake Manatee Watershed, the Evers Reservoir, or the Peace River Watershed. Where the review concludes that the subject property, or part thereof, is located outside the Watershed Overlay, adjustments to the zoning atlas should be processed pursuant to an administrative procedure established within any land development regulations developed pursuant to Sec. 163.3202, F.S.

Policy: 2.2.2.2.5 Development Restriction / Conditions:

- a) Prohibit the location of any general or commercial aviation facility within the Watershed Overlay District, except where a finding of overriding public interest has been reached by the BOCC for location of such a facility within the districts.

- b) Prohibit the location of new confined feedlot operations for livestock within the Watershed Overlay District.
- c) Prohibit all new mineral resource extraction and associated processing activities, other than sand, shell, and gravel extraction, within the Watershed Overlay District unless such uses are subject to special approval which must establish that such activities shall not cause a degradation of water quality and shall not cause adverse impact on water quality within the watersheds.
- d) Prohibit newly proposed nonresidential/ nonagricultural development in the Watershed Overlay District which requires an operating permit for industrial waste treatment, as referenced in Chapter 62-4 F.A.C. unless such developments are reviewed as special approvals and it can be established that such developments shall not cause a degradation of the water quality of the watersheds of Lake Manatee, Evers Reservoir, or Peace River, as appropriate, and shall not cause any adverse impact on water quantity within these districts.
- e) Prohibit the location of new sanitary landfills and wastewater treatment plants (interim or permanent) within the Watershed Overlay District unless such uses are permitted pursuant to a finding by the BOCC of overriding public interest.
- f) Require that the preservation of indigenous vegetation within the Watershed Overlay District be accomplished through careful site planning and the use of native, naturalized or drought-hardy species for new or replacement plantings (see also policy 2.9.4.6)
- g) Require minimum percentages of upland area on projects within the Watershed Overlay District be maintained, during the course of development, as undisturbed or landscaped areas. These minimum percentages shall exceed those required outside the Overlay District (see also policy 3.3.2.1 and 2.9.4.6).

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 13, 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 matters:

PDP1-03-21(G)(R2) - LENA ROAD LANDFILL/SE WASTEWATER TREATMENT PLANT (DTS #20130123)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan (Ordinance PDP1-03-21(G)(R)) to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,169.20 acres at 3333 Lena Road; located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-08-05(R) - AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR PARRISH PLANTATION DEVELOPMENT (DTS#20130150)

Request: Approval of an Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement by deleting the requirement for dedication of a Public Community Use; providing for severability, and providing for an effective date. The Amended Local Development Agreement applies to Parrish Plantation for which an amended approval is sought pursuant to pending application known as PDMU-07-07(P)(R) (254.4 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family attached residential units, commercial and office development. Pursuant to the pending zoning request, Parrish Plantation is seeking approval for a maximum of 488 residential units with a maximum height of 35 feet and 116,100 square feet of commercial and 83,000 square feet of office.

PDMU-13-03(P) - DUKE INVESTMENTS, LLC/UNIVERSITY GROVES WEST (DTS#20120488)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 133 lots for single-family detached residences on approximately 48.76 acres located north of University Parkway, east of U.S. 301, south of Circus Road, and west of University Groves Development, Bradenton. The site is zoned PDMU (Planned Development Mixed Use); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-08-86(P)(R2) - SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALCO PROPERTIES OF MANATEE COUNTY, INC./COPEMAN DEVELOPMENT) (DTS#20120402)

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

-Eliminate mini-warehouse facility, office

use and 8-lots for single-family detached residences;
-Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and
-Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use) zoning district located on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 18th Street West at 5410 14th Street as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-12-18(Z)(P) - WILDCAT PARRISH, LLC/WILDCAT PRESERVE (DTS#20120464)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,346 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-02(Z)(P) - UNIVERSITY VILLAGE, LLC - UNIVERSITY VILLAGE (DTS #20130033)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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 matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida, telephone number (941) 748-4501x5878; e-mail to: planning.agenda@mymanatee.org

According to Section 288.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans With Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

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

Date of pub: May 30, 2013

Copy of Newspaper Advertising

Bradenton Herald

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Manatee County Building and Development Services Department
Manatee County, Florida
5/29/2013

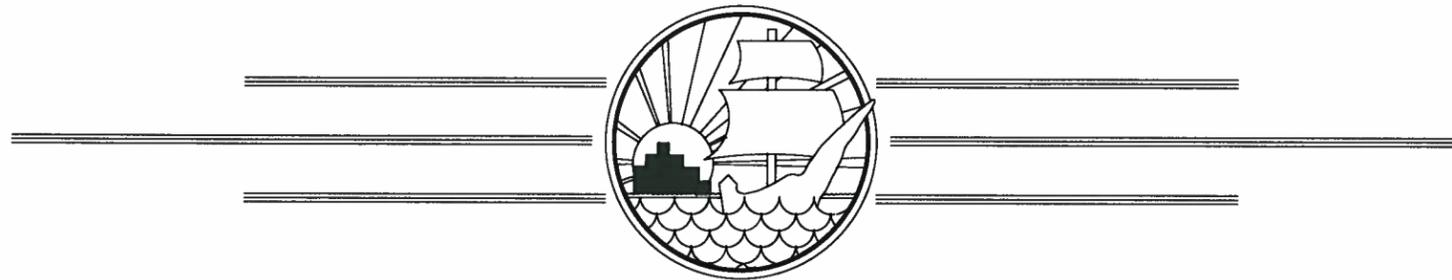
SEWRF / LENA ROAD LANDFILL GENERAL DEVELOPMENT PLAN UPDATE

COUNTY PROJECT #20130123

RECEIVED
MAY 29 2013
BY: _____

MAY 2013

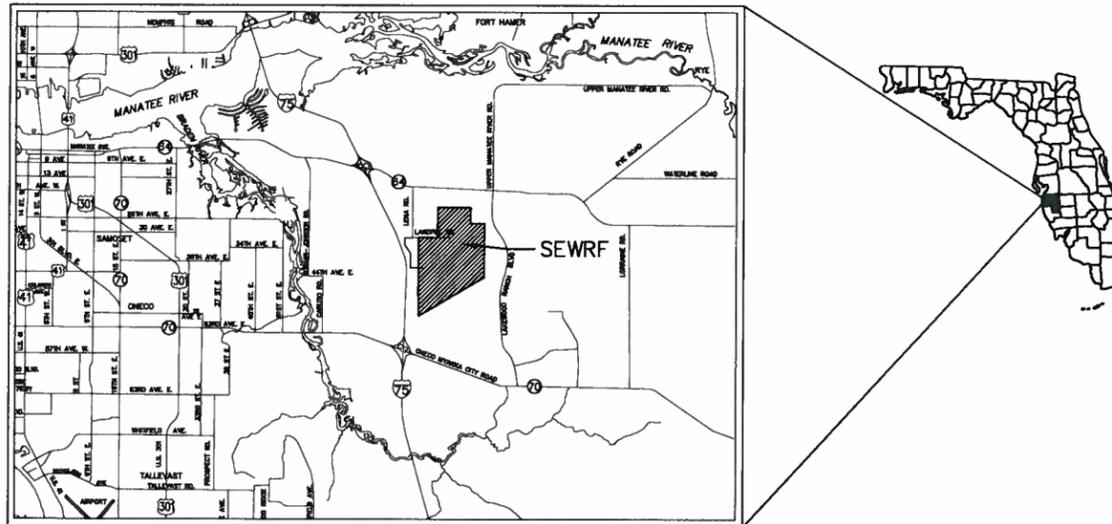
MAY 2013



MANATEE COUNTY, FLORIDA

INDEX OF DRAWINGS

- 1 COVER SHEET AND SHEET INDEX
- 2 SITE INFORMATION AND ABBREVIATIONS
- 3 EXISTING/PROPOSED SITE PLANS KEYSHEET
- 4 EXISTING SITE PLAN
- 5 EXISTING SITE PLAN
- 6 PROPOSED SITE PLAN
- 7 PROPOSED SITE PLAN



PROJECT VICINITY MAP
SECTION 1,6,7,12,30,31,36, TOWNSHIP 34,35 RANGE 18,19

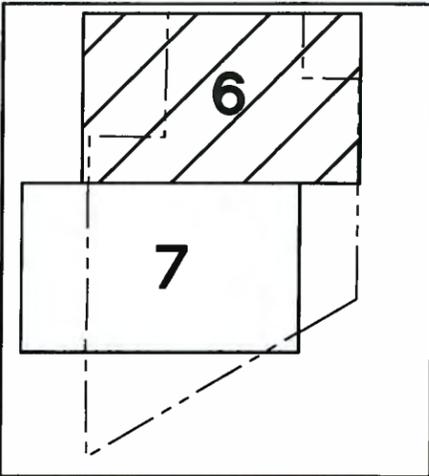
MCKIM & CREED
378 Interstate Court
Sarasota, FL 34240
Phone: (941)379-3404, Fax: (941)379-3530
E30006891
www.mckimcreed.com

BLAKE PETERS, P.E.
No. 64429

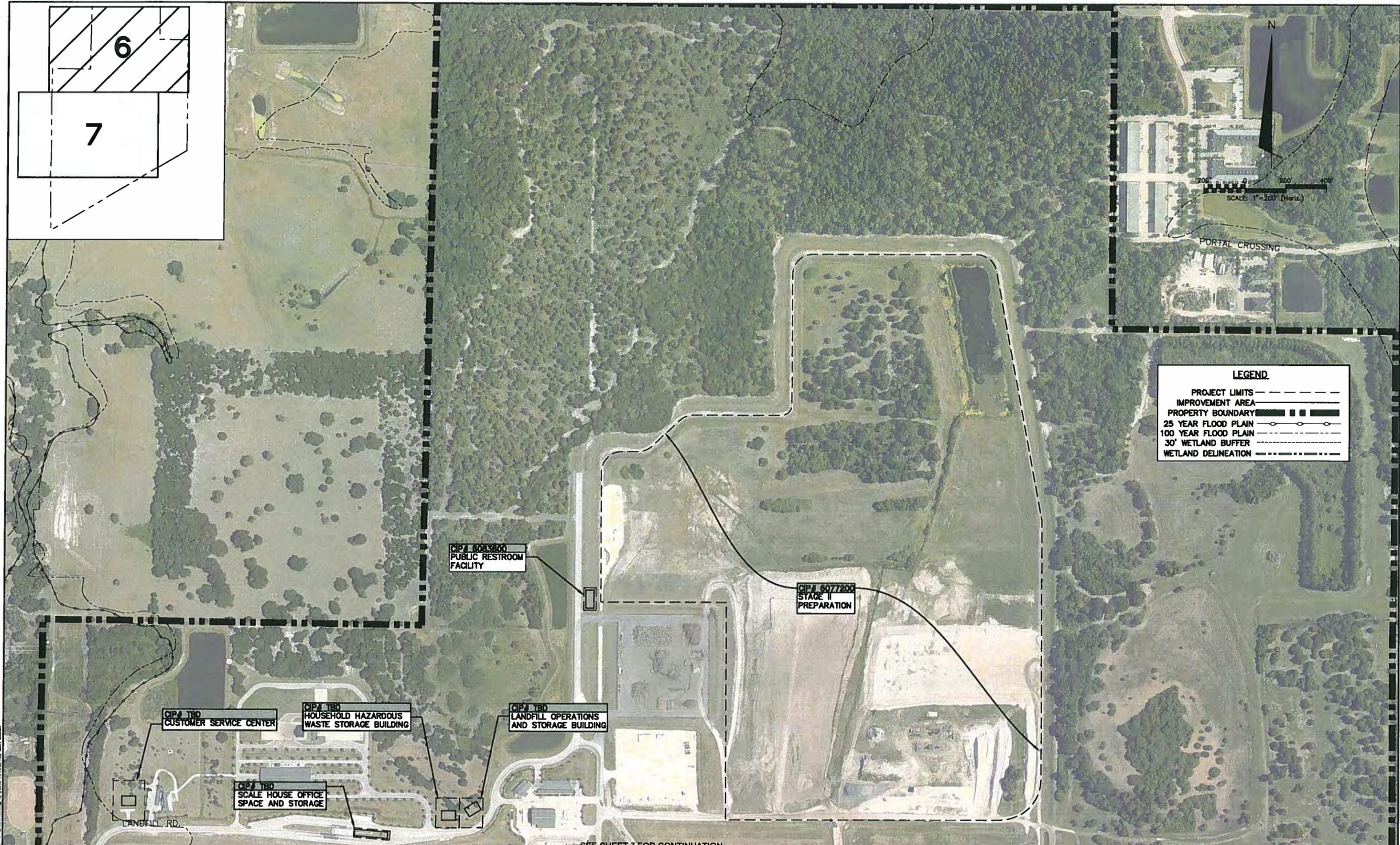
SEWRF / LENA ROAD LANDFILL GENERAL DEVELOPMENT PLAN UPDATE

COVER SHEET AND SHEET INDEX

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| LEGEND | |
|----------------------|-----|
| PROJECT LIMITS | --- |
| IMPROVEMENT AREA | --- |
| PROPERTY BOUNDARY | --- |
| 25 YEAR FLOOD PLAIN | --- |
| 100 YEAR FLOOD PLAIN | --- |
| 30' WETLAND BUFFER | --- |
| WETLAND DELINEATION | --- |



SEE SHEET 7 FOR CONTINUATION

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |
| | | |
| | | |
| | | |
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| | | |
| | | |
| | | |
| | | |

SEAL
 BLAKE PETERS, P.E.
 No. 64429

SEAL

MCKIM & CREED
 378 Interstate Court
 Sarasota, FL 34240
 Phone: (941)379-3404, Fax: (941)379-3530
 EB0008891
 www.mckimcreed.com

MANATEE COUNTY
 MANATEE COUNTY, FLORIDA

**SEWRF/LENA ROAD LANDFILL
 GENERAL DEVELOPMENT
 PLAN UPDATE**

PROPOSED SITE PLAN

| | | |
|----------------------|----------------------|----------------|
| DATE: MAY 2013 | SCALE | DRAWING NUMBER |
| MCB PROJ # 1024-0189 | HORIZONTAL: AS SHOWN | 6 |
| DRAWN: GEB | VERTICAL: NA | |
| DESIGNED: | | |
| CHECKED: | | |
| PROJ. MGR. MSB | | |
| STATUS: | | REVISION |

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

| | | | |
|---|---|--|---|
| SUBJECT | PDMU-13-03(P) –Duke Investments, LLC/University Groves West | TYPE AGENDA ITEM | Advertised Public Hearing – Regular |
| DATE REQUESTED | 06/13/13 PC | DATE SUBMITTED/REVISED | 06/05/13 |
| BRIEFINGS? Who? | None | CONSEQUENCES IF DEFERRED | N/A |
| DEPARTMENT/DIVISION | Building & Development Services Department/Comprehensive Planning and Public Hearings | AUTHORIZED BY TITLE | Lisa Barrett, Planning Division Manager  |
| CONTACT PERSON TELEPHONE/EXTENSION | Stephanie Moreland 941-748-4501, ext. 3880 DTS#20120488 | 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 recommend approval of PDMU-13-03(P) 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

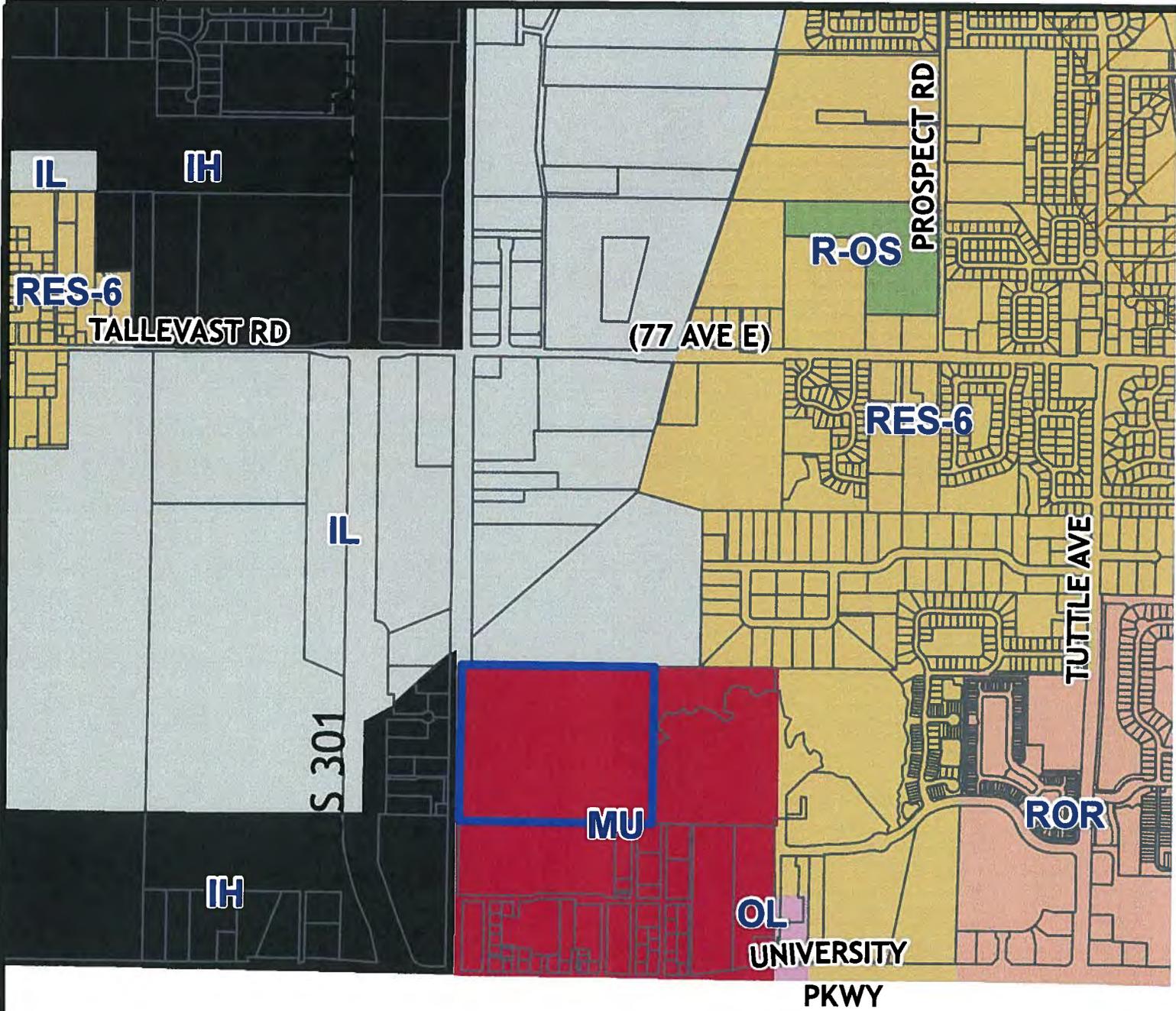
- The applicant, Duke Investments, LLC/University Groves West, currently requests approval of a Preliminary Site Plan for 133 lots for single-family detached residences on 48.76± acres.
- The 48.76± acre site is north of University Parkway, east of US 301, south of Circus Road and west of University Groves mixed use development. The site is in an area designated as an Entranceway. Special Approval is required for projects within a designated Entranceway.
- With the exception of a pole barn, most of the site is vacant. A 30-foot wide FPL easement extends along the southern boundary of the site. Special Approval is required because the site is adjacent to a perennial stream, Pearce Drainage Canal.
- The site is in the MU (Mixed Use) Future Land Use Category (FLUC). Special Approval is required for all projects in the MU FLUC.
- The site was rezoned to PDMU on July 26, 1996 without a plan.
- The site is in the A with no base flood elevation determined and X Flood Zone Categories. The developer is required to provide documentation establishing the Base Flood Elevation and Flood Protection Elevation (BFE + one-foot) and acquire a Conditional Letter of Map Revision (CLOMR) approval from FEMA.
- There are a total of 6.14± acres of wetlands and wetland buffers on the site. No wetland impacts are proposed. There are no known historic or archaeological resources on the site.
- An Interlocal Agreement (between Manatee and Sarasota Counties) designates University Parkway as a "controlled access facility". Therefore, full direct access to University Parkway is limited. The design shows the project will have access from Circus Road and will connect to an inter-neighborhood tie to the east (University Groves) which connects Shade Avenue.
- Staff has the following concerns:
 - The project's main northern access connects 27th Street East/Circus Road, a substandard road with no sidewalks for pedestrians. Kinnan Elementary School is approximately 1.2± miles to the northeast on Tallevast Road.
 - The site is adjacent to properties zoned for heavy industrial uses to the west. The proposed residences may potentially experience some impacts from existing industrial uses. The site plan indicates a 3-foot berm and six-foot high wall will be installed along the west boundary of the site. Staff recommends the inclusion of language in the Notice to Buyers informing prospective residents of the potential adverse impacts due to nearby industrial uses.

- The applicant requests Specific Approval to allow smaller replacement tree sizes and connection to a substandard public roadway.
- Staff recommends approval with stipulations.

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

| ATTACHMENTS: (List in order as attached) | | INSTRUCTIONS TO BOARD RECORDS: | |
|--|-----|--|-----|
| Staff Report | | n/a | |
| COST: | n/a | SOURCE (ACCT # & NAME): | n/a |
| COMMENTS: | | AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT) | |

FUTURE LAND USE



Parcel ID #(s) 2031600006

Project Name: University Groves West
 Project #: PDMU-13-03 (P)
 DTS#: 20120488
 Proposed Use: Residential

S/T/R: Sec 32 Twn 35 Rng 18
 Acreage: 48.76
 Existing Zoning: PD-MU
 Existing FLU: MU
 Overlays: NONE
 Special Areas: NONE

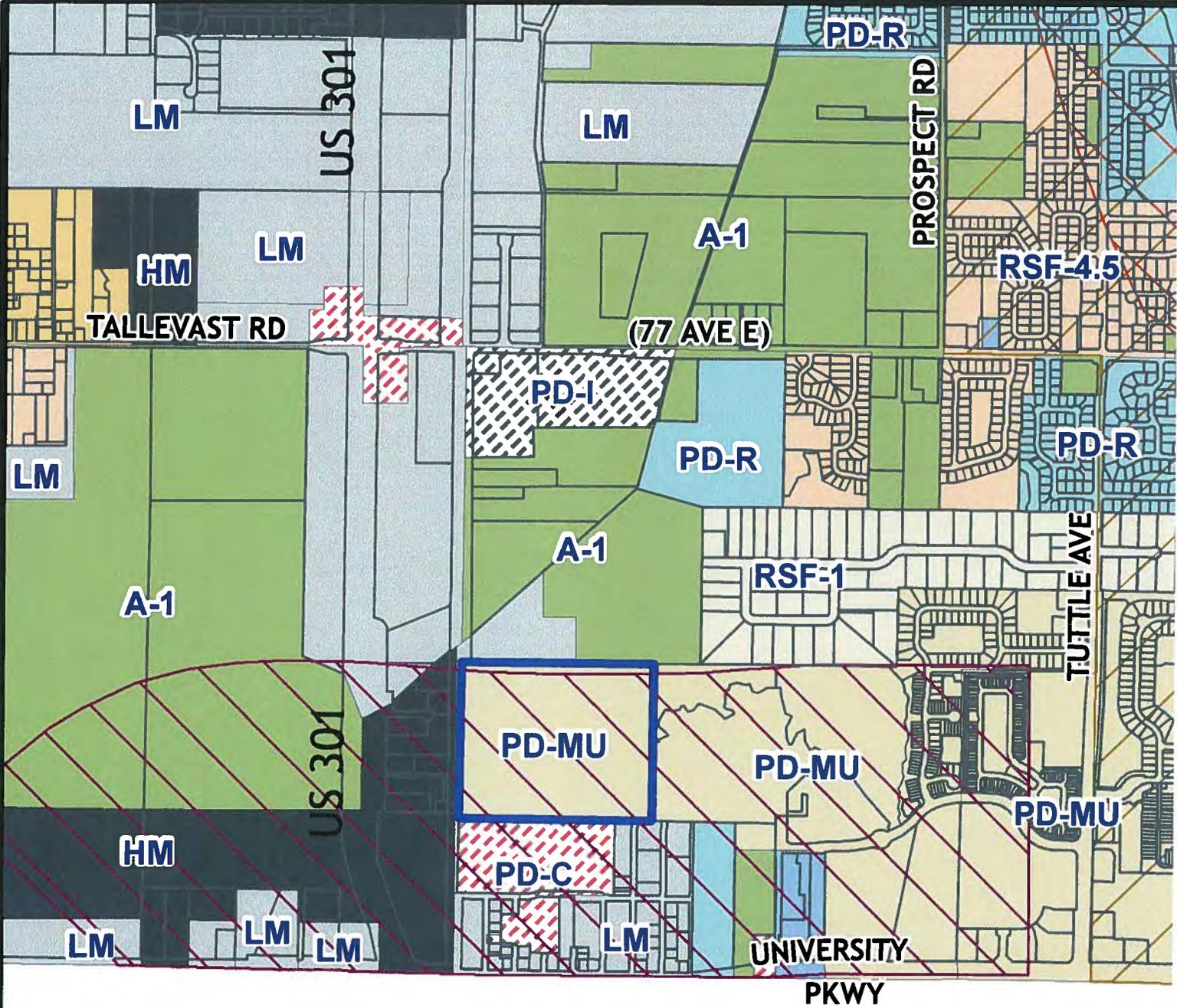
CHH: NONE
 Watershed: NONE
 Drainage Basin: WHITAKER BAYOU, GAP CREEK
 Commissioner: Robin DiSabatino



Manatee County
 Staff Report Map

Map Prepared 1/30/2013
 1 inch = 1,250 feet

ZONING



Parcel ID #(s) 2031600006

Project Name: University Groves West
 Project #: PDMU-13-03 (P)
 DTS#: 20120488
 Proposed Use: Residential

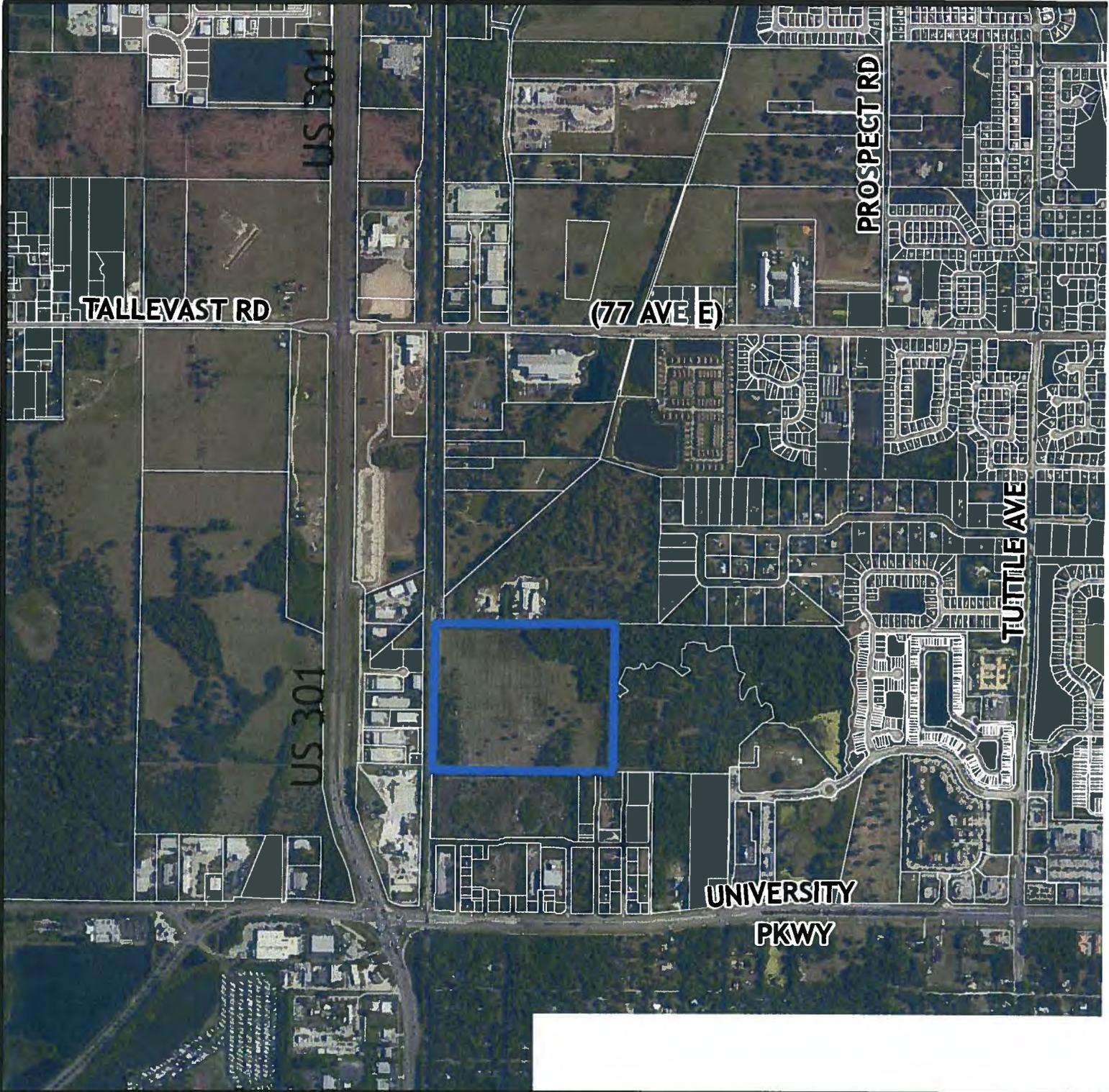
S/T/R: Sec 32 Twn 35 Rng 18
 Acreage: 48.76
 Existing Zoning: PD-MU
 Existing FLU: MU
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: WHITAKER BAYOU, GAP CREEK
 Commissioner: Robin DiSabatino

 Entranceway

Manatee County
 Staff Report Map
 Map Prepared 1/30/2013
 1 inch = 1,250 feet

AERIAL



Parcel ID #(s) 2031600006

Project Name: University Groves West
Project #: PDMU-13-03 (P)
DTS#: 20120488
Proposed Use: Residential

S/T/R: Sec 32 Twn 35 Rng 18

Acreage: 48.76
Existing Zoning: PD-MU
Existing FLU: MU
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: WHITAKER BAYOU, GAP CREEK
Commissioner: Robin DiSabatino



Manatee County
Staff Report Map

Map Prepared 1/30/2013
1 inch = 1,250 feet

P.C. 06/13/13

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DTS#20120488

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P.C.: 06/13/13

B.O.C.C.: 08/08/13

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. PDMU-13-03(P); and **APPROVAL** of the Preliminary Site Plan with Stipulations A.1-A.4, B.1–B.12, C.1-C.5, D.1 and E.1-E.2; **GRANTING** Special Approval for a project: 1) adjacent to a perennial stream; 2) project in the MU Future Land Use Category; and 3) in an Entranceway; **ADOPTION** of the findings for Specific Approval; **GRANTING** Specific Approval for an alternative to LDC Sections 714.8.7, 722.1.2 and 907.9.2.4 as recommended by staff.

| PROJECT SUMMARY | |
|---|--|
| Case #: | PDMU-13-03(P), dts#20120488 |
| PROJECT NAME: | University Groves West |
| APPLICANT(S): | Duke Investments, LLC |
| EXISTING ZONING: | PDMU (Planned Development Mixed Use) |
| PROPOSED USE(S): | 133 lots for single-family detached residences. |
| | |
| CASE MANAGER: | Stephanie Moreland |
| STAFF RECOMMENDATION: | Approval |
| DETAILED DISCUSSION | |
| <p>The 48.76± acre site is north of University Parkway, east of U.S. 301, south of Circus Road and west of University Groves mixed use development. The site is in an area designated as an Entranceway and subject to the requirements of LDC Section 737. Special Approval is required for a project in a designated Entranceway.</p> <p>With the exception of a pole barn, most of the site is vacant. A 30-foot wide FPL easement extends along the southern boundary of the site. There is a wetland in the northeastern part of the site. Special Approval is required because the site is adjacent to a perennial stream, Pearce Drainage Canal.</p> <p><u>History:</u></p> <p>The site was originally a part of a 76.8 acre site rezoned to PDMU on July 26, 1996. At that time, a General Development Plan was reviewed for a mixed-use project to include; 120 lots for single-family residences, 150 multi-family residential units, a 60-bed group care home, daycare center, 95,000 square feet of office/research and development, 29,000 square feet of institutional/educational facilities, 30,000 square feet of retail, a 20,000 square foot cultural facility, 20-bed nursing home, 37,500 square foot hotel and restaurant and accessory enclosed parking on 76.8 acres which includes the subject property. The GDP was not approved with the rezone.</p> <p><u>Request:</u></p> <p>The current request seeks approval of a Preliminary Site Plan for 133 lots for single-family detached residences on 48.76± acres.</p> | |

The site is in the MU (Mixed Use) Future Land Use Category (FLUC). Special Approval is required for all projects in the MU FLUC.

The site is in the A (with no base flood elevation determined) and X Flood Zone Categories. The developer is required to provide documentation establishing the Base Flood Elevation and Flood Protection Elevation (BFE + one-foot) and acquire a Conditional Letter of Map Revision (CLOMR) approval from FEMA.

There are a total of 6.14± acres of wetlands and wetland buffers on the site. No impacts to the wetland and wetland buffers are proposed. The design shows a large retention pond in the central part of the site. There are no known historic or archaeological resources on the site.

An Interlocal Agreement (between Manatee and Sarasota counties) designates University Parkway as a “controlled access facility”. Therefore, full direct access to University Parkway is limited. The design shows the project will have access via Circus Road, an unpaved local public roadway extending to Tallevast Road.

As a second means of access, the site plan shows an inter-neighborhood tie to a private road (which connects Shade Avenue) in the adjacent subdivision to the east (i.e. The Enclave at University Groves). To ensure continued access between the two adjacent subdivisions, staff recommends a cross access easement be established between the two adjacent subdivisions.

As identified in Manatee County’s currently adopted Future Thoroughfare Map within the Comprehensive Plan, Kentucky Street is designated as a future two-lane collector facility and is intended to link University Parkway to Tallevast Road. To accommodate this future roadway, the site plan shows a 50-foot right-of-way along the western boundary of the site. However, as part of the proposed changes to the Future Thoroughfare Map planned for later this year, Kentucky Street is proposed to be eliminated from the Comprehensive Plan. To consider this proposed change, a note has been included on the site plan which states that if Kentucky Street is eliminated, the area shown as right-of-way will be converted to a private access, drainage and utility easement.

Staff has the following concerns:

- **The project’s main northern access connects Circus Road (27th Street East), a substandard road with no sidewalks for pedestrians. Kinnan Elementary School is approximately 1.2± miles to the northeast on Tallevast Road. The applicant has agreed to improve (mill and pave) Circus Road.**
- **The site is adjacent to properties zoned for commercial, light and heavy industrial uses to the south and west, respectively. The proposed residences may potentially experience some impacts from the existing industrial uses to the west. Staff recommends the inclusion of language in the Notice to Buyers informing prospective residents of the potential adverse impacts due to nearby industrial uses.**

To alleviate potential adverse impacts, the site plan indicates a three-foot high berm and six-foot high wall on top of the berm (for screening) will be installed along the west boundary of the site. Staff recommends elimination of the berm because the proposed 20-foot wide buffer cannot adequately accommodate a three-foot tall berm, a wall and landscape materials.

If Kentucky Street is constructed, staff believes construction of the roadway and fill for the residential development will make tree preservation in the west buffer unlikely. Staff also believes the buffer area can be filled to the same elevation of the residences, eliminating the need for the berm.

However, should the right-of-way for Kentucky Avenue not be required, tree preservation within the west buffer can be reasonably accomplished without the berm. Construction of the berm would necessitate the removal or loss of existing vegetation within this buffer.

The applicant requests Specific Approval to allow smaller replacement tree sizes and connection to a substandard public roadway, Circus Road.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

| | |
|----------------------------------|---|
| ADDRESS: | 8195 27 th Street East, Bradenton |
| GENERAL LOCATION: | Approximately 1,300 feet north of University Parkway, south of Circus Road and west of University Groves Development. |
| SIZE: | 48.76 ± acres |
| EXISTING USE(S): | Pole barn and vacant land |
| FUTURE LAND USE CATEGORY: | MU(Mixed Use) |
| GROSS DENSITY: | 2.73 dwelling units per acre |
| NET DENSITY: | 3.12 dwelling units per acre |
| SPECIAL APPROVAL(S): | <ol style="list-style-type: none"> 1. Adjacent to a perennial stream. 2. Project in MU 3. Entranceway |
| OVERLAY DISTRICT(S): | N/A |
| SPECIFIC APPROVAL(S): | <ol style="list-style-type: none"> 1. Smaller replacement tree sizes 2. Connection to a substandard public roadway. |

| SURROUNDING USES & ZONING | | | | | | | |
|--|--|-------|------|------|------|----|-----|
| NORTH | Industrial complex (American Finishing Inc. & American Street Side Products Incorporated) zoned LM (Light Manufacturing) and single-family residences zoned A-1(Suburban Agriculture-one dwelling unit per acre). To the northeast, are single-family residences zoned RSF-1 (Residential Single-Family, one dwelling unit per acre) | | | | | | |
| SOUTH | Vacant land zoned PDC (Planned Development Commercial), further south are single-family residences and a Motor Vehicle Sales Establishment (Grannys Motor Sports) zoned LM | | | | | | |
| EAST | Vacant land for multi-family pending development (The Enclaves at University Groves) zoned PDMU | | | | | | |
| WEST | Across Seaboard Coastline Railroad, a large ditch, and Kentucky Street right-of-way are industrial uses (Vulcan Materials Concrete Co., Elite Outdoor Kitchen, Bio Life, Lux-Art Silks, Ultimate Outdoor Living, Daltille Tile and Stone Showroom, Pro Source Wholesale Floorcoverings, Down to Earth Landscape & Irrigation Contractors, Richards Foodporium, Universal Window Solution) zoned HM (Heavy Manufacturing) | | | | | | |
| SITE DESIGN DETAILS | | | | | | | |
| MINIMUM LOT SIZE: | 6,000 square feet | | | | | | |
| SETBACKS: | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Front</th> <th style="text-align: center;">Side</th> <th style="text-align: center;">Rear</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">23'*</td> <td style="text-align: center;">5'</td> <td style="text-align: center;">12'</td> </tr> </tbody> </table> | Front | Side | Rear | 23'* | 5' | 12' |
| | Front | Side | Rear | | | | |
| 23'* | 5' | 12' | | | | | |
| 30' from water 15' from wetland buffer *25' separation required between garage and edge of sidewalks | | | | | | | |
| OPEN SPACE: | 45% or 22.03± acres (provided) 30% or 14.63± acres (required) | | | | | | |

| | |
|-----------------------------------|---|
| ACCESS: | Main entrance off Circus Road and Inter-neighborhood tie to project to the east. |
| FLOOD ZONE(S): | A undetermined and X |
| HURRICANE EVACUATION ZONE: | N/A |
| AREA OF KNOWN FLOODING: | Yes – 50% reduction in allowable runoff |
| UTILITY CONNECTIONS: | Water and sewer |

ENVIRONMENTAL INFORMATION

| | |
|--------------------------|--------------|
| Wetland Acreage: | 5.27 ± acres |
| Wetland buffer Acreage: | 0.87 ± acres |
| Proposed Impact Acreage: | None |

Uplands:

According to the above referenced environmental narrative, there are 2.7 acres of Live Oak (427) and 9.5 acres of Hardwood Conifer Mixed (434) habitat on-site. A total of 6.14± acres of native habitat (5.27± acres of wetlands and .87± acres of wetland buffer) are being depicted on the PSP and placed in a conservation easement. The proposed native habitat preservation for this project is limited to the existing wetland and required minimum 30' wetland buffer.

Endangered Species:

According to the environmental narrative provided by Cardno Entrix dated October 26, 2012 there were no signs of listed species on-site.

Trees

According to the site plan, there is a total of 1,388 trees on-site (includes palm trees). The applicant is proposing to remove 630 trees (includes palm trees) 358 trees from within lot boundaries, and will be preserving 672 trees (not including trees within wetland and wetland buffer). Total replacement trees required for the project is 401. Tree replacement will be in accordance with Section 714.8.7 and will be addressed in detail at the Final Site Plan.

There is currently a requirement for the project to provide 50' of right-of-way along the west property line for the future Kentucky Avenue. If this requirement remains, construction of the roadway and fill for the residential development will make tree preservation in the west buffer unlikely. For those trees required to be removed on-site within the 20' landscape buffer, tree

replacement will be required in accordance with the previously mentioned section. These totals will be determined at the Final Site Plan stage.

Should the right-of-way requirement for Kentucky Avenue be eliminated, tree preservation within the west buffer can be reasonably accomplished. However, the applicant is requesting a 3-foot berm within the buffer that necessitates the removal of the existing vegetation. Staff recommends the berm be eliminated since a 20-foot wide buffer is not sufficient to support the berm, a wall and landscape material. Preservation of the existing vegetation will help to mitigate the potential adverse impacts from neighboring industrial sites and railroad activities.

Staff conducted a qualitative analysis of the Entranceway trees, those measuring greater than 24" dbh and after compiling the findings offer the following: 15 of the 34 trees are being preserved. Of those being removed, 1 was graded a "B", 9 were graded a "C" and 3 were graded a "D". Two trees were not found or analyzed during the visit. For the trees being preserved the findings are as follows: 5 were graded a "B", 9 were graded a "C" and 1 was not found or not analyzed during the visit. The trees to be removed fall within areas of improvements, with 16 being within lot boundaries and 3 in locations of common area improvements.

NEARBY APPROVED DEVELOPMENT

| PROJECT | LOTS / UNITS | DENSITY | APPROVED |
|--------------------------|-----------------------------|---------------------|-----------------|
| University Groves | 713 lots & units | 4.89 du/acre | 2003 |
| Oak Grove Park | 44 lots | 1.6 du/acre | 1978 |
| | | | |

POSITIVE ASPECTS

- Adequate open space is provided.
- Timing appears to be consistent with development trends in the area.

NEGATIVE ASPECTS

- Future residences may experience potential adverse impacts from industrial sites and railroad activities to the west.
- No acreage for recreational amenities is proposed on the project site.
- The main entrance is off a substandard road.
- The 20-foot wide buffer along the west boundary is not sufficient to support the proposed berm, wall and vegetation.
- Construction of the berm will necessitate the removal of existing vegetation within the landscape buffer.
- Perservation of Native Upland Habitat is limited to the required minimum 30' wide wetland buffers.

MITIGATING MEASURES

- Staff recommends a stipulation prohibiting the proposed berm within the buffer along the west property boundary.
- A six-foot high wall is proposed along the west boundary of the site.

- **The applicant has stated that recreational amenities will be shared with the adjacent development to the east, the Enclave at University Groves, however, the County has no legal authority to require.**
- **The applicant has agreed to mill and pave Circus Road. These improvements are stipulated in the staff report.**

STIPULATIONS

A. Design

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract and in the Final Site Plan shall include language to inform prospective homeowners of:
 - a) existing nearby LM zoning to the south and the potential for future light manufacturing uses and impacts associated with light manufacturing uses,
 - b) existing railroad and industrial uses to the west, and potential adverse impacts associated with such zoning and uses,
 - c) the future construction of Kentucky Street if the roadway is required, and
 - d) the cross access easement for passage over the adjoining private street in the adjacent subdivision.
2. All lots shall provide a 23-foot front yard setback from the garage to the property line adjacent to a street, creating a 25-foot separation between the garage of a residence and edge of the sidewalk or curb. For corner lots, an overall setback, including common areas, shall be a minimum of 15 feet to the edge of the right-of-way for non-garage structures.
3. Prior to Final Plat, a six-foot high wall or fence shall be installed along the entire west boundary of the site. The exact locations and type of wall or fence shall be reviewed with the Final Site Plan. All required landscaping to be placed on the exterior side of the wall or fence.
4. Any walls or fences within roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

B. Environmental

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.
2. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
3. The project shall be designed so that no temporary wetland buffer impacts, other than

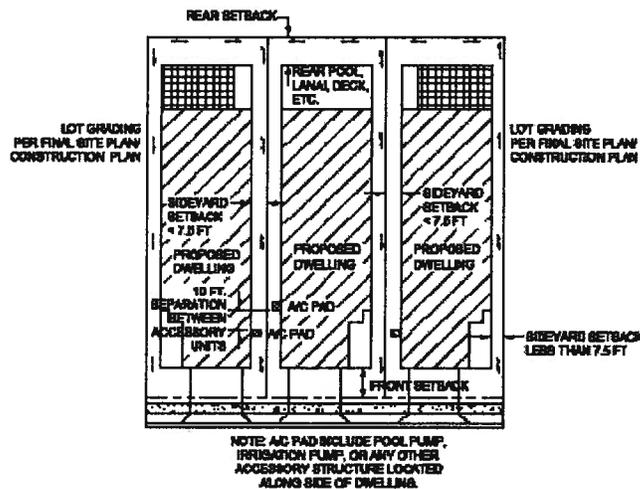
those allowed by Section 719.11.1.2 of the LDC, are required in areas that contain native desirable vegetation. This shall be reviewed and approved by the Environmental Planning Division with the Final Site Plan.

4. All proposed mulch nature trails, board walks and shade structures located in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.
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. 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.
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 LDC Section 519.
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.
9. 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.
10. The wall or fence to be installed along the west property line of the project, shall be of a type with the least impact to the drip lines or root systems of the trees to be preserved (e.g. wall that is supported by posts in lieu of continuous footers). The details of which will be reviewed and approved by staff with the Final Site Plan.
11. The proposed 3-foot tall berm shall not be permitted within the landscape buffer along the west boundary of the site. Stem wall construction and /retaining walls shall be utilized at the back of Lots 25 through 41 to preserve existing vegetation if the right-of-way for Kentucky Avenue is not required.

12. All lot owners shall be encouraged to participate in the Florida Yards and Neighborhoods Program. Information shall be provided in the sales office and provided to all lot purchasers.

C. Stormwater Management

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain. Modeling shall be used to determine pre- and post- development flows.
2. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Channel widening of Pearce Drain may also be utilized and credited for floodplain compensatory storage.
3. Drainage Easement and Drainage Maintenance Access Easement shall be shown on the Final Site Plan/Construction Plan submittal and dedicated through a Final Plat for existing drainage ditch along the western boundary of the project. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
4. Drainage Easement and Drainage Maintenance Access Easement shall be shown on the Final Site Plan/Construction Plan submittal and dedicated through a Final Plat for the existing drainage ditch along the northern boundary of the project. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
5. Ten-foot separation shall be provided between accessory structures (i.e. heat pumps, a/c handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.



D. Floodplain

1. Prior to Construction Drawings or Final Site Plan approval, a Conditional Letter of Map Revision (CLOMR) approved by the Federal Emergency management Agency (FEMA) shall be required.

E. Transportation

1. Prior to Final Plat approval, Circus Road shall be milled and paved with asphalt using the width of existing pavement from the southern termination of the roadway to the intersection of Tallevast Road.
2. Prior to Final Plat approval, a cross access easement for shared access to Shade Avenue shall be required indicating passage over the adjoining private street in the adjacent subdivision (The Enclave @ University Groves) to the east.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

| Standard(s) Required | Design Proposal | Compliance | | |
|--------------------------------------|--|------------|---|---|
| | | Y | N | |
| BUFFERS | | | | |
| 20' roadway buffer along Circus Road | 20' | Y | | Shown |
| 15' perimeter buffer, | 20' & 15' | Y | | Shown |
| SIDEWALKS | | | | |
| 5' internal sidewalks | 5' | Y | | Shown on both sides of internal roadways. |
| ROADS & RIGHTS-OF-WAY | | | | |
| 24-ft. paved internal roadways | 24' | Y | | Private internal roadways shown |
| 50' R/W Kentucky Avenue | 50' | Y | | Shown on plan |
| Visibility triangles | As shown | Y | | At all intersections. |
| DRAINAGE/FLOODING | | | | |
| Finished Flood Elevation | 21 inches above crown of road – 1 ft. above 100-year flood elevation | Y | | |
| ENVIRONMENTAL ISSUES | | | | |
| Exotic species removal | | Y | | To be verified with FSP |
| Wetland buffer signs | | Y | | |

| | | | | |
|--|--|----------|--|--|
| 30% Open space required or 14.63± acres | 45% or 22.03 ± acres provided | Y | | |
|--|--|----------|--|--|

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

Physical Characteristics:

The 48.76± acre site is north of University Parkway, south of Circus Road and west of University Groves mixed use development. The site is in an area designated as an Entranceway (301 and University Parkway) and subject to the requirements of LDC Section 737. Special Approval is required for projects within a designated Entranceway.

With the exception of a pole barn, most of the site is vacant. A 30-foot wide FPL easement extends along the southern boundary of the site. The Seaboard Coastline Railroad is to the west. Special Approval is required because the site is adjacent to the Pearce Drainage Canal, a perennial stream.

There is a wetland in the northeastern part of the site.

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 Kinnan Elementary School.

Compatibility:

The site borders an industrial company (American Finishing Company) to the north. There is a large pending mixed use development (University Groves) to the east. The University Groves development is approved for commercial and residential uses. Heavy manufacturing uses are to the west and northwest, across a large ditch and railroad tracks. There is some commercial zoning to the south. Farther south is a motor vehicle establishment (Granny's Motor Sports) and a single-family residence across Alabama Street.

Transitions:

The site has been zoned PDMU since 1996. Since that time, the nearby area has experienced tremendous growth in the last decade to include a mix of commercial, industrial, office, and residential uses. University Health Park, Serenata Condominiums, San Michele, and University Groves Estates are all to the east off Shade and Broadway Avenue. The University Commons DRI is further east.

Design Quality

The design shows 133-lots which are arranged so that they have frontage from internal roadways and are designed to accommodate single-family detached residences. To promote neighborhoods and achieve neighborhood unity, the residence will share the recreational amenities of the adjacent University Groves Development to the east. Staff recommends the inclusion of language in the Notice to Buyers relative to the shared recreational amenities.

Neighborhood unity is also achieved with the incorporation of wetlands and lakes.

Yards and Setbacks:

The following chart indicates minimum proposed setbacks for the project:

| Use/Type | Front | Side | Rear |
|------------------------|--------------|-------------|-------------|
| Single-family detached | 23'/15'* | 5' | 12' |
| Wetland buffer | 15' | | |
| Waterfront | 30' | | |

*A 25-foot separation is required between the garage and edge of sidewalks. Corner lots shall provide a 15-foot setback from the structure (non-garage) to the property line adjacent to the other street.

Streets, Drives, Parking and Service Areas:

The main entrance will be via Circus Road which connects Tallevast Road. The design shows each lot will have access to private internal roadways. There is an inter-neighborhood tie to the east which connects the internal street system to a private roadway in the adjacent development (The Enclave at University Groves) to the east. This connection will serve as a second means of access and will allow residents to access University Parkway via Shade and Broadway Avenue. Staff recommends a stipulation requiring a cross access easement between the two subdivisions to ensure continued shared access.

Pedestrian Systems:

The design shows five-foot wide sidewalks on both sides of the internal roadways.

Natural and Historic Features, Conservation and Preservation Areas:

There are no known historic or archaeological resources on the site. Native habitat preservation is limited to the on-site wetland and required minimum 30-foot wetland buffer.

Density:

A gross density of 2.73 dwelling units per acre and net density of 3.12 dwelling units per acre is below the maximum allowable gross (nine dwelling units per acre) and net densities (20 dwelling units per acre) for the MU FLUC.

Height:

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

Fences and Screening:

The design shows a berm and wall will be installed along the west boundary to help mitigate potential impacts from adjacent heavy manufacturing uses to the west. Staff has concerns

that the proposed 20-foot wide buffer will not adequately accommodate a berm, wall and required vegetation and will necessitate the removal of existing trees in this location. Therefore, staff recommends the installation of a wall or fence and elimination of the berm.

Signs:

Signs will be reviewed at final site plan and building permit stage.

Landscaping:

The Preliminary Site Plan indicates 20-foot and 15-foot wide buffers along the north, south and east perimeters and a 20-foot wide roadway buffer adjacent to right-of-way for Kentucky Street.

Open Space:

30% open space or 14.63± acres is required. 45% (22.03± acres) is provided.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

Policy 2.1.2.7. Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by a mix of commercial, office, industrial and residential uses.

Policy 2.2.1.21.1 Intent. The site is intended for a mix of uses. Residential development is one of the uses in the area.

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

Policy 2.2.1.21.3 Range of Potential Density/Intensity. Maximum Gross Residential Density: 9 dwelling units per acre

TRANSPORTATION

Major Transportation Facilities

The site is expected to have access onto University Parkway, a six-lane arterial roadway, via Shade Avenue, a two-lane collector, and onto Tallevast Road, a four-lane collector, via Circus Road, a two-lane local roadway.

Transportation Concurrency

Transportation Concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Analysis (TIA) to determine impacts to the segments of University Parkway and Tallevast Road near the project site, including adjacent intersections. The results of the TIA, which were reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segments are expected to operate above the level of service (LOS) "D" performance standard with project-related traffic and with no off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below).

Access

In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The project is expected to have one access onto University Parkway, via Shade Avenue, and one access onto Tallevast Road, via Circus Road. Both access points are expected to provide for full turning movements. The results of the access review, which included information provided in the approved TIA, indicated no site-related improvements will be required. Please note that an existing left-turn lane exists at both access points on University Parkway and Tallevast Road (at Shade Avenue and at Circus Road, respectively).

In addition, a westbound right-turn lane exists on University Parkway at Shade Avenue. An evaluation of these left-turn and right-turn lanes revealed that the turn lanes are of adequate length to accommodate project traffic, as well as existing traffic and other development-related traffic in the area, and no improvements (i.e., extensions) to these turn lanes are required.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

GLOS APPLIED FOR: Yes
 TRAFFIC STUDY REQ'D: Yes

| NEAREST THOROUGHFARE | LINK(S) | ADOPTED LOS | FUTURE LOS (W/PROJECT) |
|----------------------|--|-------------|------------------------|
| University Parkway | U.S.301 to Tuttle Avenue (Link #3206) | D | C |
| Tallevast Road | U.S. 301 to Lockwood Ridge Road (Link #3180) | D | C |

In summary, the results of the traffic study review identified no off-site or site-related improvements being required for this project.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, parks needs, and preliminary drainage intent have been reviewed with this Preliminary Site Plan. School capacity, potable water and waste water will be reviewed at the time of Final Site Plan/Construction Drawings.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Section 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.

Applicant Request(s):

1. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

2. Request:

Per discussions with County Staff, the applicant has agreed to mill and resurface Circus Road from the project’s entrance to Tallevast Road. The resurfacing will be based on the existing pavement width of Circus Road. The applicant requests relief from the following LDC Sections stated below:

LDC Section 722.1.2 states; “All improvements required for both proposed public and private rights-of-way shall be built in accordance with this Code, to the

Manatee County Development Standards and as required by the Planning Department in accordance with professional engineering standards. All improvements shall be installed at the expense of the developer.”

LDC Section 907.9.2.4 states; “All public streets shall be constructed in accordance with the Manatee County Public Works Standards, and shall have a minimum pavement width of twenty-four (24) feet. No curbing shall be used in calculating the required pavement width. Reductions of street pavement and right-of-way widths shall be considered by the Planning Director or Board, as applicable, for projects within the overlay districts on a case by case basis.”

Staff Analysis and Recommendation:

At present, Circus Road extends north from the boundary of this project to Tallevast Road. The roadway consists of a roadside drainage ditch which becomes deeper heading south to Pearce Drain and roadway pavement of approximate average 17-18 feet in width. The roadway itself has been paved using milling material.

The University Groves West project will utilize Circus Road as the primary means of ingress and egress from the site. There are no other public roadways which adjoin or abut the project. Circus Road has historically been the access point for this particular property.

Circus Road is claimed as a public right-of-way by the right of maintenance. The maintained right-of-way width is 30 feet. Therefore, this maintained right-of-way is not physically adequate to allow construction of a County standard 24-foot wide paved road, a 5-foot wide sidewalk, and an improved system using curb and gutter without the acquisition of additional right-of-way.

The Transportation Department has reviewed the Preliminary Site Plan application. Staff recommends Stipulation E.2, which requires the applicant to mill and pave with asphalt (using the width of the existing pavement) on Circus Road from the southern termination of the roadway to the intersection of Tallevast Road. The paving shall be compliant with Public Works standards. This would result in an improved, non-conforming road using the existing pavement width, utilizing the existing open drainage system, all within the boundaries of the current variable width right-of-way.

Additionally, the Final Site Plan and Construction Plans will be reviewed by the Public Works Department prior to approval.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Sections 722.1.2 and 907.9.2.4, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equal degree as proposed because the non-conforming roadway will be improved.

ATTACHMENTS

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

APPLICABLE COMPREHENSIVE PLAN POLICIES

The project was specifically reviewed for compliance with the following policies:

Policy: 2.1.2.1 Provide opportunities for and allow, new residential, and nonresidential development to occur at locations defined as appropriate in the Adopted Land Use Concept Resolutions and the established Mapping Methodology. (See TSD-Land Use).

Policy: 2.1.2.3 Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

Policy: 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.

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

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

Policy: 2.2.1.21

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

Policy: 2.2.1.21.1

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy: 2.2.1.21.2

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

Policy: 2.2.1.21.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

9 dwelling units per acre

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

Maximum Net Residential Density:

20 dwelling units per acre

24 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Floor Area Ratio: 1.0

2.0 inside the CRA's and UIRA.

Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses:

Large (300,000sf)

Policy: 2.2.1.21.4

Other Information:

- a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:
1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and
 2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
- b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- c) Development in each area designated with the Mixed Use category shall:
- contain the minimum percentage of at least three of the following general categories of land uses;
- 10 %Residential,
 - 10 %Commercial / Professional,
 - 10 %Light Industrial / Distribution.
 - 5 %Recreation / Open Space,
 - 3 %Public / Semi Public,
- d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County:
- (e) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Policy: 2.6.1.1

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

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

Policy: 2.6.1.2

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

Policy: 2.6.1.3

Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).

Policy: 2.6.2.2

Prohibit residential development in industrial future land use categories except for single family homes on lots of record in the IL Future Land Use Category.

Policy: 2.6.2.4

Limit residential development in areas that are subject to excessive odor to those that meet the compatibility requirements of policy 2.6.1.1.

Policy: 2.6.2.6

Allow a mix of attached and detached housing types only for development approved under the planned unit development process utilizing the mitigation techniques described in policy 2.6.1.1 or where prior planning provides for a logical transition

| | |
|-----------------|--|
| | in net residential densities between different residential unit types. |
| Policy: 2.6.2.8 | Utilize the techniques of policy 2.6.1.1, as appropriate, to mitigate noise and/or other traffic impacts for residential development adjacent to major arterials and expressways. |
| Policy: 2.6.2.9 | Require a gradual transition in density and utilize the mitigation techniques under objective 2.6.1 when siting residential development adjacent to non-residential uses. |
| Policy: 2.6.5.5 | <p>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.</p> <p>Land uses within the Watershed Overlay District shall meet additional requirements required by the Comprehensive Plan (See also Policy 2.2.2.2.5)</p> |
| Policy: 2.6.5.6 | Ensure urban infill projects are compatible to their setting and designed to contribute to the overall enhancement of the existing neighborhood. Compatibility consideration will include building massing, vertical character and setbacks within the existing urban neighborhood. Urban neighborhood projects shall preserve the street grid pattern, on street parking and sidewalks characteristic of existing urban neighborhoods. |
| Policy: 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: 2.9.1.3 | Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood. |
| Policy: 2.9.1.4 | Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1) |
| Policy: 2.9.1.5 | Promote the development of pedestrian friendly designs. |
| Policy: 2.9.1.6 | Promote the use of unifying design elements and features. |

Policy: 2.9.1.7

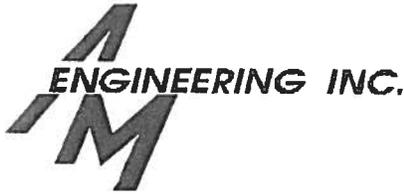
Encourage the development of community spaces, including usable open space and public access to water features.

Policy: 2.9.1.8

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

Policy: 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)



May 22, 2013

Manatee Board of County Commissioners
1112 Manatee Avenue West
Bradenton, FL 34205

**RE: University Groves West
Preliminary Site Plan
DTS Application No. 201204888
Project No. PDMU-13-03(P)**

Dear Board:

Land Development Code 907.9.2.4 states:

All public streets shall be constructed in accordance with the Manatee County Public Works Standards, and shall have a minimum pavement width of twenty-four (24) feet. No curbing shall be used in calculating the required pavement width. Reductions of street pavement and right-of-way widths shall be considered by the Planning Director or Board, as applicable, for projects within the overlay districts on a case by case basis.

On behalf of our client, Duke Investments, LLC, we respectfully request that the Board approve this letter requesting that the above referenced project be granted relief from Section 907.9.2.4. Per discussions with County Staff, we have agreed to mill and resurface Circus Road from our entrance to Tullevast Road. The resurfacing will be based on the existing pavement width of Circus Road.

Land Development Code 714.8.7 states:

When trees are removed with an approved tree removal permit, such trees shall be replaced as follows:

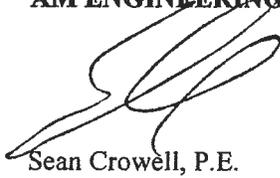
| Existing Tree Size | Required Replacement Caliper Min | Ratio Replacement Trees To Removed Trees |
|--------------------|----------------------------------|--|
| 4"-15" D.B.H. | 3" | 1:1 |
| 16"-30" D.B.H. | 5" | 2:1 |
| Over 30" D.B.H. | 7" | 3:1 |

On behalf of our client, Duke Investments, LLC, we respectfully request that the Board approve this letter requesting that the above referenced project be granted a relief from Section 714.8.7 to allow tree replacement sizes at 3" and 4" instead of 3", 5" and 7".

Should you have any questions or need additional information, please do not hesitate to call.

Respectfully,

AM ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'Sean Crowell', is written over the company name.

Sean Crowell, P.E.

Copy of Newspaper Advertising

Bradenton Herald

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 13, 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 matters:

PDPI-03-21(G)(R2) - LENA ROAD LANDFILL/SE WASTE-WATER TREATMENT PLANT (DTS #20130123)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan [Ordinance PDPI-03-21(G)(R)] to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,169.20 acres at 3333 Lena Road; located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-08-05(R) - AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR PARRISH PLANTATION DEVELOPMENT (DTS#20130150)

Request: Approval of an Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement by deleting the requirement for dedication of a Public Community Use; providing for severability, and providing for an effective date. The Amended Local Development Agreement applies to Parrish Plantation for which an amended approval is sought pursuant to pending application known as PDMU-07-07(P)(R) (264.4 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family attached residential units, commercial and office development.

Pursuant to the pending zoning request, Parrish Plantation is seeking approval for a maximum of 488 residential units with a maximum height of 35 feet and 116,100 square feet of commercial and 83,000 square feet of office.

PDMU-13-03(P) - DUKE INVESTMENTS, LLC/UNIVERSITY GROVES WEST (DTS#20120488)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 133 lots for single-family detached residences on approximately 48.76 acres located north of University Parkway, east of U.S. 301, south of Circus Road, and west of University Groves Development, Bradenton. The site is zoned PDMU (Planned Development Mixed Use); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-08-88(P)(R2) - SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALCO PROPERTIES OF MANATEE COUNTY, INC./COPEMAN DEVELOPMENT/) (DTS#20120402)

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

- Eliminate mini-warehouse facility, office use and 8-lots for single-family detached residences;
- Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and
- Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use) zoning district located on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 16th Street West at 5410 14th Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-12-18(Z)(P) - WILDCAT PARRISH, LLC/ WILDCAT PRE-SERVE (DTS#20120464)

An Ordinance of the Board of County Commissioners of

Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,346 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-02(Z)(P) - UNIVERSITY VILLAGE, LLC - UNIVERSITY VILLAGE (DTS #20130033)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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 PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
5/29/2013

Copy of Newspaper Advertising

Sarasota Herald Tribune

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MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: May 30, 2013

GENERAL NOTES:

1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:
A. THE PROPOSED PROJECT IS OWNED BY: D.R. HORTON, INC.
2. CHARACTER AND INTENDED USE STATEMENT:
THE PROPOSED USE IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
3. MAINTENANCE OF COMMON FACILITIES STATEMENT:
THE UNIVERSITY GROVES WEST HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT SYSTEM, COMMON OPEN SPACE AND THE PRIVATE ROADWAYS. MANATEE COUNTY WILL OWN AND MAINTAIN THE SEWER, FORCEMAIN AND POTABLE WATER SYSTEMS. MANATEE COUNTY WILL BE RESPONSIBLE TO MAINTAIN ANY ROADS THAT ARE DEDICATED AS PUBLIC RIGHT OF WAY.
4. EXISTING LAND USE:
VACANT
5. ZONING/PROPERTY ID:
PL ZONING: PD-MJ PFD #2031800006
FUTURE LAND USE: MJ
6. FLOOD ZONE:
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" PER FIRM MAP #120153 0344 C, REVISED JULY 15, 1992, PANEL 344 OF 530.
7. SITE COVERAGES:
A. TOTAL ACREAGE: 48.78 ACRES
PROPOSED LOT AND RIGHT-OF-WAY AREA: 28.734 ACRES (58.92%)
PROPOSED OPEN SPACE AREA: 22.034 ACRES TOTAL (45.18%)
OPEN SPACE TRACTS: 10.342 ACRES (21.19% OF OPEN SPACE)
TOTAL EX. WETLANDS: 6.148 ACRES (12.60% OF OPEN SPACE)
RETENTION TRACTS: 0.358 ACRES (0.73% OF OPEN SPACE)
GROSS DENSITY: 2.73 DWELLING UNITS PER ACRE
NET DENSITY: 1.33 UNITS/42.62± ACRES = 3.12 DWELLING UNITS PER ACRE
8. BUILDING HEIGHT REQUIREMENTS:
MAXIMUM ALLOWABLE: 35'
RESIDENCES SHALL BE SINGLE FAMILY HOMES.
9. SETBACKS:
REQUIRED:
FRONT = 25'
SIDE = 5'
REAR = 12'
A 10' SETBACK IS REQUIRED FROM THE UPLAND EDGE OF THE WETLAND BUFFER AND ADJACENT STRUCTURES.
10. CONSTRUCTION NOTES:
A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT REGULATIONS, LATEST EDITION.
B. THE PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
C. A MINIMUM OF 3 FEET OF SOG SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SWALES, BERMS AND RETENTION AREAS SHALL BE SOODED TO THE NORMAL WATER LEVEL.
D. ALL TACTILE SURFACES ON CURB CUT RAMP SHALL CONFORM TO FOOT INDEX NO. 304. +/- TRUNCATED DOMED DETECTABLE WARNING.
11. STORMWATER MANAGEMENT:
THE STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED AND MAINTAINED BY THE UNIVERSITY GROVES WEST HOMEOWNERS ASSOCIATION. THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD AND FDEP WITHIN THE BOUNDARIES OF THIS PLAN. MINOR WETLAND IMPACTS ARE ANTICIPATED WITH THIS PROJECT.
THE PROPERTY LIES WITHIN THE PEARCE CANAL DRAINAGE BASIN. STORMWATER PONDS WILL BE LOCATED WITHIN THE DEVELOPMENT TO PROVIDE BOTH TREATMENT AND ATTENUATION. WHERE APPROPRIATE, ISOLATED ON-SITE WETLANDS WILL BE USED TO PROVIDE ISOLATED WETLAND TREATMENT AND ATTENUATION. THE CALCULATED PRE-DEVELOPMENT FLOW RATE SHALL BE REDUCED 50% FOR ALL STORM WATER OUTFALL FLOW DIRECTLY OR INDIRECTLY INTO PEARCE CANAL DRAINAGE BASIN.
12. REFUSE AND RECYCLABLE NOTE:
REFUSE AND RECYCLABLES TO BE PICKED UP BY WASTE MANAGEMENT VIA CURB SIDE PICK-UP.
13. UTILITY NOTES:
A. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ON-SITE OR OFF-SITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
B. WATER SERVICE PROVIDED BY MANATEE COUNTY.
C. SANITARY SEWER SERVICE PROVIDED BY MANATEE COUNTY.
ESTIMATE OF WASTEWATER FLOW:
128 UNITS x 288 GPD/UNIT = 37,310 GPD
PHONE SERVICE TO BE PROVIDED BY VERIZON.
POWER TO BE PROVIDED BY FPL.
TV SERVICE TO BE PROVIDED BY BRIGHTHOUSE.
GAS, IF REQUESTED, TO BE PROVIDED BY TECO/PEOPLES GAS.
D. THERE ARE 2 KNOWN WELLS ON THIS SITE. ONE BETWEEN LOTS 36 & 34, TO BE REMOVED AND ONE ADJACENT TO THE WETLAND NEXT TO LOT 58, TO BE SAVED AND USED FOR IRRIGATION. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING DEPARTMENT WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
E. ANY SEPTIC TANKS LOCATED ON THIS SITE WILL BE CRUSHED AND REMOVED PRIOR TO CONSTRUCTION.
F. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
G. WATER AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH SECTION 722 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
H. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
14. STATEMENT OF SCHOOL NEEDS:
A. THE SCHOOL NEED ASSESSMENT IS TO BE DETERMINED.
15. IRRIGATION NOTES:
A. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MANATEE COUNTY DEVELOPMENT STANDARDS.
B. THE LOWEST WATER QUALITY SOURCE AVAILABLE WILL BE USED FOR IRRIGATION. RECLAIMED WATER IS NOT CURRENTLY AVAILABLE IN THIS AREA. SURFACE WATER OR WELL WATER WILL BE USED.
16. LIGHTING:
A. SUBDIVISION LIGHTING MAY BE PROVIDED FOR THE SAFETY AND SECURITY OF THE SUBDIVISION RESIDENTS AND GUESTS.
17. WETLAND PERMANENT IMPACTS:
A. TOTAL WETLAND IMPACTS: 0.00 ACRES. THERE ARE NO WETLAND IMPACTS.
18. RECREATIONAL AREA:
A. RECREATIONAL AREA IS PROVIDED FOR IN THE ADJACENT PHASE OF THE UNIVERSITY GROVES DEVELOPMENT TO THE EAST, TO BE OPENED AT UNIVERSITY GROVES.
19. DEVELOPMENT CONSTRUCTION SCHEDULE:
START SITE IMPROVEMENTS: MAY 2013
PROJECTED COMPLETION DATE: MAY 2014
20. ENTRANCEWAY:
PROJECT IS IN A DESIGNATED ENTRANCEWAY OF MANATEE COUNTY AND SHALL MEET THE REQUIREMENTS OF SECTION 737 OF THE LDC.

PRELIMINARY SITE PLAN

FOR

UNIVERSITY GROVES WEST

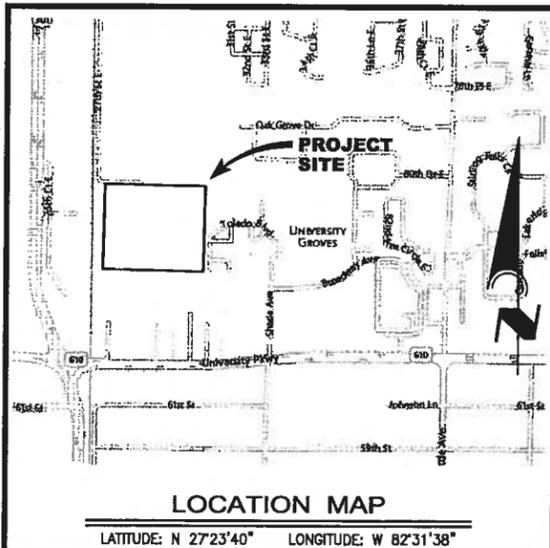
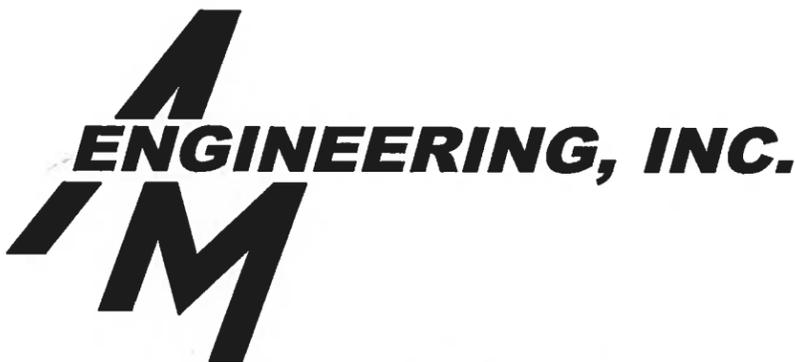
133 LOT, SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN: SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST

DEVELOPER:
D.R. HORTON, INC.
14055 RIVEREDGE DRIVE
TAMPA, FLORIDA 33637
(813) 549-1938

ENGINEER / SURVEYOR:
AM ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
(941) 377-9178
CERTIFICATE OF AUTHORIZATION No. 4334

INDEX TO DRAWINGS

| DWG. NO. | DESCRIPTION |
|----------|--|
| 1 | COVER SHEET |
| 2 | AERIAL PHOTOGRAPH |
| 3A | EXISTING CONDITIONS / DEMOLITION PLAN - N.W. |
| 3B | EXISTING CONDITIONS / DEMOLITION PLAN - N.E. |
| 3C | EXISTING CONDITIONS / DEMOLITION PLAN - S.W. |
| 3D | EXISTING CONDITIONS / DEMOLITION PLAN - S.E. |
| 4 | PRELIMINARY SITE PLAN |
| 5 | MASTER WATER AND SEWER PLAN |
| 6 | STORMWATER MANAGEMENT PLAN |
| 7 | CROSS SECTIONS |



LEGAL DESCRIPTION (AS FURNISHED)

PARCEL 1
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH WEST 1/4; AND NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; ALL LYING AND BEING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA, LESS RAILROAD RIGHT OF WAY FOR ATLANTIC COASTLINE RAILROAD RIGHT OF WAY.

LESS THE FOLLOWING DESCRIBED PROPERTY:
BEING AT A CONCRETE MONUMENT MARKING THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, THEREAS 145°21'37"W, ALONG THE NORTH LINE OF SAID S.W. 1/4, 1088.87 FEET; THEREAS S.00°47'41"W, EAST OF, AND MORE OR LESS PARALLEL TO, A DRAINAGE DITCH, 1338.35 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 32; THEREAS S.85°23'27"E, ALONG THE SOUTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4, 400.56 FEET TO THE S.E. CORNER THEREOF; THEREAS N.02°22'54"E, ALONG THE EAST LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4, 334.78 FEET TO THE S.W. CORNER OF THE NORTH 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 32; THEREAS S.87°22'54"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4, 878.25 FEET TO THE S.E. CORNER THEREOF; THEREAS N.02°21'05"E, ALONG THE EAST LINE OF THE S.W. 1/4 OF SAID SECTION 32, 1004.07 FEET TO THE P.O.B., BEING AND LYING IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 35S, RANGE 18E, MANATEE COUNTY, FLORIDA.

PARCEL 2
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS SET FORTH IN THAT CERTAIN ACCESS AGREEMENT DATED MARCH 8, 1999 BETWEEN JAMES R. SHOMER, ET AL., AND MANASARA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1096, PAGE 827 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN, SAID EASEMENT DESCRIBED AS FOLLOWS:
THE EASTERLY 50.0 FEET OF THE FOLLOWING DESCRIBED PROPERTY COMMENCING ON THE SOUTHERLY BOUNDARY LINE OF THE PROPERTY AND RUNNING PARALLEL TO THE EASTERLY BOUNDARY LINE OF THE PROPERTY TO THE NORTHERLY BOUNDARY LINE OF THE PROPERTY.

PARCEL 3A
THE NORTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LESS: RAILROAD R.O.W. ALONG THE WEST LINE THEREOF; ALSO LESS: THAT PART ALONG THE EAST LINE THEREOF LYING WITHIN AND SHOWN ON THE SUBDIVISION OF "NORTH SARASOTA", AS PER MAP OR PLAN THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS ORDERED AND ADJUDGED IN THAT CERTAIN FINAL JUDGMENT AS DESCRIBED AND RECORDED IN O.R. BOOK 1191, PAGE 2785 AND 2789 OF SAID PUBLIC RECORDS.

| BY: | DATE: | REV. # | DESCRIPTION: |
|-----|--------|--------|--|
| RWD | 3/5/13 | 1 | REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13 |
| RWD | 4/9/13 | 2 | REVISIONS PER MANATEE COUNTY COMMENTS 4/5/13 |
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| | | | |
| | | | |

SEAN R. CROWELL, P.E.
DATE _____
FLORIDA P.E. No. #58584

Approval Type: PRELIMINARY SITE PLAN Project Name: UNIVERSITY GROVES WEST

Approved: _____ Date _____ File Number _____

Project Planner (PD) _____

Project Engineer (PD) _____

Concurrency (PD) _____

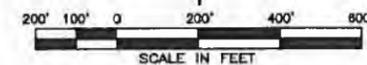
Environmental Planning (PD) _____

Environmental Health _____

Fire District _____

Owner / Agent _____

11/20/13 12:26pm © V.M. Engineering, Inc. All Rights Reserved. Project: University Groves West, Manatee County, Florida. Site: 133 Lot, University Groves West.



SARASOTA COUNTY
FLORIDA

| SECTION | TWP. | RANGE |
|---------|------|-------|
| 32 | 35 S | 18 E |

| REVISIONS | | |
|-----------|------|-------------|
| BY | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |

ENGINEERING, INC
8540 CONSUMER COURT
SARASOTA, FL 34240
ED #4334
PHONE: (841) 377-9178

UNIVERSITY GROVES WEST
SCALE: 1"=200'
DATE: 12/11/12
CLIENT: D.R. HORTON, INC.
DESC: AERIAL PHOTOGRAPH

OWNER BY: RWD
JOB FILE: PFDC10AER
JOB NO: PFDC-0010
DRAWING NO: 2

(P.I.D.#2031100007)
 S FIVE SEIGMON, INC.
 ZONING: LM & A-1

APPROX VAI- LOCATION
 EXIST. 12" PVC WATERMAIN

APPROXIMATE LOCATION
 EXIST. 2" PVC FORCEMAIN

APPROXIMATE LOCATION
 EXIST. 8" PVC WATERMAIN

CIRCUS ROAD

S 89°21'15"E 1589.04'(C)

(P.I.D.#2008511409)
 SHARP PROPERTIES, INC.
 ZONING: IIM

S.89°21'44"
 15.14'(M)
 S.01°09'17"W
 19.99'(V)

TRACT A

APPROXIMATE LOCATION
 EXIST. 2" PVC FORCEMAIN

UTILITY EASEMENT AGREEMENT
 (O.R.B. 1596, PAGE 849)

(P.I.D.#2008511309)
 SHARP PROPERTIES, INC.
 ZONING: HM

LOT 6

(P.I.D.#2008511209)
 LUX-ART SILKS
 INTERNATIONAL, INC.
 ZONING: IIM

K OF COMMERCE
 30K 40. PAGE 54
 ZONING: HM
 LOT 4

-ROAD

TREES TO BE REMOVED THIS SHEET 38
 TREES TO BE SAVED THIS SHEET 269

SUBJECT PROPERTY

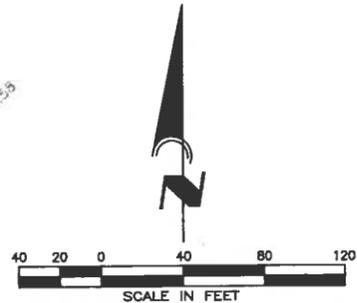
PARCEL 1

(2,124,104.51 SQUARE FEET OR 48.763 ACRES MORE OR LESS)

(P.I.D.#2031600006)
 D.R. HORTON, INC.
 ZONING: PD-MU

MATCHLINE SEE SHEET 3B

MATCHLINE SEE SHEET 3C



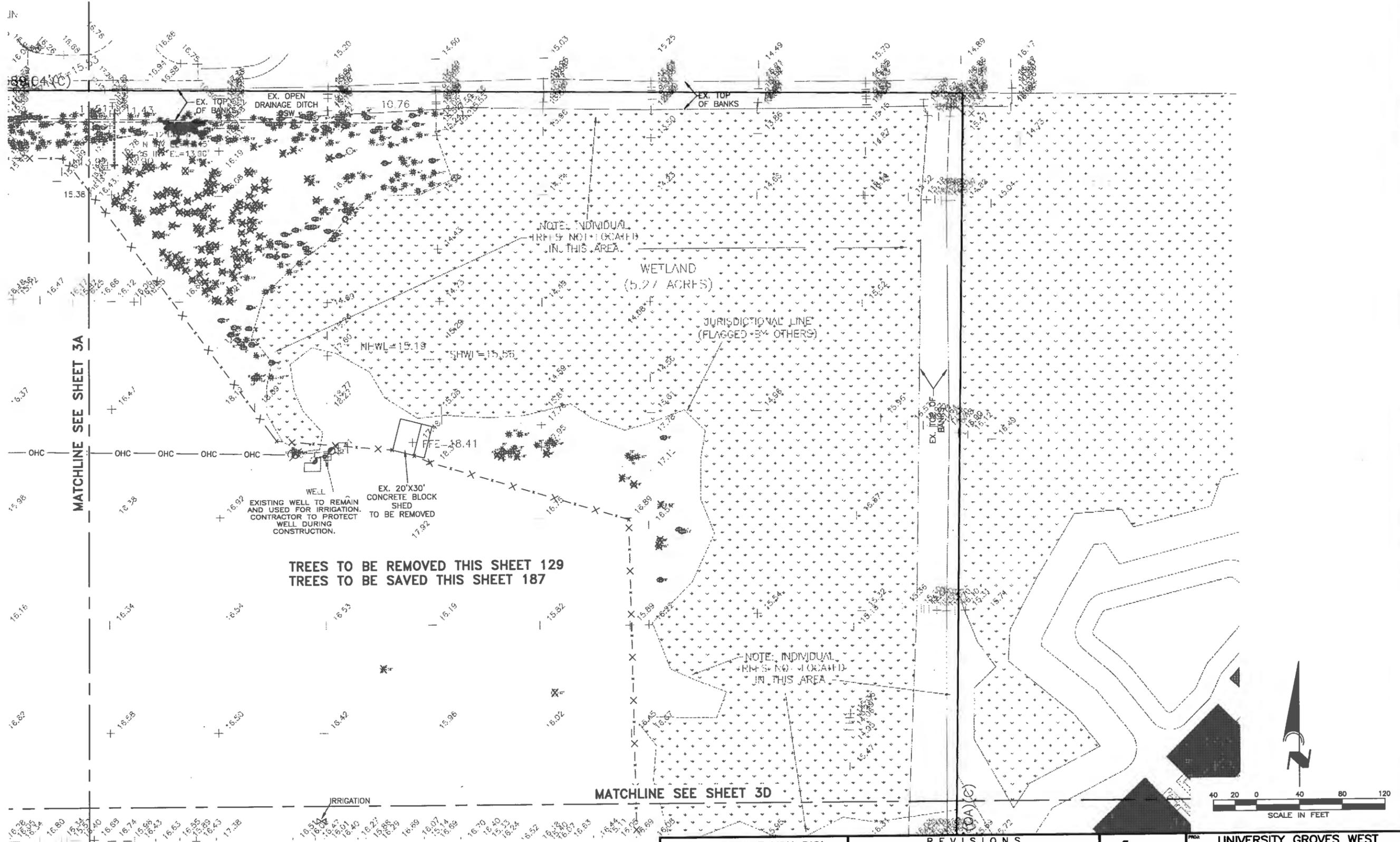
CALL BEFORE YOU DIG!
 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

| REVISIONS | | |
|-----------|--------|--|
| BY | DATE | DESCRIPTION |
| RWD | 3/5/13 | REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13 |
| | | |
| | | |

ENGINEERING, INC.
 1340 CONSUMER COURT
 SARASOTA, FL 34240
 SB #4334
 PHONE: (941) 377-9178

PROJECT: UNIVERSITY GROVES WEST
 SCALE: 1"=40'
 DATE: 12/11/12
 CLIENT: D.R. HORTON, INC.
 DESIG: EXISTING CONDITIONS / DEMOLITION PLAN - N.W.
 DRAWN BY: RWD
 CHECKED BY: PFDC-0010
 DATE: 3A

(P.I.D. #2031'00007)
 STEVE SOLOMON, INC.
 ZONING: LM & A-1



CALL BEFORE YOU DIG!
 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770

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| REVISIONS | |
|-----------|---|
| BY | DESCRIPTION |
| RWD | 3/5/13 REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13 |
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| | |

ENGINEERING, INC.
 530 CONSUMER COURT
 SHILOH, FL 34400
 EB #4334
 PHONE: (813) 377-9178

| UNIVERSITY GROVES WEST | |
|--|-------------------------------|
| SCALE: | APPROVED BY: |
| 1"=40' | SEAN R. CROWELL, PE |
| DATE: 12/11/12 | FLORIDA CERTIFICATE NO. 58204 |
| CLEAR: D.R. HORTON, INC. | PROJECT NO. PFDC-0010 |
| DATE: EXISTING CONDITIONS / DEMOLITION PLAN - N.E. | DATE: 3B |

MATCHLINE SEE SHEET 3B

IRRIGATION

S.00°46'16"W. 1339.32' (OA) (C)

MATCHLINE SEE SHEET 3C

EXCAVATED AREA (HOLDING WATER)

DEPRESSED AREA

TREES TO BE REMOVED THIS SHEET 194
TREES TO BE SAVED THIS SHEET 136

10" CMP
N INV. EL.=13.48'
S INV. EL.=12.83'

CMP SILTED

W. 1581.81' (OA) (C)

T COMPANY EASEMENT
OK 980, PAGE 3533)

EXISTING OPEN DRAINAGE DITCH OSW

EXISTING NORTH TOP OF BANK

36" CMP (1.7'x4.1')
W INV. EL.=12.58'
S INV. EL.=13.06'

(P.L.D.#2038900005)
TED & JOY THOMSON
ZONING: LM

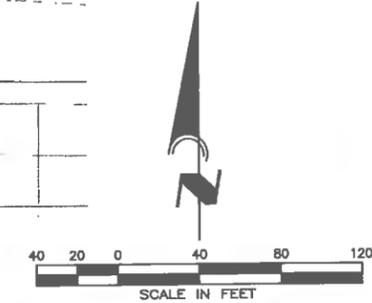
BLOCK 11

36" RCP
N INV. EL.=11.76'
S INV. EL.=11.85'

(P.L.D.#2038700007)
THOMAS WILLIAMS
ZONING: LM

BLOCK 10

NORTH SARASOTA



CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770

THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

| REVISIONS | |
|-----------|---|
| BY | DESCRIPTION |
| RWD | 3/5/13 REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13 |

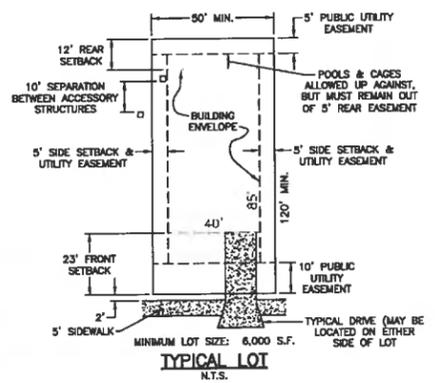
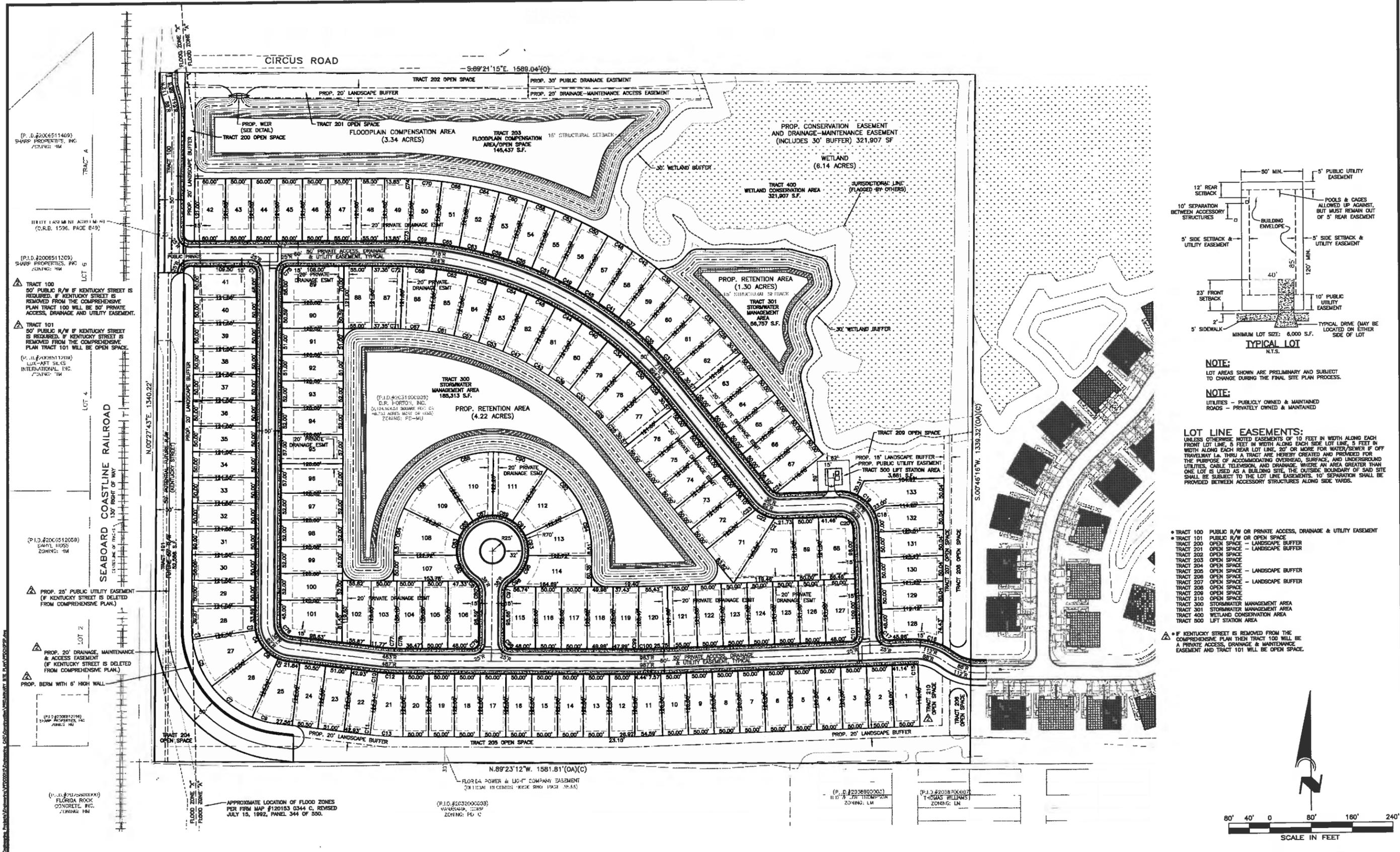
ENGINEERING, INC.
 6340 CONSUMER COURT
 SARASOTA, FL 34240
 EB #4334
 PHONE: (941) 377-9176

UNIVERSITY GROVES WEST

SCALE: 1"=40'
 DATE: 12/11/12
 CLIENT: D.R. HORTON, INC.
 DESC: EXISTING CONDITIONS / DEMOLITION PLAN - S.E.

APPROVED BY: SEAN R. CROWELL, PE
 FLORIDA CERTIFICATE NO. 58584

DRAWN BY: RWD
 CHECKED BY: PFDC10EXC
 JOB NO.: PFDC-0010
 DATE: 12/11/12



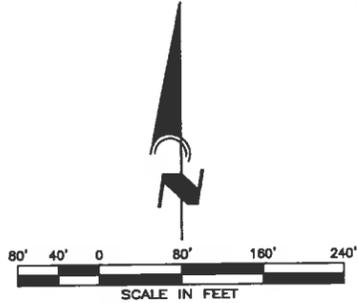
NOTE:
LOT AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL SITE PLAN PROCESS.

NOTE:
UTILITIES - PUBLICLY OWNED & MAINTAINED
ROADS - PRIVATELY OWNED & MAINTAINED

LOT LINE EASEMENTS:
UNLESS OTHERWISE NOTED EASEMENTS OF 10 FEET IN WIDTH ALONG EACH FRONT LOT LINE, 5 FEET IN WIDTH ALONG EACH SIDE LOT LINE, 5 FEET IN WIDTH ALONG EACH REAR LOT LINE, 20' OR MORE FOR WATER/SEWER IF OFF TRAVELWAY L.A. THRU A TRACT ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES, CABLE TELEVISION, AND DRAINAGE, WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS, 10' SEPARATION SHALL BE PROVIDED BETWEEN ACCESSORY STRUCTURES ALONG SIDE YARDS.

- TRACT 100 PUBLIC R/W OR PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- TRACT 101 PUBLIC R/W OR OPEN SPACE
- TRACT 200 OPEN SPACE - LANDSCAPE BUFFER
- TRACT 201 OPEN SPACE - LANDSCAPE BUFFER
- TRACT 202 OPEN SPACE
- TRACT 203 OPEN SPACE
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- TRACT 333 OPEN SPACE

• IF KENTUCKY STREET IS REMOVED FROM THE COMPREHENSIVE PLAN THEN TRACT 100 WILL BE A PRIVATE ACCESS, DRAINAGE & MAINTENANCE EASEMENT AND TRACT 101 WILL BE OPEN SPACE.



(P.D.#2006511469)
SHARP PROPERTIES, INC.
ZONING: RM

(P.D.#2006511309)
SHARP PROPERTIES, INC.
ZONING: RM

(P.D.#2006511210)
LUX-ART SLAS
INTERNATIONAL, INC.
ZONING: RM

(P.D.#2006512050)
DANIEL HUSS
ZONING: RM

(P.D.#2006512199)
SHARP PROPERTIES, INC.
ZONING: RM

(P.D.#2006512000)
FLORIDA ROCK
CONCRETE, INC.
ZONING: RM

APPROXIMATE LOCATION OF FLOOD ZONES
PER FIRM MAP #120163 0344-C, REVISED
JULY 15, 1992, PANEL 344 OF 350.

(P.D.#20032000003)
MANASSA, CORP.
ZONING: PL-C

(P.D.#20032000003)
1117 S.W. THOMPSON
ZONING: LM

(P.D.#20032000007)
TODDAS WILLIAMS
ZONING: LN

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770

THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

| BY | DATE | DESCRIPTION |
|-----|--------|--|
| RWD | 3/5/13 | REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13 |
| RWD | 4/9/13 | REVISIONS PER MANATEE COUNTY COMMENTS 4/5/13 |

REVISIONS

ENGINEERING, INC.
1540 OSWEGO COURT
SARASOTA, FL 34240
ED #4334

PHONE: (941) 377-9178

UNIVERSITY GROVES WEST

SCALE: 1"=80'

DATE: 12/11/12

CLIENT: D.R. HORTON, INC.

DESIGN: PRELIMINARY SITE PLAN

APPROVED BY: SEAN R. CROWELL, PE
FLORIDA CERTIFICATE NO. 58584

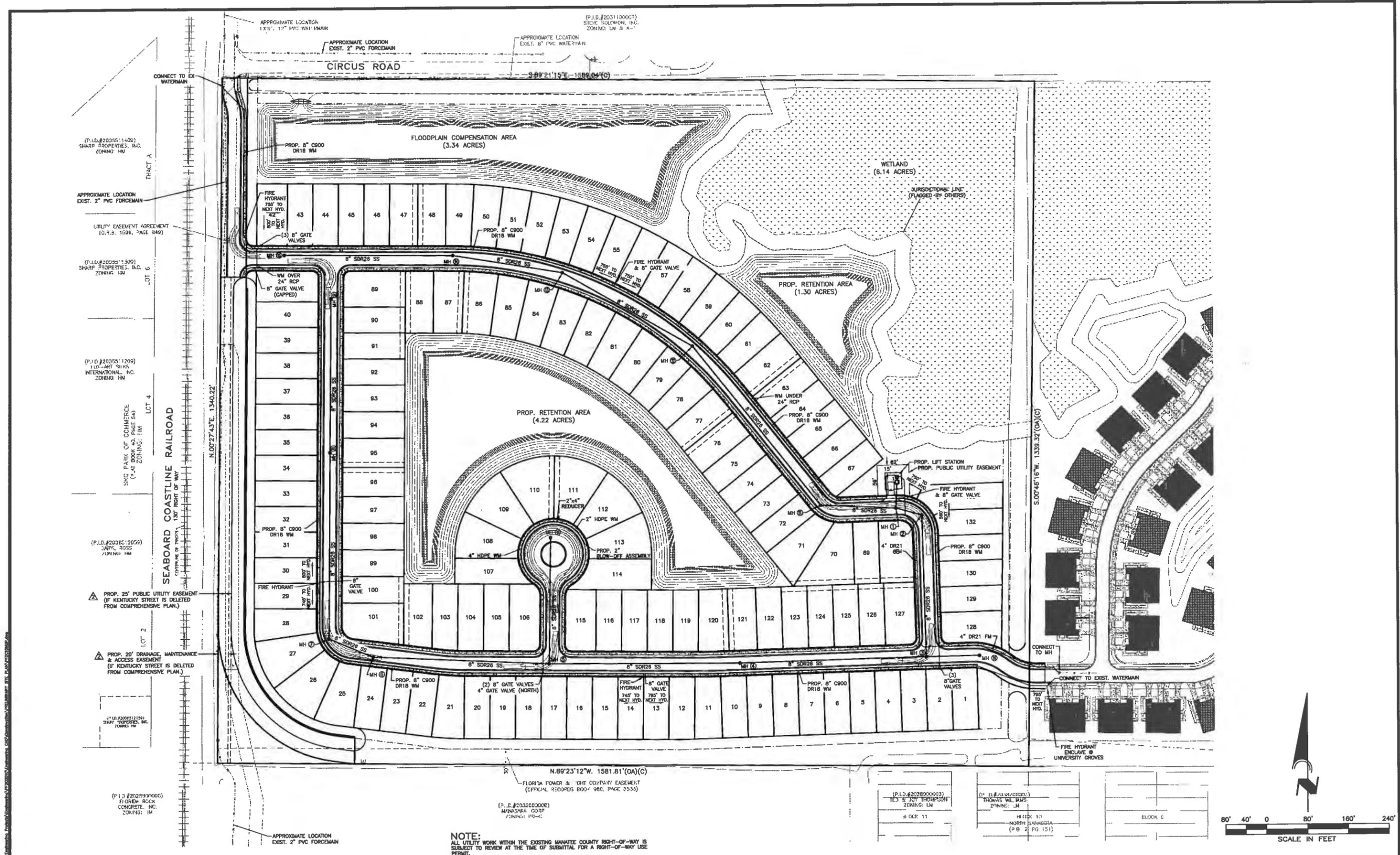
DRAWN BY: PFD/10PSP

CHECKED BY: PFD/0010

DATE: 12/11/12

SCALE: 1"=80'

PROJECT NO.: 4



NOTE:
 ALL UTILITY WORK WITHIN THE EXISTING MANATEE COUNTY RIGHT-OF-WAY IS SUBJECT TO REVIEW AT THE TIME OF SUBMITTAL FOR A RIGHT-OF-WAY USE PERMIT.

LOT LINE EASEMENTS:
 UNLESS OTHERWISE NOTED EASEMENTS OF 10 FEET IN WIDTH ALONG EACH FRONT LOT LINE, 5 FEET IN WIDTH ALONG EACH SIDE LOT LINE, 5 FEET IN WIDTH ALONG EACH REAR LOT LINE, 20' OR MORE FOR WATER/SEWER IF OFF TRAILWAY L.A. THRU A TRACT ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES, CABLE TELEVISION, AND DRAINAGE WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE. THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS. 10' SEPARATION SHALL BE PROVIDED BETWEEN ACCESSORY STRUCTURES ALONG SIDE YARDS.

CALL BEFORE YOU DIG!
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 1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

| REVISIONS | | |
|-----------|--------|--|
| BY | DATE | DESCRIPTION |
| RWD | 3/5/13 | REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13 |
| RWD | 4/9/13 | REVISIONS PER MANATEE COUNTY COMMENTS 4/5/13 |

ENGINEERING, INC.
 6340 CONGER COURT
 SARASOTA, FL 34240
 ED #4334
 PHONE: (941) 377-9178

| UNIVERSITY GROVES WEST | | | |
|------------------------|---------------------|----------|-------------------|
| SCALE: | APPROVED BY: | DATE: | CLIENT: |
| 1"=80' | SEAN R. CROWELL, PE | 12/11/12 | D.R. HORTON, INC. |
| DRAWN BY: | PROJECT NO.: | DATE: | CLIENT: |
| RWD | PFDC-0010 | | PFDC-0010 |
| | | | 5 |

(P.L.D.#201100007)
STEVE SULLIVAN, INC.
ZONING: LM & A-1

CIRCUS ROAD

S.99°21'15"E, 1589.04'(0)

PROP. 30' PUBLIC DRAINAGE EASEMENT

PROP. 20' DRAINAGE-MAINTENANCE ACCESS EASEMENT

PROP. 20' LANDSCAPE BUFFER

FLOODPLAIN COMPENSATION AREA

30' WETLAND BUFFER

STORMWATER MANAGEMENT POND

STORMWATER MANAGEMENT POND

PROP. 15' LANDSCAPE BUFFER

SEABOARD COASTLINE RAILROAD
130' RIGHT OF WAY

N.00°27'43"E, 1340.22'

S.00°48'16"W, 1338.32'(0A)(C)

N.89°23'12"W, 1581.81'(0A)(C)

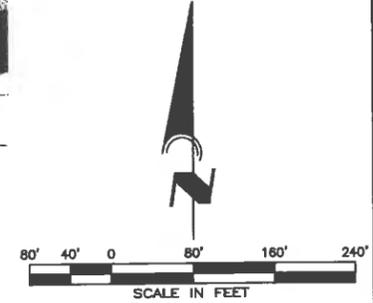
FLORIDA POWER & LIGHT COMPANY EASEMENT
(11.1.10 IN ZONING BOOK VIII, PAGE 10.3.2)

(P.L.D.#200200008)
MANASSA, FLORIDA
ZONING: PD-C

(P.L.D.#200900003)
T.D. & D.V. IEROMONACHOS
ZONING: LM
BLOCK 11

(P.L.D.#200800007)
THOMAS WILLIAMS
ZONING: LM
BLOCK 10
NORTH SARASOTA
(P. 2, PG. 15')

BLOCK 9



(P.L.D.#2006511409)
SHARP PROPERTIES, INC.
ZONING: FM

100 FT. 145 MIN. ROAD R/W
(O.R.B. 1535, PAGE 349)

(P.L.D.#2006511309)
SHARP PROPERTIES, INC.
ZONING: FM

(P.L.D.#2006113094)
LUX-ART SLIKS
INTERNATIONAL, INC.
ZONING: FM

SEO. PEAKS OF COMMERCIAL
(PLAN 9000, 43, PAGE 84)
ZONING: FM

(P.L.D.#2000512008)
DART PROPERTIES
ZONING: FM

(P.L.D.#200811007)
DART PROPERTIES, INC.
ZONING: FM

(P.L.D.#2002500030)
FLORIDA ROCK
CONCRETE, INC.
ZONING: HV

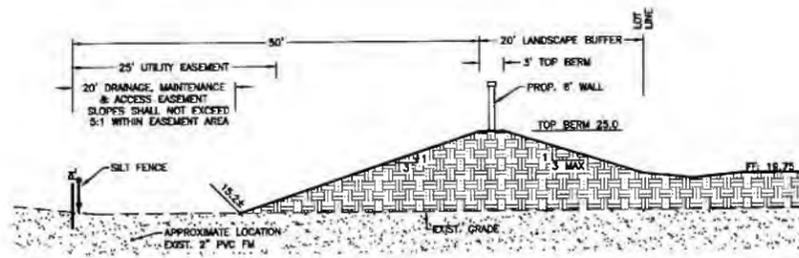
CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

| REVISIONS | |
|-----------|---|
| BY | DATE DESCRIPTION |
| RWD | 3/5/13 REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13 |
| RWD | 4/9/13 REVISIONS PER MANATEE COUNTY COMMENTS 4/5/13 |

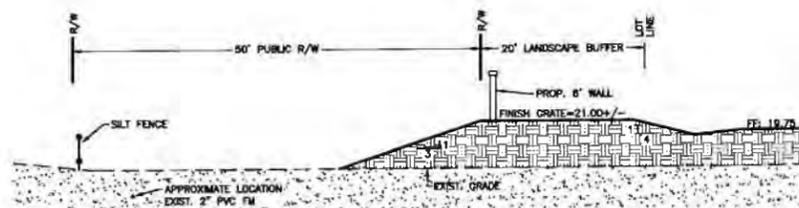
ENGINEERING, INC.
8140 CONSUMER COURT
SARASOTA, FL 34240
ED #4334
PHONE: (941) 377-9178

PROJECT: UNIVERSITY GROVES WEST
SCALE: 1"=80'
DATE: 12/11/12
CLIENT: D.R. HORTON, INC.
DESIGN: STORMWATER MANAGEMENT PLAN

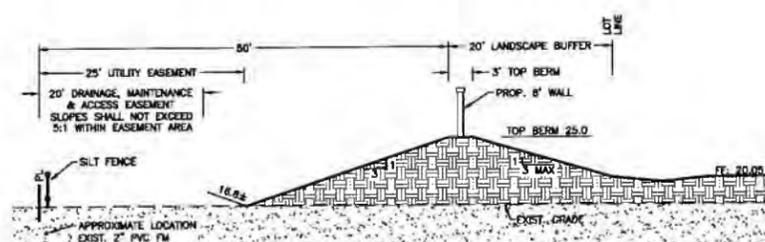
APPROVED BY: SEAN R. CROWELL, PE
FLORIDA CERTIFICATE NO: 58584
DRAWN BY: RWD
CHK FILE: PFDC10SMP
JOB NO: PFDC-0010
DRGN. NO: 6



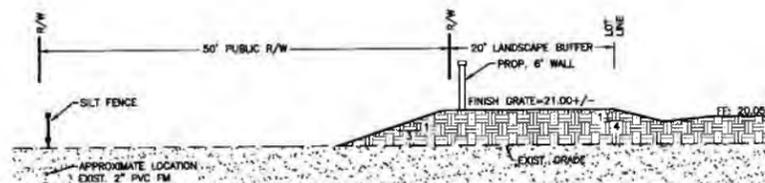
△ (A) **CROSS SECTION AT LOT 37**
(WITHOUT KENTUCKY ST. 50' R/W)
 SCALE: 1"=10'



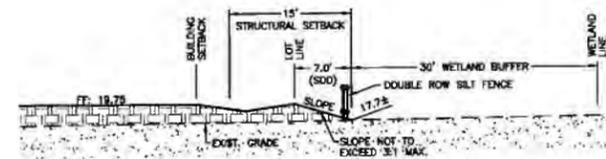
△ (A) **CROSS SECTION AT LOT 37**
(WITH KENTUCKY ST. 50' R/W)
 SCALE: 1"=10'



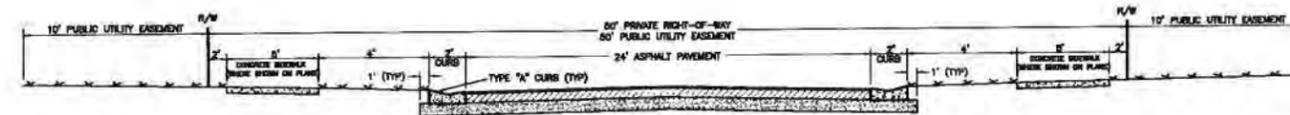
△ (B) **CROSS SECTION AT LOT 28**
(WITHOUT KENTUCKY ST. 50' R/W)
 SCALE: 1"=10'



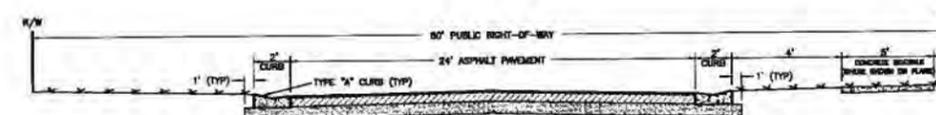
△ (B) **CROSS SECTION AT LOT 28**
(WITH KENTUCKY ST. 50' R/W)
 SCALE: 1"=10'



△ (C) **CROSS SECTION AT LOT 58**
 SCALE: 1"=10'



50' PRIVATE RIGHT-OF-WAY - TYPICAL CROSS SECTION
 (NOT TO SCALE)



△ **50' PUBLIC RIGHT-OF-WAY - TYPICAL CROSS SECTION**
 (NOT TO SCALE)

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REVISIONS

| BY | DATE | DESCRIPTION |
|-----|--------|--|
| RWD | 3/5/13 | REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13 |
| RWD | 4/9/13 | REVISIONS PER MANATEE COUNTY COMMENTS 4/5/13 |

ENGINEERING, INC.
 8340 CONSUMER COURT
 SARASOTA, FL 34240
 ES #4334

PHONE: (813) 377-9178

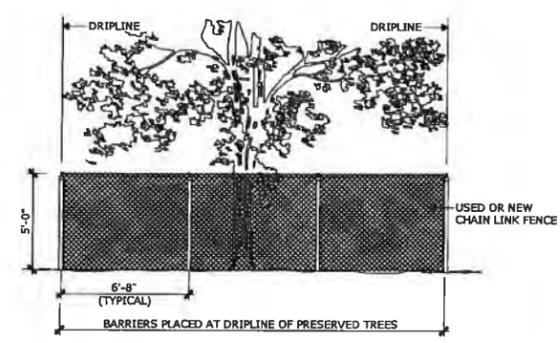
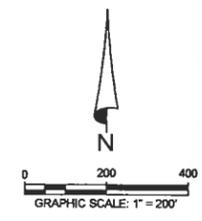
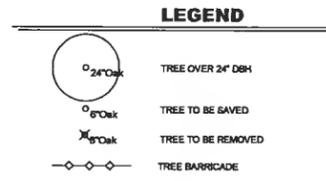
| UNIVERSITY GROVES WEST | |
|---------------------------|-------------------|
| SCALE: 1"=80' | APPROVED BY: RWD |
| DATE: 12/11/12 | DATE: 12/11/12 |
| CLIENT: D.R. HORTON, INC. | JOB NO: PFD0-0010 |
| DESIGN: CROSS SECTIONS | DRAWING NO: 7 |

| TREE REMOVAL CHART | | | | | |
|--------------------|--------------------------------------|---|---------------|-------------------|--------------------------|
| Existing Tree Size | Required Replacement Caliper Minimum | Ratio of Replacement Trees to Removed Trees | Trees Removed | Replacement Trees | Total Replacement Inches |
| 4"-15" D.B.H. | 3" | 1:1 | 276 | 276 | 828 |
| 16"-30" D.B.H. | 4** | 2:1 | 58 | 116 | 464 |
| Over 30" D.B.H. | 4** | 3:1 | 3 | 9 | 36 |
| Totals | | | 337 | 401 | 1328 |

* PER COUNTY DISCUSSION REPLACEMENT TREES SHALL LIMITED TO 4" CALIPER TREES

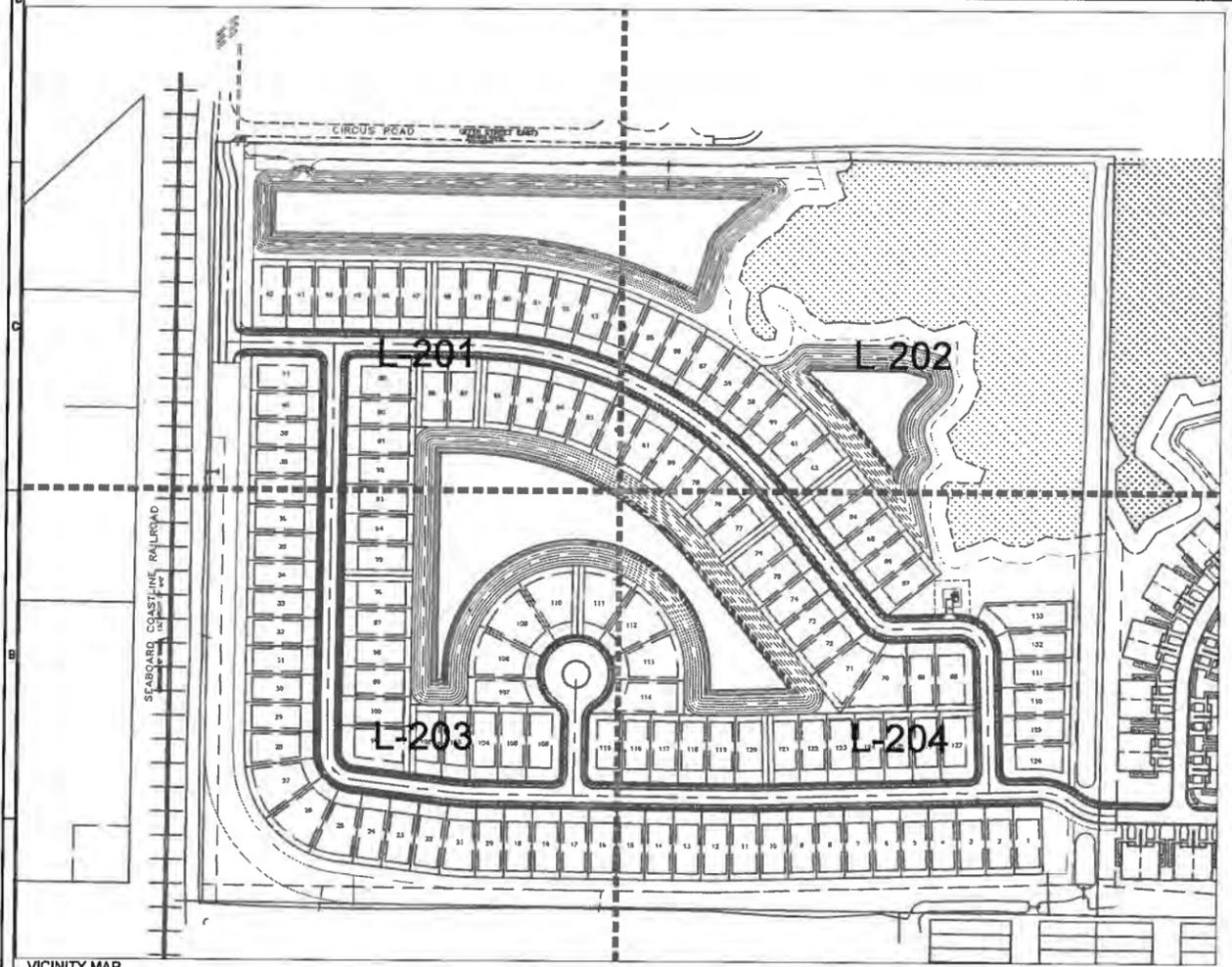
| MANATEE COUNTY L.D.R. SECTION 737 ENTRANCEWAYS REQUIREMENTS | |
|--|--------|
| TREE PROTECTION: 75% OF ALL TREES EXCEEDING 24" DBH MUST BE RETAINED | |
| TOTAL # TREES EXCEEDING 24" DBH | 34 |
| TOTAL # TREES EXCEEDING 24" DBH RETAINED | 15 |
| % TREES EXCEEDING 24" RETAINED | 44.12% |

| Tree Data | |
|--|------|
| Total Number of Trees on site over 4" in DBH (including Sabal Palms) | 1388 |
| Number of Trees removed from the site (including Sabal Palms) | 630 |
| Preserved Trees, Not including ones in Wetlands and Wetland Buffers | 672 |
| Total Number of Tree located on Proposed Single Family Lots | NA |



NOTE:
NATURAL RESOURCES DIVISION
TO APPROVE BARRICADE
INSTALLATION PRIOR TO SITE
CLEARING

TREE BARRICADE DETAIL
NOT TO SCALE



VICINITY MAP

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Landscape Architecture Certificate of Authorization No. LC16000403

444-B Blocksway Pkwy.
Tampa, Florida 33610
Office: 813-253-5111
Fax: 813-464-7629

www.HeidtDesign.com

UNIVERSITY GROVE
TREE REMOVAL PLAN
DR HORTON

PREPARED FOR:

| DATE | DESCRIPTION |
|------------------------------------|------------------|
| 1-7-2012 <td>REVIEW SUBMITTAL</td> | REVIEW SUBMITTAL |
| 1-7-2012 <td>DATE</td> | DATE |

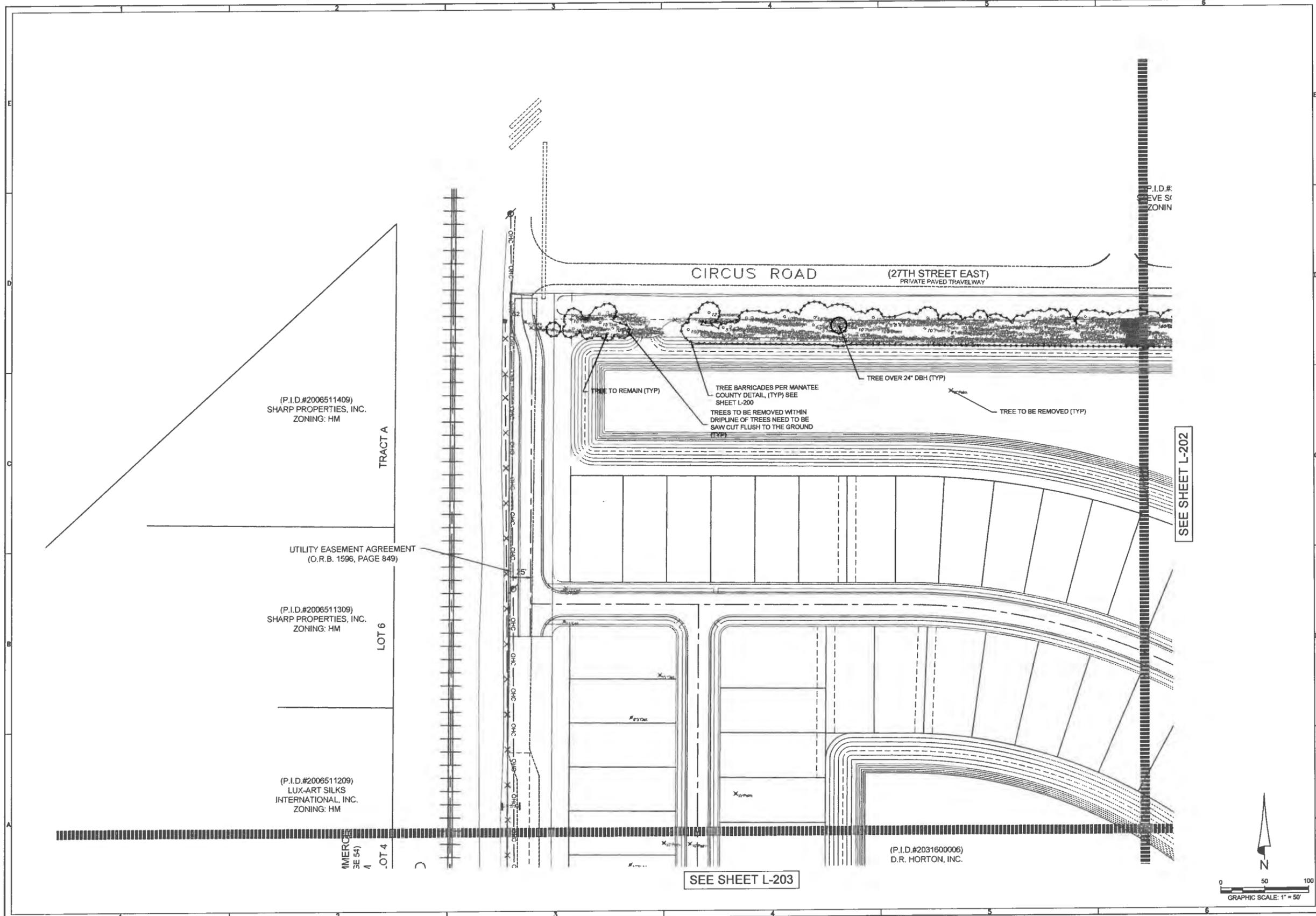
PROJECT NO.: DRH UG 1002
FILE: L-200
DESIGN BY: STEELE
DRAWN BY: STEELE

REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001858

L-200

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ZONING: HM

UTILITY EASEMENT AGREEMENT
(O.R.B. 1596, PAGE 849)

(P.I.D.#2006511309)
SHARP PROPERTIES, INC.
ZONING: HM

(P.I.D.#2006511209)
LUX-ART SILKS
INTERNATIONAL, INC.
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(P.I.D.#2031600006)
D.R. HORTON, INC.

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UNIVERSITY GROVE
TREE REMOVAL PLAN

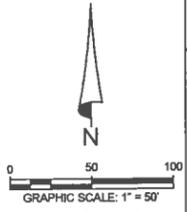
PREPARED FOR: DR. HORTON

| NO. | DATE | REVISION | DESCRIPTION |
|-----|----------|------------------|-------------|
| 1 | 1-7-2012 | REVIEW SUBMITTAL | |

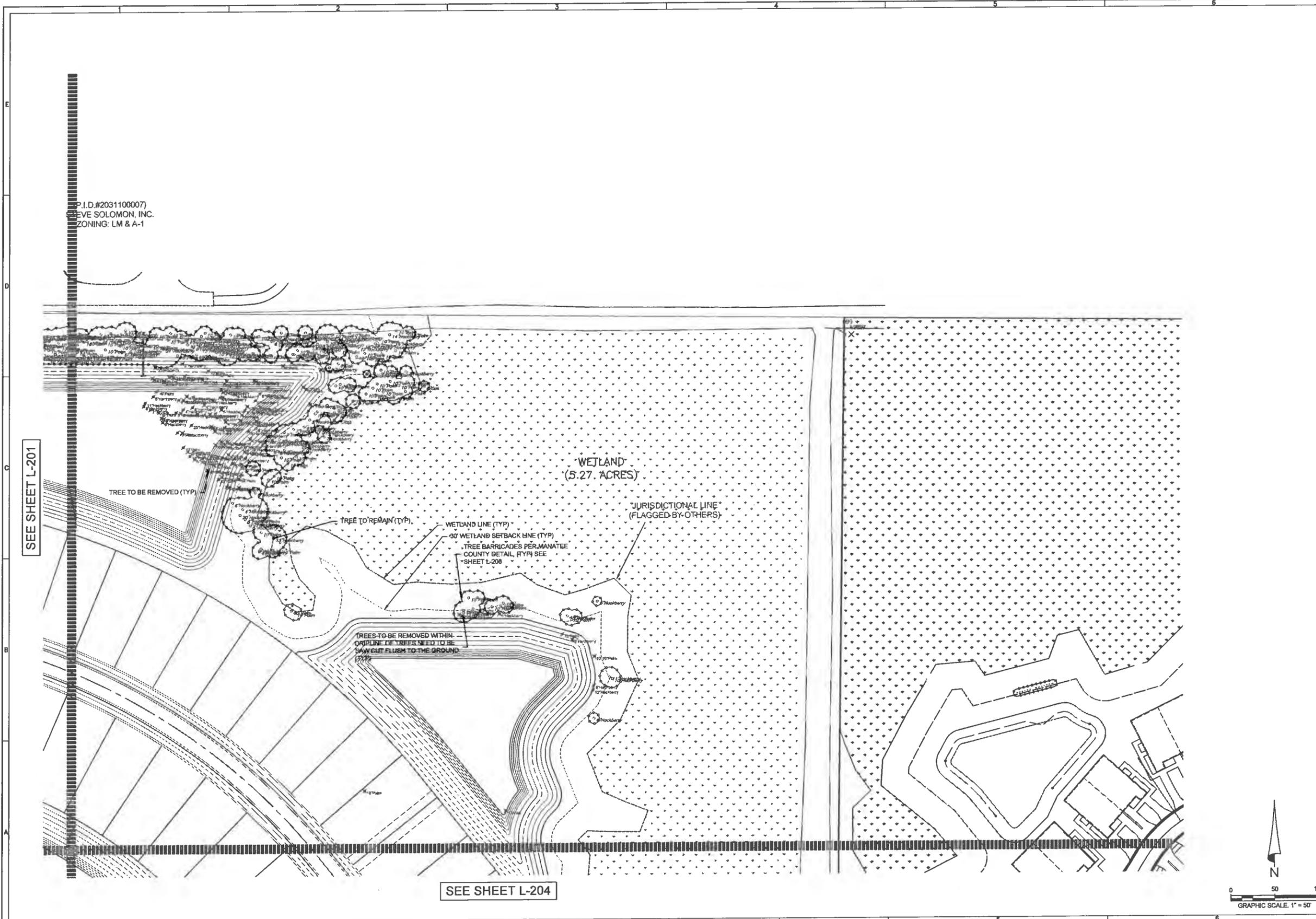
PROJECT NO: DRH US 1002
FILE: L-201
DESIGN BY: STEELE
DRAWN BY: STEELE

REGISTERED LANDSCAPE ARCHITECT
SCOTT E. ANDREASEN
DATE: _____
REGISTRATION NO. 0001658

L-201



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| | |
|-------------------|-----------|
| UNIVERSITY GROVE | |
| TREE REMOVAL PLAN | |
| PREPARED FOR: | DR HORTON |

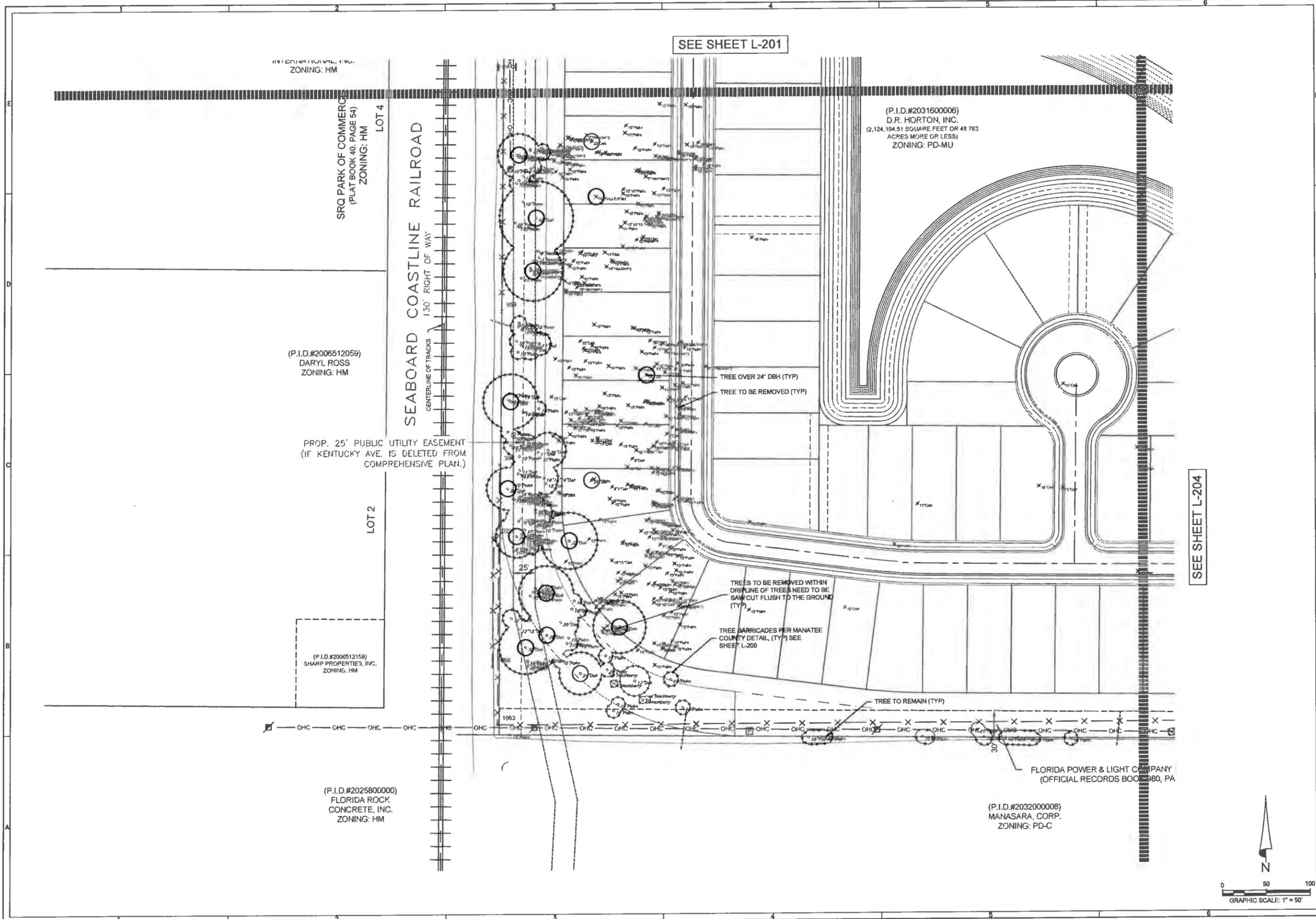
| NO. | DATE | REVISION | DESCRIPTION |
|-----|----------|------------------|-------------|
| 1 | 1-7-2012 | REVIEW SUBMITTAL | |

PROJECT NO.: DRH UG 1002
 FILE: L-201
 DESIGN BY: STEELE
 DRAWN BY: STEELE

REGISTERED LANDSCAPE ARCHITECT
SCOTT E. ANDREASEN
 DATE:
 REGISTRATION NO. 0001658

L-202

UNIVERSITY GROVE, UNIVERSITY GROVE WORKING FILE PLAN AND WETLAND PLANNING PERMIT PLANS CA0001-2011-DWG-L-202 2011-06-08 2:28 PM KEVIN STEELE



SEE SHEET L-201

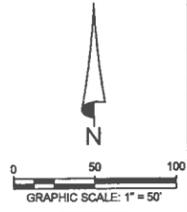
SEE SHEET L-204

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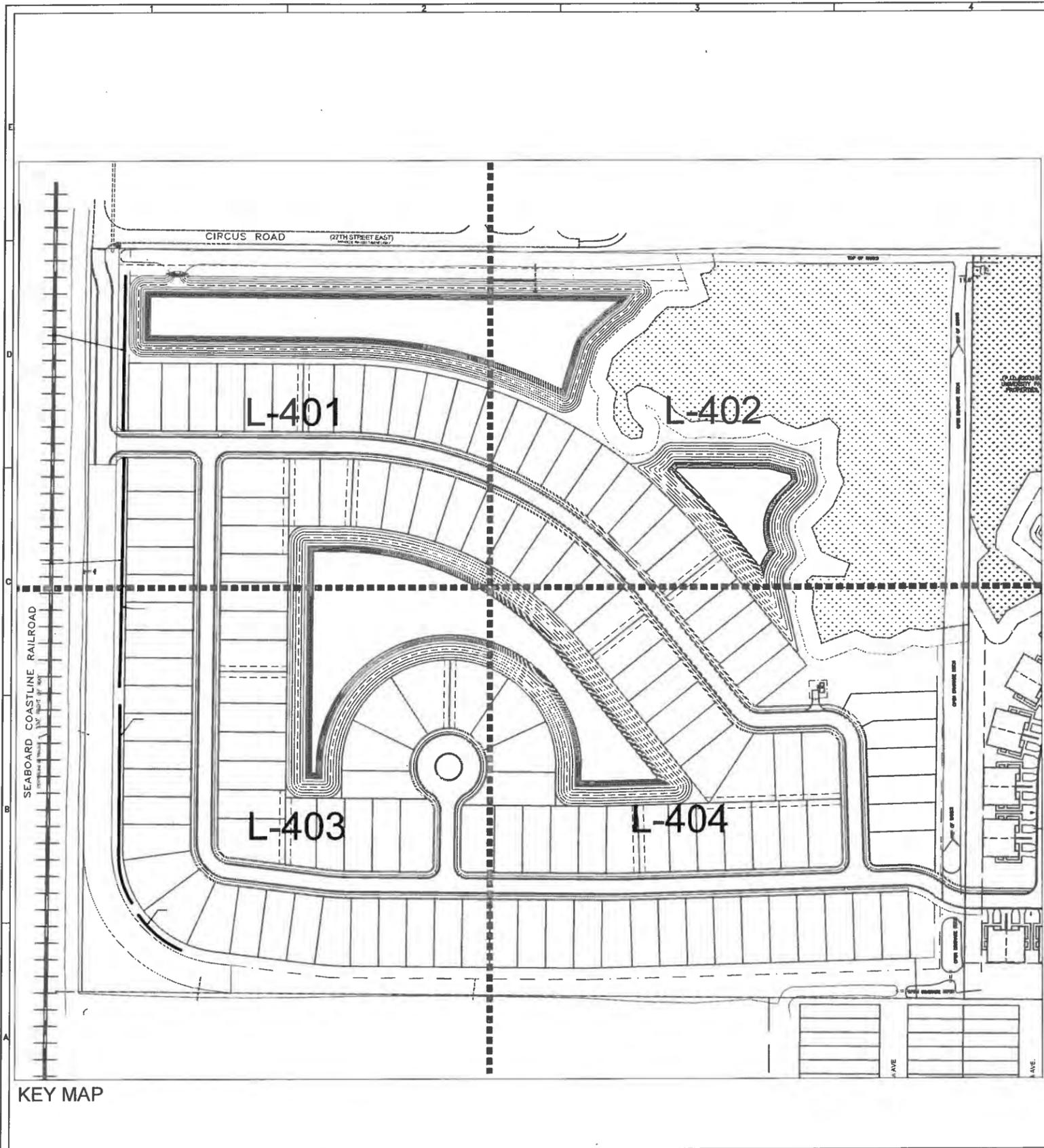
UNIVERSITY GROVE
 TREE REMOVAL PLAN
 DR HORTON
 PREPARED FOR:

| DATE | DESCRIPTION |
|----------|------------------|
| 1-7-2012 | REVIEW SUBMITTAL |

PROJECT NO: DRH UG 1002
 FILE: L-201
 DESIGN BY: STEELE
 DRAWN BY: STEELE
 REGISTERED LANDSCAPE ARCHITECT
 SCOTT E. ANDREASEN
 DATE: 1-7-2012
 REGISTRATION NO. 0001656
L-203



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TREE TABULATIONS

| TOTAL TREES PROPOSED | | | |
|-----------------------|------------|-------|------------|
| # of Trees | Type | Cal." | Total DBH" |
| 218 | CANOPY | 4 | 872 |
| 21 | ORNAMENTAL | 3 | 63 |
| 27 | CONIFER | 4 | 108 |
| 160 | POND | 4 | 640 |
| TOTAL INCHES PROPOSED | | | 1683 |

TREES REQUIRED BY CODE:
FOR 133 LOTS, 8 CORNER LOTS, 141 STREET TREES ARE REQUIRED @ 2.5" cal. =352.5"cal.
82 TREES ARE REQUIRED 2.5" cal. =205"cal.

TOTAL INCHES REQUIRED BY CODE: 355"cal.

TOTAL REQUIRED REPLACEMENT INCHES: 1,328"cal.

TOTAL TREE REQUIRED INCHES: 1,683"cal.
TOTAL INCHES PROVIDED: 1,683"cal.

CONCEPT PLANT SCHEDULE

| | | |
|---|--|--|
| ○ | <p>CANOPY TREE Liquidambar styraciflua / American Sweet Gum Magnolia grandiflora 'Bracken Brown Beauty' / Bracken's Brown Beauty Southern Magnolia Platanus occidentalis / American Sycamore Ulmus alata / Winged Elm</p> | <p>218 4" Caliper, 12-14' HT x 5-6' SPR, Native, Drought Tolerant</p> |
| ☆ | <p>ORNAMENTAL TREE Ilex cassine / Dahoon Holly Lagerstroemia x 'Muskogete' / Lavender Crape Myrtle Multi-Trunk Magnolia grandiflora 'Main Street' / Main Street Southern Magnolia</p> | <p>21 3" Caliper, 10-12' HT x 4-5' SPR, Drought Tolerant</p> |
| ⚙ | <p>CONIFER TREE Pinus elliotii 'Densa' / Slash Pine Pinus palustris / Longleaf Pine Pinus taeda / Loblolly Pine</p> | <p>27 4" Caliper, 12-14' HT x 5-6' SPR, Native, Drought Tolerant</p> |
| ○ | <p>POND TREE Acer rubrum / Red Maple Magnolia virginiana / Sweet Bay Taxodium distichum / Bald Cypress</p> | <p>160 4" Caliper, 12-14' HT x 5-6' SPR, Native, Drought Tolerant</p> |
| ○ | <p>HEDGE SHRUB Myrsine fragrans / Simpson's Stopper Viburnum obovatum / Walter's Viburnum Viburnum obovatum 'Wihlacoche' / Wihlacoche Walter's Viburnum</p> | <p>306 3 Gallon, 24" HT x 15" SPR, Native, Drought Tolerant, Be able to reach 3' HT in 2 Years</p> |

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UNIVERSITY GROVE
LANDSCAPE COVER

DR HORTON

PREPARED FOR:

| NO. | REVISION PER COUNTY COMMENTS | REVIEW SUBMITTAL | DATE | DESCRIPTION |
|-----|------------------------------|------------------|------|-------------|
| | | | | |
| | | | | |

| NO. | REVISION PER COUNTY COMMENTS | REVIEW SUBMITTAL | DATE | DESCRIPTION |
|-----|------------------------------|------------------|------|-------------|
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| 2 | | | | |

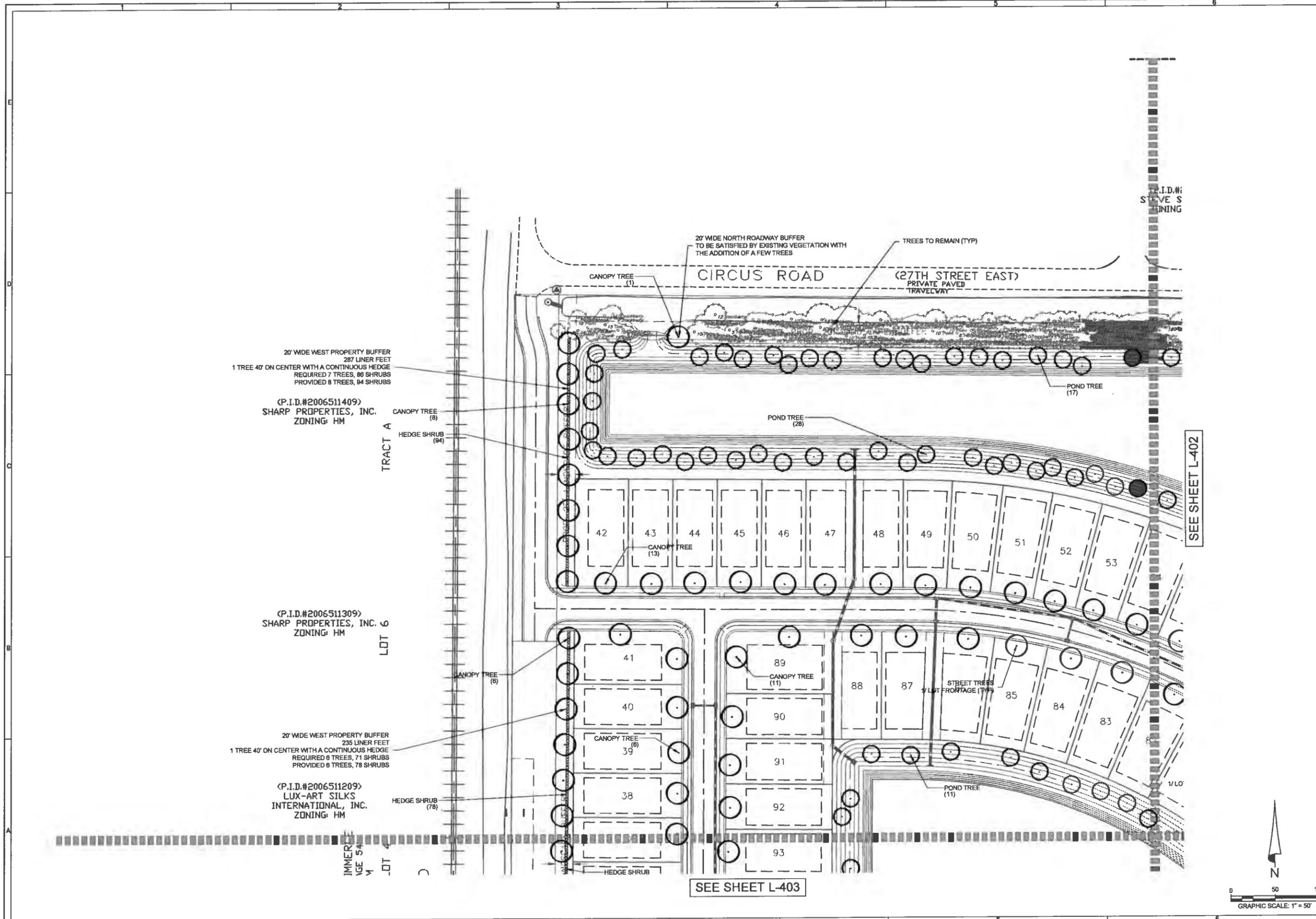
PROJECT NO: DRH UG 1002
FILE: L-400
DESIGN BY: STEELE
DRAWN BY: STEELE

REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE: _____
REGISTRATION NO. 0001858

L-400

UNIVERSITY GROVE LANDSCAPE COVER PLAN (SCALE) DRH UG 1002 28 SEP 2014 2:28 PM KEVIN STEELE



20' WIDE WEST PROPERTY BUFFER
287 LINER FEET
1 TREE 40' ON CENTER WITH A CONTINUOUS HEDGE
REQUIRED 7 TREES, 88 SHRUBS
PROVIDED 8 TREES, 94 SHRUBS

(P.I.D.#2006511409)
SHARP PROPERTIES, INC.
ZONING: HM

(P.I.D.#2006511309)
SHARP PROPERTIES, INC.
ZONING: HM

20' WIDE WEST PROPERTY BUFFER
235 LINER FEET
1 TREE 40' ON CENTER WITH A CONTINUOUS HEDGE
REQUIRED 6 TREES, 71 SHRUBS
PROVIDED 6 TREES, 78 SHRUBS

(P.I.D.#2006511209)
LUX-ART SILKS
INTERNATIONAL, INC.
ZONING: HM

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Fax: 813-464-7629
www.HeidtDesign.com

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Landscape Architecture Certificate of Authorization No. LC2600005

UNIVERSITY GROVE
LANDSCAPE PLAN

DR. HORTON

PREPARED FOR

| DATE | DESCRIPTION |
|----------|-----------------------------|
| 3-4-2013 | REVISED PER COUNTY COMMENTS |
| 1-7-2012 | REVIEW SUBMITTAL |
| 1 | DATE DESCRIPTION |

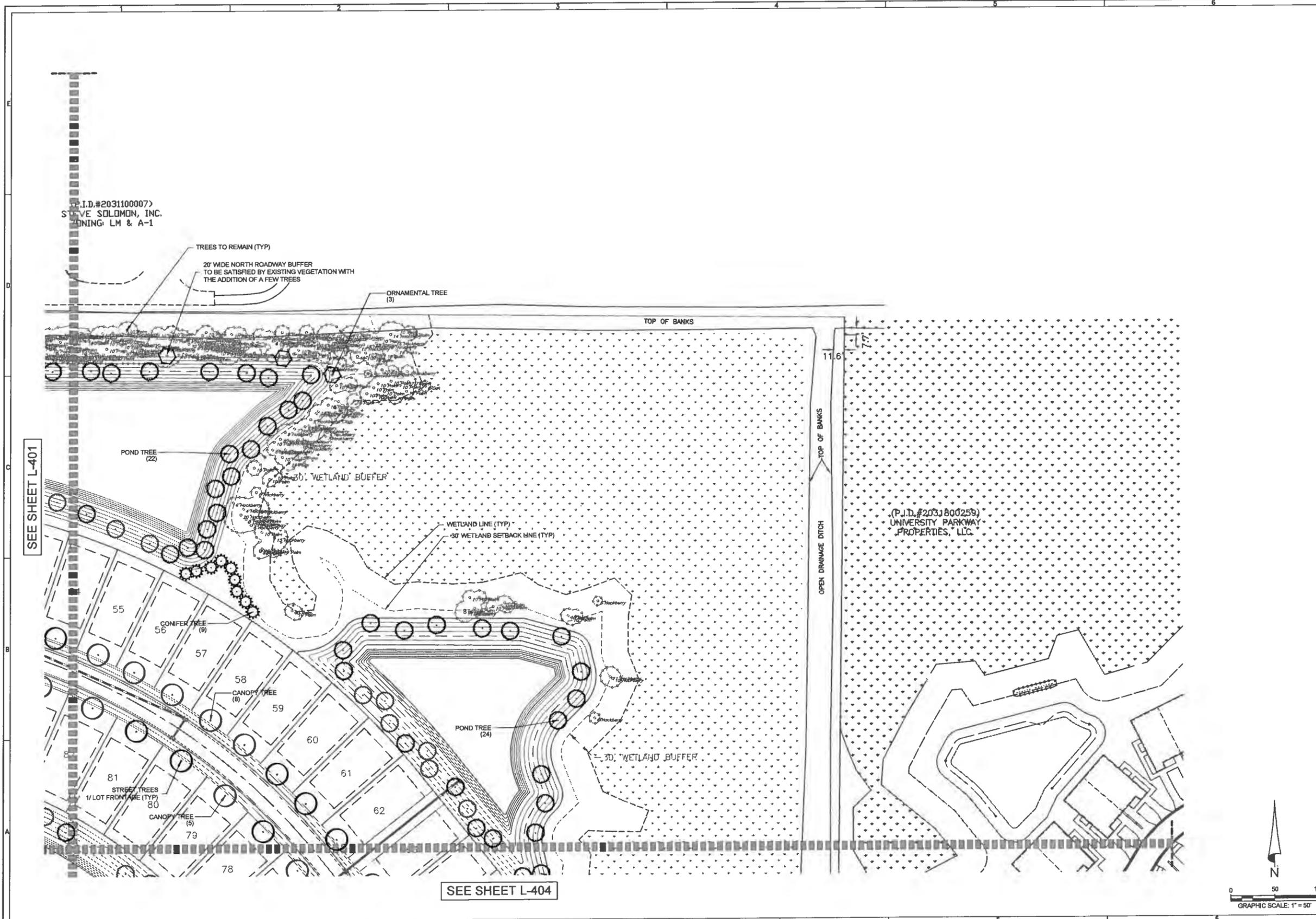
PROJECT NO.: DRH UG 1002
FILE: L-401
DESIGN BY: STEELE
DRAWN BY: STEELE

REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE: _____
REGISTRATION NO. 0001658

L-401

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 STEVE SOLOMON, INC.
 ZONING: LM & A-1

TREES TO REMAIN (TYP)
 20' WIDE NORTH ROADWAY BUFFER
 TO BE SATISFIED BY EXISTING VEGETATION WITH
 THE ADDITION OF A FEW TREES

ORNAMENTAL TREE
 (3)

POND TREE
 (22)

WETLAND LINE (TYP)
 30' WETLAND SETBACK LINE (TYP)

CONIFER TREE
 (9)

CANOPY TREE
 (8)

CANOPY TREE
 (8)

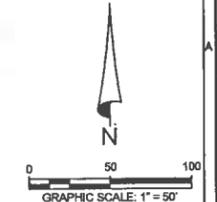
POND TREE
 (24)

STREET TREES
 1/LOT FRONTAGE (TYP)
 80

(P.I.D.#2031800259)
 UNIVERSITY PARKWAY
 PROPERTIES, LLC

SEE SHEET L-404

SEE SHEET L-401



HEIDT DESIGN
 Chief Engineer: Scott E. Andreasen
 Landscape Architect: Dr. Horton
 Ecological Services - Landscape Architecture
 Engineering Business Certificate of Authorization No. 28782
 Landscape Architect Certificate of Authorization No. LC2600009
 2015-B Rockledge Pkwy.
 Tampa, Florida 33610
 Office: 813-253-5311
 Fax: 813-464-7629
 www.HeidtDesign.com

UNIVERSITY GROVE
LANDSCAPE PLAN

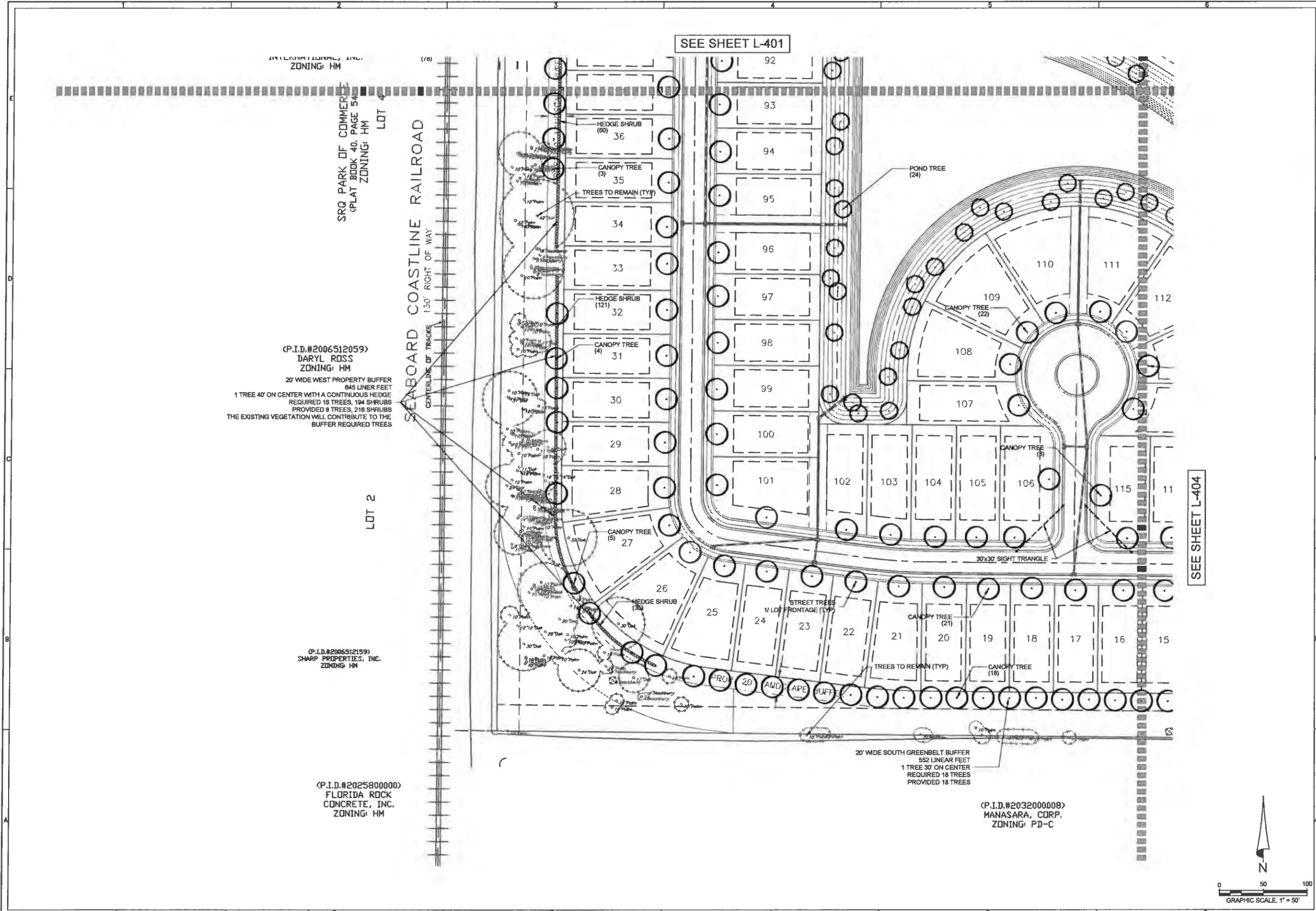
PREPARED FOR:
DR HORTON

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------------------|
| 1 | 1-7-2012 | REVIEW SUBMITTAL |
| 2 | 3-4-2013 | REVIEW PER COUNTY COMMENTS |

PROJECT NO.: DRH UG 1002
 FILE: L-401
 DESIGN BY: STEELE
 DRAWN BY: STEELE

REGISTERED LANDSCAPE ARCHITECT
SCOTT E. ANDREASEN
 DATE: _____
 REGISTRATION NO. 0001658

L-402



INTERNATIONAL, INC.
ZONING: HM

SRQ PARK OF COMMERCE
(PLAT BOOK 40, PAGE 54)
ZONING: HM

LOT 2

(P.I.D.#2006512059)
DARYL ROSS
ZONING: HM

20' WIDE WEST PROPERTY BUFFER
645 LINEAR FEET
1 TREE 40' ON CENTER WITH A CONTINUOUS HEDGE
REQUIRED 18 TREES, 194 SHRUBS
PROVIDED 8 TREES, 218 SHRUBS
THE EXISTING VEGETATION WILL CONTRIBUTE TO THE
BUFFER REQUIRED TREES

SEABOARD COASTLINE RAILROAD
130' RIGHT OF WAY
CENTERLINE OF TRACKS

(P.I.D.#2006512159)
SHARP PROPERTIES, INC.
ZONING: HM

(P.I.D.#2025800000)
FLORIDA ROCK
CONCRETE, INC.
ZONING: HM

SEE SHEET L-401

SEE SHEET L-404

20' WIDE SOUTH GREENBELT BUFFER
552 LINEAR FEET
1 TREE 30' ON CENTER
REQUIRED 18 TREES
PROVIDED 18 TREES

(P.I.D.#2032000008)
MANASARA, CORP.
ZONING: PD-C

HEIDT DESIGN
Civil Engineering - Planning & GIS
Landscape Architecture
Ecological Services - Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
Landscape Architect Certificate of Authorization No. LC26000005

1006-B Backwoods Pkwy
Tampa, Florida 33610
Office: 813-255-1311
Fax: 813-464-7629
www.heidtDesign.com

UNIVERSITY GROVE
LANDSCAPE PLAN

DR HORTON

PREPARED FOR:

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 1 | 1-7-2012 | REVIEW SUBMITTAL |
| 2 | 3-8-2013 | REVISED PER COUNTY COMMENTS |

PROJECT NO: DRH UG 1002
FILE: L-401
DESIGN BY: STEELE
DRAWN BY: STEELE

REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE: _____
REGISTRATION NO. 0001658

L-403

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REQUIRED BUFFERS

Per LDC 715.3.2 (Figure 715.C - Option B)

| BUFFER | PROPOSED USE | ABUTTING USE OR ZONING | REQUIRED BUFFER | PROPOSED WIDTH | LENGTH | LENGTH ADJUSTED TO ACCOUNT FOR EXISTING VEGETATION | CANOPY TREES REQ. / PROVIDED | SHRUBS REQ. / PROVIDED |
|--------|---------------------------|---------------------------|-----------------|----------------|------------|--|------------------------------|------------------------|
| NORTH | SINGLE FAMILY RESIDENTIAL | INDUSTRIAL | 20' SCREENING | 20' | 956 L.F. | 37 L.F. | 2.5 PER 100 FT. / 1 | 33 PER 100 FT. / 0 |
| WEST | SINGLE FAMILY RESIDENTIAL | INDUSTRIAL | 20' SCREENING | 20' | 1,221 L.F. | 1,062 L.F. | 2.5 PER 100 FT. / 22 | 33 PER 100 FT. / 388 |
| SOUTH | SINGLE FAMILY RESIDENTIAL | SINGLE FAMILY RESIDENTIAL | 20' GREENBELT | 20' | 1,349 L.F. | 1,381 L.F. | 1 PER 30 FT. / 42 | N/A |
| EAST | SINGLE FAMILY RESIDENTIAL | SINGLE FAMILY RESIDENTIAL | 10' GREENBELT | 10' | 494 L.F. | 237 L.F. | 1 PER 30 FT. / 8 | N/A |

TOTAL BUFFER TREES 73

NO PROPOSED VEHICULAR USE AREAS WITHIN THIS PLAN.

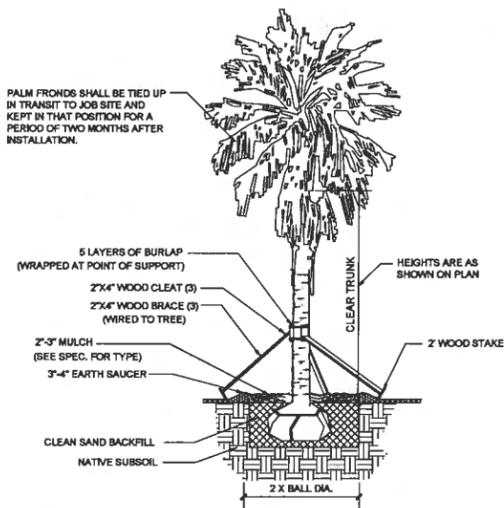
REQUIRED STREET TREES

Per LDC 715.3.2 (Figure 715.C - Option B)

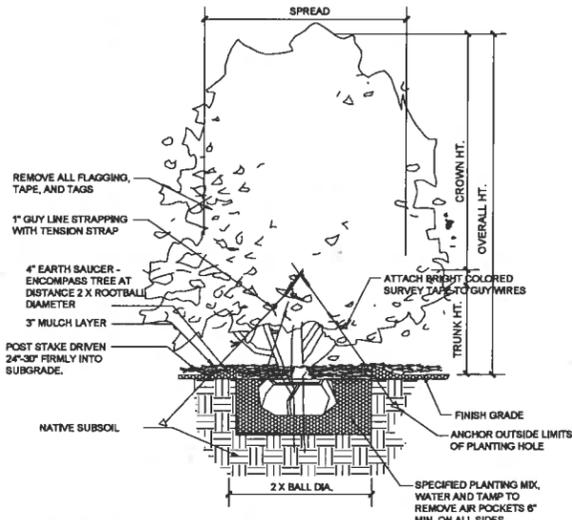
| REQ. SPACING | PROPOSED # OF LOTS | STREET TREES REQ. / PROVIDED |
|-------------------------------------|---------------------------|------------------------------|
| 1 PER LOT FRONTAGE 2 FOR CORNER LOT | 133 + 8 CORNER LOTS = 141 | 141 / 141 |

PERMIT LANDSCAPE NOTES

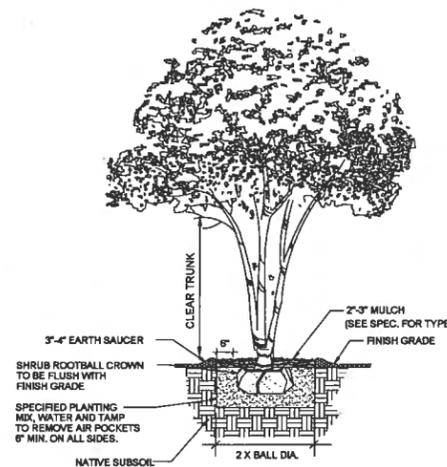
- ALL PLANT MATERIAL USED TO MEET THE REQUIREMENTS OF THIS PLAN SHALL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 AS DEFINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPT. OF AGRICULTURE" OR BETTER.
- ALL PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH STANDARD HORTICULTURAL METHODS AND STANDARDS.
- A 3" LAYER OF SPECIFIED MULCH SHALL BE APPLIED TO ALL PLANTING AREAS WITH TREES, SHRUBS, GROUND COVER, AND VINES.
- TREES SHALL NOT BE LOCATED WHERE THEY WILL OBSTRUCT SAFETY LIGHTING WITHIN PARKING AREAS. TREE SIZE AT INSTALLATION AND AT MATURITY SHALL BE CONSIDERED.
- TREES SHALL NOT BE LOCATED TO OBSTRUCT CLEAR SIGHT LINES AS DEFINED BY MANATEE COUNTY LDC 713.5 VISIBILITY TRIANGLES.
- TREES AND SHRUBS SHALL NOT BE PLANTED IN AN AREA THAT WILL OBSTRUCT POSITIVE WATER FLOW THROUGH DRAINAGE SWALES OR EASEMENTS.
- ALL PROPOSED PLANTING AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED TO PROVIDE 100% COVERAGE.
- IRRIGATION SYSTEM SHALL USE THE LOWEST WATER QUALITY AVAILABLE WHICH SHALL BE IDENTIFIED ON THE FINAL SITE PLAN. USE OF MANATEE COUNTY PUBLIC POTABLE WATER SUPPLY SHALL BE PROHIBITED.
- IRRIGATION SYSTEM TO INCLUDE A WATER CONSERVATION RAIN SENSOR.
- NO MORE THAN 40% OF ALL REQUIRED TREES MAY BE PALM TREES. WHEN USED, (2) PALM TREE GROUPINGS SHALL ACCOUNT FOR (1) CANOPY TREE.
- RESIDENTIAL STREET TREES SHALL BE PLANTED 1 PER 50 LOT OF FRONTAGE. TREES SHALL BE PLANTED WITHIN 25' OF THE RIGHT OF WAY. PALMS MAY BE USED TO MEET THIS REQUIREMENT IF THEY ARE PLANTED IN GROUPS OF 2. TWO PALM TREES SHALL BE USED TO EQUAL 1 REQUIRED RESIDENTIAL STREET TREE. NO MORE THAN 25% OF PROPOSED RESIDENTIAL STREET TREES MAY BE PALMS.
- PLANTINGS SHALL CONSIST OF 30% MINIMUM NATIVE SPECIES.
- CANOPY TREES SHALL BE A MINIMUM OF 10' HT., 2.5" CAL. AND 4' SPREAD AT INSTALL.
- UNDERSTORY TREES SHALL BE A MINIMUM OF 6' HT. AND 1.5" CAL. AT INSTALL.
- PALM TREES SHALL BE 15' OVERALL HEIGHT (10' C.T.) AT INSTALLATION.
- SHRUB MATERIAL SHALL BE 3 GALLON MATERIAL AND 24" HT. MIN. AT INSTALLATION.
- SHRUBS PLANTED IN ROADWAY BUFFERS SHALL REACH A HT. OF 3' WITHIN 2 YEARS.
- SHRUBS PLANTED IN SCREENING BUFFERS SHALL REACH A HT. OF 6' WITHIN 3 YEARS.
- REQUIRED PLANTINGS THAT ARE REMOVED OR DIE SHALL BE REPLACED IN 30 DAYS.
- REQUIRED LANDSCAPING SHALL BE MAINTAINED AND PRUNED IN A MANNER THAT PRESERVES ITS NATURAL SHAPE AND GROWTH CHARACTERISTICS.
- THIS PLAN IS FOR THE PURPOSE OF REVIEW BY MANATEE COUNTY, AND SERVES PERMITTING PURPOSES.
- NO REFERENCE TO ENGINEERING OR EXISTING SITE CONDITIONS SHOULD BE MADE FROM THIS PLAN, FOR LANDSCAPE REFERENCE ONLY.



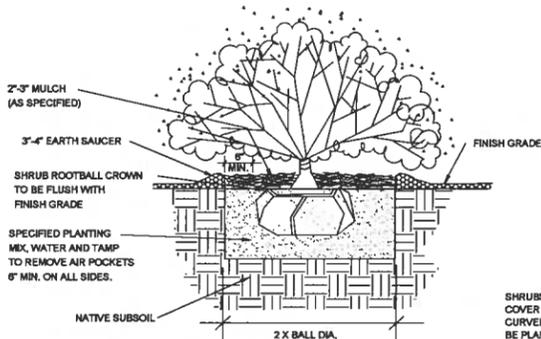
A PALM TREE
SCALE: N.T.S.



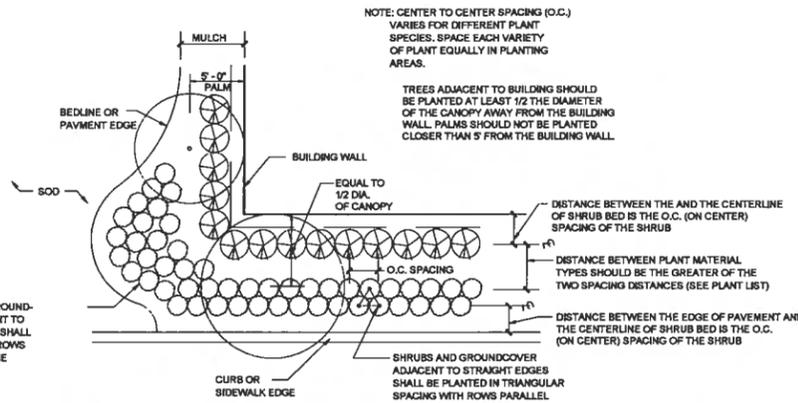
B TREE STAKING DETAIL
SCALE: N.T.S.



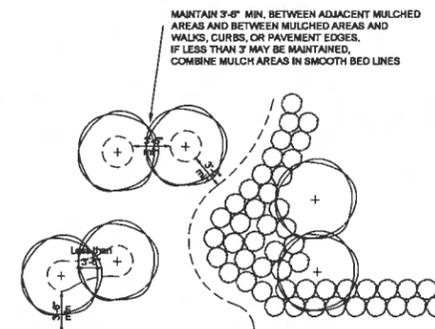
C MULTI-STEM TREE PLANTING DETAIL
SCALE: N.T.S.



D SHRUB PLANTING DETAIL
SCALE: N.T.S.



E PLANTING ISLAND DETAIL
N.T.S.



F MULCH BED DETAIL
SCALE: N.T.S.

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Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 03782
Landscape Architecture Certificate of Authorization No. LC16000402

2000-15 DeSotoville Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

UNIVERSITY GROVE
NOTES AND DETAILS
DR HORTON
PREPARED FOR:

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

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------------------|
| 1 | 3-8-2013 | REVIEW PER COUNTY COMMENTS |
| 2 | 1-7-2012 | REVIEW SUBMITTAL |

PROJECT NO: DRH UG 1002
FILE: L-470
DESIGN BY: STEELE
DRAWN BY: STEELE
REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE: _____
REGISTRATION NO. 0001658

L-470

RENDERING COURTESY OF UNIVERSITY GROVE DEVELOPERS. FILED PERMANENTLY IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. DATE OF RECORDING: 03/15/2013. TIME OF RECORDING: 2:29 PM. REVIEWER: STEELE

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

| | | | |
|---|---|--|--|
| SUBJECT | PDMU-12-18(Z)(P) – Wildcat Parrish, LLC/Wildcat Preserve (DTS #20120464) | TYPE AGENDA ITEM | Advertised Public Hearing – Regular |
| DATE REQUESTED | 06/13/13 PC | DATE SUBMITTED/REVISED | 06/05/13 |
| 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 Division Manager  |
| CONTACT PERSON TELEPHONE/EXTENSION | Rossina Leider / Sr. Development Review Specialist / 941-748-4501 ext. 6859 | PRESENTER/TITLE TELEPHONE/EXTENSION | Rossina Leider / Sr. 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 PDMU-12-18(Z)(P) 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

- The 89.72± acre vacant site is on the northeast corner of Ft. Hamer Road and Golf Course Road, Parrish, approximately ¼ of a mile south of the US 301.
- The site is zoned PDR/NCO (Planned Development Residential/North County Overlay) and within the UF-3 Future Land Use Category (FLUC). The site was rezoned from A (General Agriculture) and A-1 (Suburban Agriculture) to PDR (Planned Development Residential) on April 26th, 2005. A Preliminary Site Plan [(PDR-04-09(Z)(P) – Wildcat Preserve Subdivision)] was also approved for 146 lots for single-family detached residences with a gross density of 1.63 unit/ acre with a minimum lots size of 9,000 square feet.
- The current request is to:
 - Rezone the subject property from PDR/NCO (Planned Development Residential/North Central Overlay) to PDMU (Planned Development Mixes Use) retaining the North Central Overlay zoning district.
 - Approve a Preliminary Site Plan for 242 residential lots for single-family detached residences, and 51,346 square feet of retail and office uses.
- The Preliminary Site Plan proposes:
 - The non-residential component of the project at the southwest corner of the site in the areas adjacent to the intersection of Ft. Hamer Road and Golf Course Road, since the residential subdivision is located further east along Golf Course Road and internally to the site.
 - A main roadway entrance that provides access to the residential and non-residential components of the project. A second means of access is provided for the residential subdivision, and two more access points are shown to serve the non-residential portion of the project.
 - The residential subdivision will be a gated community with private roadways. The minimum lot size proposed is 6,250 square feet with a minimum lot width of 50 feet. The proposed density is 2.93 gross and 3.06 net.
 - No design detail is provided for the non-residential component of the project. The compliance with the North Central Overlay Districts regulations will be reviewed at Final Site Plan; however, the proposed height and building setbacks comply with the LDC applicable regulations. The proposed Floor Area Ratio is the maximum allowed in the UF-3 FLUC (0.23).
 - A total of 22.31 acres of open space is proposed (25.47% of the total site).
 - No impacts to wetland or wetland buffers.
- Special Approval is required for: 1) a gross density exceeding one dwelling unit per acre in the UF-3 FLUC, 2) a net density exceeding 3.0 dwelling units per acre in the UF-3 FLUC, 3) commercial node designation, 4) exceeding 30,000 square feet of commercial uses in the UF-3 FLUC, and 5) a mixed use project in the UF-3 FLUC. Special Approval may be granted through the planned development process.

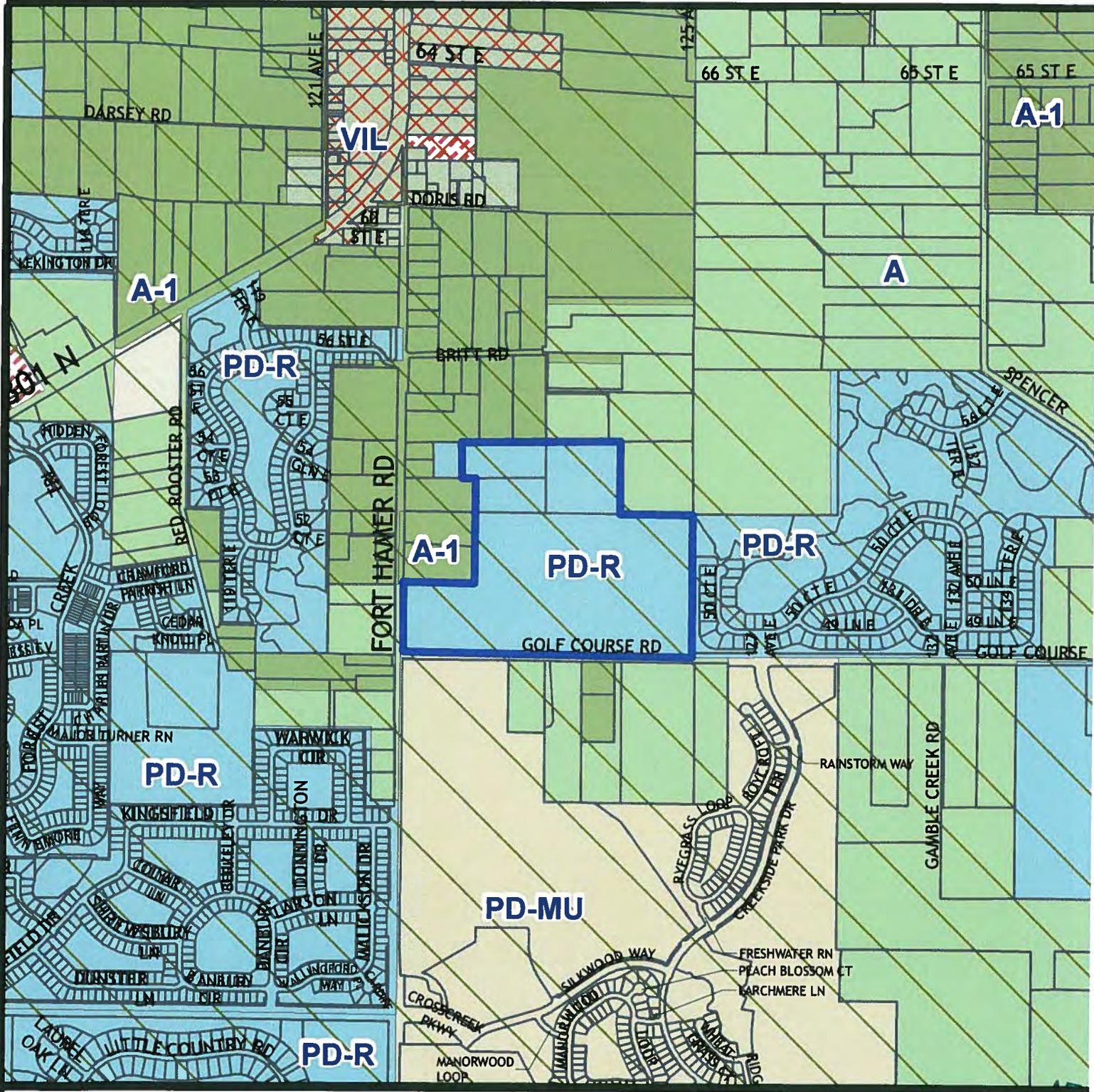
- The applicant requests Specific Approval to:
 - Reduce agricultural setback to allow a 35-foot separation between residential building and active agriculture use (LDC Section 702.6.7).
 - Reduced greenbelt buffer width from 20 feet to 15 feet along the north and east property boundaries (LDC Section 604.10.3.6).
 - Allow sidewalks on one side of internal roadways (LDC Section 722.1.4.3).
 - Reduction in finish floor elevations (LDC Section 702.9.1.B.1).
 - Reduced replacement tree sizes (LDC Section 714.8.7).
 - Design standards, minimum setback from roadway and greenbelt buffer for building, swimming pools, cage pools (LDC Section 604.10.3.3.k)
- Staff supports Specific Approval of an alternative to LDC Sections 702.6.7, 722.1.4.3, 702.9.1.B.1, and 714.8.7. Staff recommends denial for alternatives to Sections 604.10.3.6, and 604.10.3.3.k of the Land Development Code.
- Staff recommends approval subject to the recommended stipulations.

COUNTY ATTORNEY REVIEW

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

| ATTACHMENTS: (List in order as attached) | INSTRUCTIONS TO BOARD RECORDS: | | |
|--|--------------------------------|--|-----|
| Staff Report | n/a | | |
| COST: | n/a | SOURCE (ACCT # & NAME): | n/a |
| COMMENTS: | | AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT) | |

ZONING



Parcel ID #(s) 490310259,490610052,490310109,490600004

Project Name: Wildcat Preserve
 Project #: PDMU-12-18 (Z)(P)
 DTS#: 20120464
 Proposed Use: Mixed Use

S/T/R: Sec 33,32 Twn 33 Rng 19
 Acreage: 89.7
 Existing Zoning: PD-R
 Existing FLU: UF-3
 Overlays: NCO
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: GAMBLE CREEK SINK
 Commissioner: Larry Bustle

 North Central Overlay

Manatee County
 Staff Report Map
 Map Prepared 1/31/2013
 1 inch = 1,250 feet

AERIAL



Parcel ID #(s) 490310259,490610052,490310109,490600004

Project Name: Wildcat Preserve
Project #: PDMU-12-18 (Z)(P)
DTS#: 20120464
Proposed Use: Mixed Use

S/T/R: Sec 33,32 Twn 33 Rng 19
Acreage: 89.7
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NCO
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: GAMBLE CREEK SINK
Commissioner: Larry Bustle



Manatee County
Staff Report Map

Map Prepared 1/31/2013
1 inch = 1,250 feet

P.C. 06/13/13

PDMU-12-18(Z)(P) – WILDCAT PARRISH, LLC/ WILDCAT PRESERVE
(DTS#20120464)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,346 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 06/13/13

B.O.C.C.: 08/08/13

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. PDMU-12-18(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.9, B.1-B.2, C.1-C.4, D.1-D.9, and E.1; GRANTING Special Approval for: 1) a gross density exceeding 1.0 dwelling unit per acre in the UF-3 FLUC, 2) a net density exceeding 3.0 dwelling units per acre in the UF-3 FLUC, 3) commercial node designation, 4) exceeding 30,000 square feet of commercial uses in the UF-3 FLUC, and 5) a mixed use project in the UF-3 FLUC; ADOPTION of the Findings for Specific Approval; GRANTING Specific Approval of an alternatives to LDC Sections 702.6.7, 722.1.4.3, 702.9.1.B.1, and 714.8.7; and DENYING Specific Approval for alternatives to Sections 604.10.3.6, and 604.10.3.3.k of the Land Development Code, as recommended by staff.

| PROJECT SUMMARY | |
|------------------------------|--|
| CASE# | PDMU-12-18(Z)(P) (DTS # 20120464) (B #00000171) |
| PROJECT NAME | Wildcat Preserve |
| APPLICANT(S): | Wildcat Parrish, LLC |
| PROPOSED ZONING: | PDMU (Planned Development Mixed Use) |
| EXISTING ZONING: | PDR (Planned Development Residential) |
| PROPOSED USE(S): | <ul style="list-style-type: none"> • 242 lots for single-family detached residences • commercial outparcel (5.12 acres) for a maximum of 51,346 sq. ft. retail and office uses |
| CASE MANAGER: | Rossina Leider |
| STAFF RECOMMENDATION: | APPROVAL |

DETAILED DISCUSSION

The 89.72± acre vacant site is located on the northeast corner of Ft. Hamer Road and Golf Course Road, approximately ¾ of a mile south of US 301. The site is zoned PDR/NCO (Planned Development Residential/North Central Overlay) and within the UF-3 (Urban Fringe – three dwelling units per acre) Future Land Use Category (FLUC).

History

On April 26th, 2005, the Board of County Commissioners approved a rezone of the subject site from A (General Agriculture) and A-1 (Suburban Agriculture) to PDR (Planned Development Residential. A Preliminary Site Plan [PDR-04-09(Z)(P) - Wildcat Preserve Subdivision]) was also approved for 146 lots for single-family detached residences, with a gross density of 1.63 units per acre and a minimum lot size of 9,000 square feet (75 feet wide). The Certificate of Level of Service (CLOS-05-037) and the Preliminary Site Plan have expired.

Request

The current request is to:

- Rezone the property from PDR/NCO (Planned Development Residential/North Central

Overlay) to PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district, and

- Approve a Preliminary Site Plan for a maximum of 242 single-family detached lots and 51,346 square feet of neighborhood commercial and offices uses.

The Preliminary Site Plan proposes:

- Non-residential uses at the southwest corner of the site in the areas adjacent to the intersection of Ft. Hamer Road and Golf Course Road, and the residential subdivision further east along Golf Course Road and internally to the site.
- A "main roadway entrance" to provide access to the residential and non-residential components of the project is off of Ft. Hammer Road. Along Golf Course Road, a second mean of access is provided for the residential subdivision, and two more access points are shown to serve the non-residential portion of the project.
- The residential and non-residential components of the project are separated by the main roadway entrance and by a 50-foot wide landscape buffer.
- A 50-foot wide roadway buffer along the thoroughfares (Ft. Hamer Road and Golf Course Road), and a 5-foot wide sidewalk within the referenced roadway buffer.
- A total of 22.31 acres of open space (25.47% of the total site).
- No impacts to wetland or wetland buffers are proposed.
- No inter-neighborhood ties.

The residential component of the project will be a gated community with private roadways. The applicant proposes a minimum residential lot size of 6,250 square feet (50 feet wide). Larger lots are proposed along the north and east project boundaries adjacent to rural residential lots, and, in general, smaller lots are located internally to the site. The lot size proposed for this development is consistent with the recent trend in North County that shows smaller lot sizes, and with recently approved residential projects in the nearby area that include attached, semi-detached, and multi-family units. Special Approval is required since the proposed density (2.93 gross and 3.06 net) exceeds the maximum threshold of the UF-3 FLUC (1.00 gross and 3.00 net).

The non-residential component of the project is located in a 5.12 acre outparcel (excluding right-of-way dedication). The proposed Floor Area Ratio (FAR) is consistent with the maximum FAR threshold of the UF-3 FLUC (0.23).

Land Use Operative Provision E, of the Manatee Comprehensive Plan requires that proposed commercial projects be within a "node eligible for consideration of commercial development". This provision further requires that any medium commercial site within the UF-3 be a maximum of 1,500 feet from an intersection of two functional-classified roadways. The site is at the northeast corner of Ft. Hamer Road (Arterial) and Golf Course Road (Collector); however, in order to meet commercial locational criteria, the project is required to achieve Special Approval for "commercial node designation" in this particular location as stated in Table 5-1 of the Comprehensive Plan. Special Approval is also required for a mixed use project and for a project exceeding 30,000 sq. ft. of non-residential uses in the UF-3 FLUC.

The development of a commercial project in the above referenced node appears appropriate since the Parrish area is rapidly transitioning from agricultural uses to a mix of residential developments and commercial and service uses. In addition, large residential projects have

been approved in the nearby area and there are no other commercial facilities to serve the needs of the community. Previously, the BOCC approved 106,000 square feet of commercial uses to the south of the site at CrossCreek Subdivision, but the project expired and the commercial component was not included in the recently approved General Development Plan for 1,282 residential units.

The type of uses for the non-residential component of the project shall be limited to neighborhood retail (e.g. food stores, convenience stores, drug stores, restaurants) and offices (e.g. personal or professional services). The Preliminary Site Plan shows that the proposed height (35 feet) and building setbacks comply with the LDC regulations, and appropriate buffers and transitioning between the non-residential area and the residential component of the project is provided: to the east of the commercial area, a 50-foot landscaped buffer is shown adjacent to the residential area, and to the north, across the main roadway entrance is a large open area that includes a pond and a recreational area to mitigate compatibility concerns with larger agricultural lots. No other design details have been provided for the commercial component of the project, however, the compliance with the North Central Overlay regulations (LDC Section 604.10) will be reviewed at Final Site Plan stage.

The applicant requests Specific Approval to:

- Reduce agricultural setback to allow a 35-foot separation between residential buildings and active agriculture use (LDC Section 702.6.7),
- Reduced greenbelt buffer width from 20 feet to 15 feet along to the north and east property boundaries (LDC Section 604.10.3.6),
- Allow sidewalks on one side of internal roadways (LDC Section 722.1.4.3),
- Reduction in finish floor elevations (LDC Section 702.9.1.B.1), and
- Reduced replacement tree sizes (LDC Section 714.8.7)
- Reduced rear yard setback to pool cages/screen rooms from 15 feet to 5 feet along greenbelt buffers.

Staff supports some of the requested Specific Approvals.

Staff recommends approval of this request, with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

| | |
|-------------------------------------|---|
| ADDRESS: | 12180 Golf Course Road |
| GENERAL LOCATION: | Northeast corner of Ft. Hammer Road and Golf Course Road |
| ACREAGE: | 89.72 ± acres |
| EXISTING USE(S): | Vacant pasture land |
| FUTURE LAND USE CATEGORY(S): | UF-3 (Urban Fringe- three dwelling units per acre) |
| DENSITY / INTENSITY: | 2.93 gross – 3.06 net F.A.R. 0.23 |

| | |
|--|---|
| SPECIAL APPROVAL(S): | <ol style="list-style-type: none"> 1) Exceeding gross residential density of 1 (one) dwelling unit per acre in the UF-3 FLUC. 2) Exceeding net residential density of three (3) dwelling units per acre in the UF-3 FLUC. 3) Commercial node designation (Ft. Hamer Road at Golf Course Road). 4) Exceeding 30,000 sq. ft. of non-residential uses in the UF-3 FLUC. 5) A mixed use project. |
| OVERLAY DISTRICT(S): | North Central Overlay |
| SPECIFIC APPROVAL(S): | <ol style="list-style-type: none"> 1) Reduced agricultural setback. 2) Reduced greenbelt buffer width. 3) Reduced rear yard setback for pool cages/screen rooms . 4) To allow sidewalks on one side of internal roadways. 5) Reduction in finish floor elevations. 6) Reduced replacement tree sizes. |
| SURROUNDING USES & ZONING | |
| NORTH | Single-family homes and vacant land zoned A (General Agriculture) and A-1(Suburban Agriculture) |
| SOUTH | Across Golf Course Road, grazing and single-family homes zoned A and A-1, and vacant land zoned PDMU (Planned Development Mixed Use) part of Cross Creek Subdivision |
| EAST | Vacant land zoned A and Gamble Creek Subdivision zoned PDR |
| WEST | Single-family homes and vacant agriculture zoned A-1. Across Ft. Hamer Road, vacant agriculture and single-family residence zoned A |
| SITE DESIGN DETAILS | |
| LOT SIZE(S): | 6,250 sq. ft., minimum lot width 50' |
| SETBACKS: (*) : PSP shows 25' from the building envelope to the sidewalk for those lots adjacent to sidewalk, and 25' from the building envelope to the edge of curb for | <u>Residential</u> Front 20' (side & front load garage)/15' (corner lots w/no garage) (*) Side 5' Rear 15' |

| | |
|--|--|
| <p>those lots that are not adjacent to the sidewalk.</p> | <p>Waterfront 30' Wetland 15'</p> <p>Commercial Along thoroughfare streets 30' Along local streets 35' Sides 15' Rear 20'</p> |
| <p>OPEN SPACE:</p> | <p>Required: 25% or 21.90 acres Provided: 25.47% or 22.31 acres</p> |
| <p>RECREATIONAL AMENITIES:</p> | <p>Passive recreational areas (optional parks with benches)</p> |
| <p>RECREATIONAL ACREAGE:</p> | <p>1.90 acres</p> |
| <p>BUFFERS:</p> | <ul style="list-style-type: none"> • 50' roadway buffer along Ft. Hamer Road & Golf Course Road • Greenbelt buffer: <ul style="list-style-type: none"> - 20' along west boundary - 15' along north and east boundaries |
| <p>ACCESS: (*) : PSP shows ± 200' separation between commercial access driveways</p> | <p>4 access points:</p> <ul style="list-style-type: none"> • One from Ft. Hamer Road (access to commercial and residential components thru a local street) which is proposed as full access drive • Three from Golf Course Road (2 access points to the commercial component and 1 access point to the residential area) which at least one point will likely be a full access drive (easternmost one), but the remaining two (into the commercial parcel) will be evaluated at the time of a detailed traffic study to determine if full or partial access drives are needed.(*) |
| <p>FLOOD ZONE(S)</p> | <p>Zone X – Panel 120153 0220C (revised 07/15/92). Preliminary D-FIRMs maps place site minimally in Zone A (projected effective date 03/17/14)</p> |
| <p>AREA OF KNOWN FLOODING</p> | <p>Yes, rainfall. 50% reduction in allowable runoff required</p> |
| <p>UTILITY CONNECTIONS</p> | <p>Water and sewer available</p> |

ENVIRONMENTAL INFORMATION

| | |
|---|---------------|
| Overall Wetland Acreage: | 1 acre |
| Proposed Impact Acreage: | None |
| <u>Wetlands:</u> | |
| <p>According to the environmental narrative provided by Steinbaum & Associates, Inc. dated January 18, 2013 there is one wetland that is partially on-site (approximately 1 acre on-site). The applicant does not propose to impact this wetland. A 30' wetland buffer is shown to be provided around the wetland.</p> | |
| <u>Uplands:</u> | |
| <p>According to the above referenced environmental narrative, there is no native upland habitat on-site. There is woodland pasture area which contains trees and some understory, however, this area has been frequented by cattle grazing on the land.</p> | |
| <u>Endangered Species:</u> | |
| <p>According to the environmental narrative there were no listed species observed during the survey of the property for this purpose.</p> | |
| <u>Trees:</u> | |
| <p>The applicant has not provided tree inventory or removal/replacement data for the project. However, they did provide an estimate of 44 trees to be removed within road rights-of-way and storm water pond areas. The site is not heavily treed, therefore, this detail may be provided at Final Site Plan with a stipulation indicating that efforts will be made to preserve trees where feasible at Final Site Plan.</p> | |

NEARBY DEVELOPMENT

| NON-RESIDENTIAL | | | | |
|--------------------------------|---|---------------|----------------------|----------------------|
| PROJECT | SQ. FT. | F.A.R. | FLUC | YEAR APPROVED |
| Village Square | 30,000 professional & medical offices, business services | 0.136 | RES-3 | 2013 |
| Brower | 5,000 commercial & professional neighborhood services | 0.034 | RES-3, P/SP-1 | 2012 |
| Shops at Harrison Ranch | 170,000 commercial retail & professional | 0.13 | RES-3, UF-3 | 2012 |

| | | | | |
|--|--|----------------------------------|------------------------|----------------------|
| | offices | | | |
| Derel Trust | 87,110 mini-storage 8,100 office 6,045 daycare center | 0.34 (PDC) 0.07 (PDO) | OL, R/O/R, UF-3 | 2009 |
| Chin Road Commercial | 79,500 commercial retail | 0.15 | UF-3 | 2006 |
| RESIDENTIAL | | | | |
| PROJECT | LOTS / UNITS | DENSITY | FLUC | YEAR APPROVED |
| Cross Creek | 1,282 | 1.95 | UF-3 | 2012 |
| Canoe Creek | 896 | 2.94 | UF-3 | 2011 |
| McKinley Oaks (fka Mulholland Preserve) | 36 | 0.89 | UF-3 | 2006 |
| River Wilderness PH III | 178 | 0.60 | UF-3 | 2005 |
| Gamble Creek Estates | 165 | 1.01 | UF-3 | 2004 |
| Chelsea Oaks | 215 | 1.97 | UF-3 | 2001 |
| Kingsfield | 466 | 2.75 | UF-3 | 1995 |
| POSITIVE ASPECTS | | | | |
| <ul style="list-style-type: none"> • The surrounding area is transitioning from suburban agricultural uses to suburban and urban residential development. • The introduction of neighborhood commercial and office uses will provide services for the nearby residential communities. • PDMU allows the Board to stipulate development to ensure compatibility. | | | | |
| NEGATIVE ASPECTS | | | | |
| <ul style="list-style-type: none"> • The adjacent “A” and “A-1” Zoning Districts permits agricultural uses that are potentially incompatible with single-family homes. • Proposed lot sizes are smaller than surrounding agricultural lots. • Future residents may be impacted by traffic noise along Golf Course Road. • No design detail is provided for the non-residential component of the project. • The applicant is not providing the rear 15 foot setback for all structures, including pool cages as required by 604.10.3.3.k and has requested a reduction in the required greenbelt buffer widths. These reductions may preclude the use of required canopy trees within the greenbelt buffers. | | | | |

MITIGATING MEASURES

- The Notice to Buyer includes language informing prospective buyers of the presence of adjacent agricultural uses.
- The area is transitioning to single-family detached, semi-detached, attached, and multi-family.
- A 50-foot wide roadway buffer along Ft. Hamer Road and Golf Course Road is proposed.
- Design detail for the non-residential component of the project and its compliance with the North County Overlay District regulations will be reviewed at Final Site Plan.
- Staff is recommending a stipulation (A.1) that the proposed project be consistent with all requirements of LDC Section 604.10 (North County Overlay District) unless specific approval is granted.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. All requirements of LDC Section 604.10 (North Central Overlay District) shall be complied with at time of Final Site Plan approval, with the exception of those requirements in which Specific Approval was granted with this request.
2. At time of the first Final Site Plan approval for the commercial parcel, a unified architectural theme for the commercial portion of the project in accordance with the North Central Overlay District requirements (including buildings scale, mass, and color) shall be approved by the Building and Development Services Department and applied to all commercial buildings.
3. The uses for the commercial portion of the project shall be limited to neighborhood retail and offices uses.
4. HVAC and mechanical equipment (including roof mounted) for the commercial parcel shall be screened from view from adjacent roadway and residential uses. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the commercial buildings. Compliance shall be verified with building elevations at time of Final Site Plan.
5. Prior to Final Site Plan approval for the commercial parcel, designated dumpster locations shall be placed away from designated residential areas or structures as much as possible, and screened from view from adjacent residential uses.
6. Tractor trailer or semi-trucks involved in deliveries to the rear of the commercial buildings facing the residential development shall be restricted to the hours between 7:00 a.m. and 10:00 p.m. During the period of time between 10:00 p.m. and 7:00

a.m., there shall be no delivery, loading or unloading of tractor trailers or semi-trucks; use of forklifts or other loading or unloading devices; and running of truck or trailer motors, or other refrigeration devices installed thereon.

7. No lots shall be platted through any greenbelts, landscape buffer, retention pond, wetland, or wetland buffer.
8. Any gates within the project shall be accessible to emergency providers in accordance with the requirements of County and Fire Department ordinances and resolutions.
9. Any walls or fences within roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

B. TRANSPORTATION CONDITIONS:

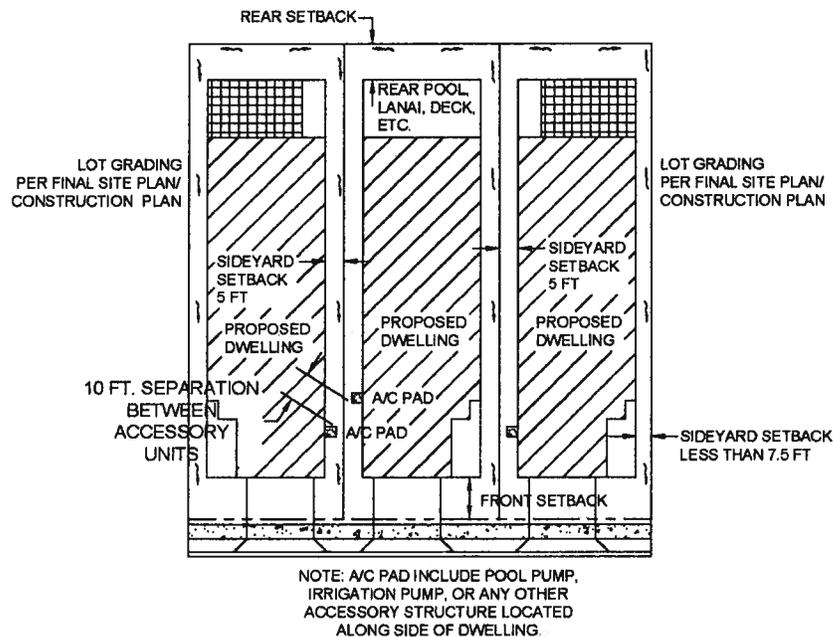
1. The ultimate proposed access locations for both the residential subdivision and the commercial outparcel are subject to the findings of a traffic study that will be submitted and reviewed during the Final Site Plan approval stage.
2. The Final Site Plan shall show the following:
 - a) Widths of currently proposed project access driveways,
 - b) Dimension of the distance between the currently proposed Ft. Hamer Road access and the corner of the intersection of Ft. Hamer Road and Golf Course Road,
 - c) Proposed pavement markings on Ft. Hamer Road and Golf Course Road,
 - d) Locations of the driveways on Ft. Hamer Road and Golf Course Road that oppose the project frontage, and
 - e) Design parameters (i.e. lengths, widths) for auxiliary lanes at project accesses on Ft. Hamer Road and Golf Course Road.

C. STORMWATER CONDITIONS:

1. The Engineer of Record will have the option of submitting a watershed analysis that would demonstrate an alternative stormwater design that would create no adverse impacts to the watershed with respect to staging and flow rates; or the Engineer of Record shall demonstrate through modeling a 50% peak rate reduction for the project.
 - a. If the watershed approach is utilized, it shall utilize the Gamble Creek Watershed Study to create and analyze pre- versus post-development condition.
 - b. If the EOR chooses the peak rate reduction option, the reduction shall only apply to the internal subdivision roadway system and the residential lots. Over-attenuation is not required on open space areas, upland preservation areas, wetlands and their buffers, and landscape buffers. Attenuation is not required on

the stormwater flows that discharge onto and through this property from adjacent roadways, subdivisions, and properties.

2. The Applicant shall construct a retention pond adjacent to Ft. Hamer Road, and shall oversize such pond in size and depth to accommodate a maximum of 0.12 acre-feet of future off-site retention resulting from future road widening projects. The applicant shall be entitled to retain any soils removed for the excavation of the retention pond facilities. In lieu of constructing and oversizing a retention pond, the Applicant may dedicate or convey to the County the land necessary for the County to locate and construct a stormwater retention pond. The dedication or conveyance shall occur at the time of final plat approval for any phase of the project which either includes the retention pond area or is adjacent to the retention pond area. The dedication or conveyance shall occur prior to final plat approval, upon request of the County, provided the Applicant has the authority to make the dedication or conveyance. Upon completion of oversizing, dedication or conveyance, impact fee credits shall be available to the property owner, with the final credit amounts to be determined in accordance with the requirements of Chapter 8 of the LDC.
3. There shall be a minimum ten (10)-foot separation between accessory equipment (e.g. air conditioner units, heat pumps pumps, etc.) and structures alongside adjoining houses with side yard setback of 7.5 feet or less.



4. All perimeter lots associated with this project shall utilize a mid-lot drainage and grading pattern pursuant to Sheet #700.3 of the Public Works Highway, Traffic, and Stormwater Standards. Front yard drainage runoff shall drain towards the street, whereas rear yard drainage runoff shall drain into a drainage swale or retention pond. Staff shall approve the drainage and grading design as referenced by the applicant

with Final Site Plan and Construction Plan approval.

D. ENVIRONMENTAL CONDITIONS:

1. The applicant shall attempt to preserve trees on-site that fall at the perimeter of the project area, where feasible, at the Final Site Plan stage.
2. The project shall comply with landscaping requirements of Section 715 and the North Central Overlay District regulations of the LDC, with the exception of those requirements in which Specific Approval was granted with this request.
3. The applicant shall provide notification in the Notice to Buyer and depict on the final plat the requirements of Section 604.10.3.3(k) of the LDC which requires a 15' rear yard setback for all structures, including swimming pools and pool cages/screen rooms, where lots abut greenbelt or roadway buffers, to avoid conflicts between vegetation in these buffers and adjacent structures. This setback shall be depicted as an easement so it will reflect on surveys of lots for future building permit issuance purposes.
4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.
5. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
6. All proposed mulch nature trails, board walks and shade structures located in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.
7. 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.
8. 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.
9. 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.

E. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sale Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project of the following:
 - a) All planned thoroughfares adjacent to the project (including the location and number of lanes for each),
 - b) Potential noise associated with the planned roadways,
 - c) The roads within the Wildcat Subdivision will be privately maintained,
 - d) Agricultural uses and zoning in the nearby area and their potential impacts (noise and odor) of such uses.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

Reduced rear yard setback for pool cages/screen rooms from 15' to 5' adjacent to greenbelt buffers.

COMPLIANCE WITH LDC

| Standard(s) Required | Design Proposal | Compliance | | Comments |
|---|---|------------|---|--|
| | | Y | N | |
| BUFFERS | | | | |
| 50' roadway buffer, Golf Course Road | Shown | Y | | |
| 50' roadway buffer, Ft. Hamer Road | Shown | Y | | |
| 20' perimeter buffer | 20' along west boundary & 15' along north and east boundaries | | N | Applicant requests Specific Approval for the reduction of the greenbelt buffer from 20' to 15' along to the north and east property boundaries |
| 35' perimeter buffer next to active agriculture | None | | N | Applicant requests Specific Approval to reduce agriculture buffer width |
| Buffer landscaping | Shown | Y | | To be in accordance with LDC – North Central Overlay Standards |

| SIDEWALKS | | | | |
|--|--------------------------|----------|----------|--|
| 5' internal sidewalks required on both sides of streets | One (1) side only | | N | A continuous six-foot wide sidewalk on one side of internal roadways of the residential subdivision proposed. Applicant requests Specific Approval. |
| 5' sidewalk, exterior | 5' | Y | | |
| ROADS & RIGHTS-OF-WAY | | | | |
| 50' internal rights-of-way | 50' | Y | | Streets to be private |
| 24' paved roadways | 24' | Y | | |
| Interneighborhood Ties | None | Y | | Private streets proposed |
| COMPLIANCE WITH THE LAND DEVELOPMENT CODE | | | | |
| Factors for Reviewing Proposed Site Plans (Section 508.6) | | | | |
| Planned Districts - Rezone Review Criteria (Section 603.4) | | | | |
| <p>Physical Characteristics. The ±89.72-acre site is currently vacant and has an irregular shape with frontage along Ft. Hamer Road (648') and Golf Course Road (2,679'). There is a wetland partially located on-site and no impacts are proposed to this wetland.</p> <p>Public Utilities, Facilities and Services. The site will be served by County water and sewer. The lowest quality water for irrigation is a well(s). The site is within two walking miles from Annie Lucy Williams Elementary School.</p> <p>Compatibility. The Parrish area is experiencing significant gross pressure in the last decade. The proposed development is compatible with development patterns in north county and approved projects in the surrounding area.</p> <p>The design shows commercial uses nearby to the intersection of Ft. Hamer Road and Golf Course Road, and residential uses further east along Golf Course Road and internal to the site. To the west and north, the project is surrounding by property zoned A and A-1, with large residential parcels and some agricultural uses that may be incompatible with the proposed density and lot sizes of the project.</p> <p>To the east, there are vacant areas zoned A-1 and Gamble Creek Subdivision zoned PDR, approved for a maximum of 165 single-family lots with a minimum lot size of 9,600 square feet. To the south, across Golf Course Road, are large rural residential lots zoned A and A-1, and Cross Creek Subdivision zoned PDMU, recently approved for a total of 1,282 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family units). A previous approval of Cross Creek, which expired, contemplates 106,000 square feet of commercial uses.</p> <p>Further east and south, there are a variety of residential developments, i.e., Twin Rivers, River Wilderness, Kingsfield, Chelsea Oaks, and Canoe Creek, which was recently approved</p> | | | | |

for smaller lots (27' x 116'= 3,132 square feet).

PDMU zoning requires approval of a site plan by the Board of County Commissioners to address any compatibility concerns. PDMU zoning also provides greater flexibility for the project to establish appropriate heights, buffers, and setbacks to help minimize any compatibility and transition concerns, including adverse impacts cause by agricultural uses to the west of the project.

Transitions. The site is in an area that is transitioning from agricultural use to low and moderate density residential uses. Some of the surrounding residential developments to the east and south are Gamble Creek Estates, Kingsfield Subdivision, River Wilderness, and Canoe Creek. In addition, further north is Parrish Plantation a mixed use project approved for residential, commercial and office uses, and to the south the BOCC previously approved a mixed use project that includes 106,000 sq. ft. of commercial uses which expired (CrossCreek). Development trends appear to be moving towards smaller lots in planned development residential and planned development mixed uses projects.

Design Quality. The development includes 242 single-family detached lots and a maximum of 51,346 square feet of commercial and office uses. A total of 22.31 acres of open space are proposed. With the stipulations proposed by staff, the design of this development complies with applicable Land Development Code requirements and standards. The proposed density of residential component and the intensity of non-residential component comply with the requirements of the Comprehensive Plan.

The commercial portion of Wildcat Preserve includes 5.12 acres of land for neighborhood commercial and offices uses (e.g. food stores, convenience stores, drug stores, restaurants, and offices for personal or professional services), with a maximum FAR of 0.23. Three access points are proposed for the commercial area: one from Ft. Hamer Road thru the main roadway entrance that is shared with the residential subdivision, and two from Golf Course Road. Minimum setbacks and buildings heights are in compliance with LDC requirements for Planned Development Commercial projects. No design details are provided for this component of the project and the compliance with North Central Overlay District regulations will be reviewed at Final Site Plan stage.

Comprehensive Plan Policies 2.2.1.11.3 and 2.2.1.11.4 allow for consideration of medium size community serving commercial projects in the UF-3 FLUC (no greater than 150,000 square feet). The project provides access from two roadways classified as a "Collector" or higher per the Roadway Functional Classification Map (Ft. Hamer Road and Golf Course Road) as is required per Policy 2.10.3.2. Based on Land Use Operative Provision E in the Comprehensive Plan (Commercial Locational Criteria), the proposed commercial component of the project is permissible if Special Approval is granted for a "commercial node designation" at the intersection of Ft. Hamer Road and Golf Course Road and for a project exceeding 30,000 square feet of non-residential uses.

The residential portion of the project includes 242 single-family lots, with a minimum lot width of 50 feet and a minimum lot size of 6,250 square feet, which is consistent with the development trend of the most recently approved residential projects in the nearby area (Canoe Creek and CrossCreek). The proposed maximum density (2.93 gross and 3.06 net) is in compliance with the UF-3 FLUC. Two means of access are proposed to serve the gated

residential subdivision, internal roadways will be private and no inter-neighborhood ties are required or proposed. The design includes landscaped open spaces and recreational areas (optional park and benches). Special Approval is required because the gross density and net density exceed one dwelling unit per acre and three dwelling units per acre respectively in the UF-3 FLUC.

Relationship to Adjacent Property. The site is surrounded by agricultural land zoned A and A-1 to the north, northeast, and west. To the east there is a single-family residential subdivision and to the south, and across Golf Course Road, there is vacant land zoned PDMU and agriculture land zoned A and A-1.

A 50-foot wide roadway buffer is provided along the thoroughfares that are adjacent to the site (Golf Course Road and Ft. Hamer Road). 15-foot wide buffer separates the project from the existing nearby properties to the north and east, and a 35-foot building separation is provided between the project and the active agriculture properties located to the west (20-foot wide buffer plus 15-foot rear building setback). The applicant is requesting Specific Approval to reduce the greenbelt buffer width along north and east property boundaries, and to reduce the minimum required separation from active agricultural properties along the west boundary. Staff is concerned that the reduction of both the 20 foot greenbelt buffer and the 15 foot structure, including swimming pools may preclude the ability for canopy trees to achieve maturity without significant pruning. Staff currently processes numerous tree removal permits and enforcement activities due to the conflicts with buffer vegetation and pool cages.

Access. The site has access from Ft. Hamer Road and Golf Course Road. The site plan shows a main roadway entrance that provides access to the residential and commercial component of the project. Along Golf Course Road there are proposed three access points: two of them separated by more than 200 feet to serve the commercial area and one to provide a second mean of access for the residential subdivision. The residential subdivision will be a gated community with limited access.

Streets, Drives, Parking and Service Areas. The site plan does not provide design features of internal driveways, parking and service areas to serve the commercial component of the project, which will be required to meet County Public Works Standards and will be reviewed in detail at Final Site Plan.

The new proposed residential streets will be private, with a minimum right-of-way width of 50 feet, and a minimum 24 feet pavement width. No inter-neighborhood ties are proposed.

Pedestrian Systems. The site plan shows a 5-foot wide sidewalk along both sides of the main road of the project to provide pedestrian connection from Ft. Hammer Road to the commercial and residential component of the project. A 5-foot sidewalk along Ft. Hamer Road and Golf Course Road is proposed, consistent with the existing sidewalk to the east along Gamble Creek Subdivision.

The site is within two walking miles of Annie Lucy Williams Elementary School and per LDC Section 722.1.4.3 sidewalks are required to be placed on both sides of the street. The site plan shows a 6-foot wide sidewalk on one side of the internal residential roadways. Staff believes that the site plan provides efficient pedestrian access since the proposed residential subdivision will be a gated community with limited traffic, the roadways will be private, and no

inter-neighborhood ties are proposed.

Natural and Historic Features, Conservation and Preservation Areas. According to the environmental narrative, there is one wetland partially on-site (\pm 1 acre on site). No impacts to the wetland and wetland buffer are proposed. There is no upland habitat on-site.

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

Density/Intensity. A gross density of 2.93 dwelling units per acre is slightly below the maximum allowed residential density in UF-3 FLUC. The proposed net density is 3.06 dwelling units per acre. Special Approval is required for a project which exceeds one dwelling units per acre gross density and 3 dwelling units per acre net density in the UF-3 FLUC. Planned Development is the process necessary to acquire Special Approval.

The project proposes a maximum of 51,346 square feet of neighborhood retail and office uses and a Floor Area Ratio (FAR) of 0.23, which are the maximum threshold of non-residential squared footage and FAR for the UF-3 FLUC. Special Approval is required for commercial node designation (Ft. Hamer Road at Golf Course Road) and for a non-residential project exceeding 30,000 square feet.

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

Fences and Screening. The design shows that the commercial portion of the project will be separated from the residential uses and zoning to the west and south for a 50-foot wide roadway buffer and the planned thoroughfares (Ft. Hamer Road and Golf Course Road), and to the north for the internal access roadway to the project, and an open space (lake and landscaped entrance feature) for a total of \pm 320 feet separation. The residential portion of the project is separated to the commercial area by a 50-foot wide buffer to the east and for a local roadway to the north.

The width of the proposed greenbelt buffer varies from 15 feet to 20 feet. The 5 feet reduction of the buffer width required for a project within the North Central Overlay district is not adequate because combined with the request to reduce the rear yard setback to pool cages there will likely be conflicts between required greenbelt canopy trees and adjacent structures.

Yards and Setbacks. Setbacks are as shown in the site plan. The established setbacks for the project are shown in the following chart:

| Use/Type | Front | Side | Rear |
|------------------------|--|------|--------|
| Single-family detached | 20' (front & side load garage)/15' (corner lots with non-garage structures)(*) | 5' | 15'*** |
| Commercial | 30' along thoroughfare street 35' along local streets | 15' | 20' |
| Wetland buffer | 15' | | |
| Waterfront | 30' | | |

(*) 25-foot separation between the garage and edge of sidewalks is provided.

(**) LDC Section 604.10.3.3.k requires that in the North County Overlay the 15' rear yard setback applies to pool cages.

For the residential component of the project, a 25-foot separation is required between the garage and edge of sidewalks. The reduction to 20 feet in front yard setbacks should not affect or be detrimental to the health, safety, and welfare of the general public given that the site plan shows at least 25 feet from the building envelope to the sidewalk for those lots adjacent to a sidewalk, and at least 25 feet from the building envelope to the edge of curb for those lots that are not adjacent to the sidewalk (See Large Vehicle Parked in Driveway Exhibit). However the reduction in the rear yard setback to pool cages/screen rooms from the green belt may create conflicts with canopy trees required to be installed in the greenbelt buffer.

For the commercial component of the project, the established building setbacks comply with the minimum requirements for Planned Development Commercial zoning.

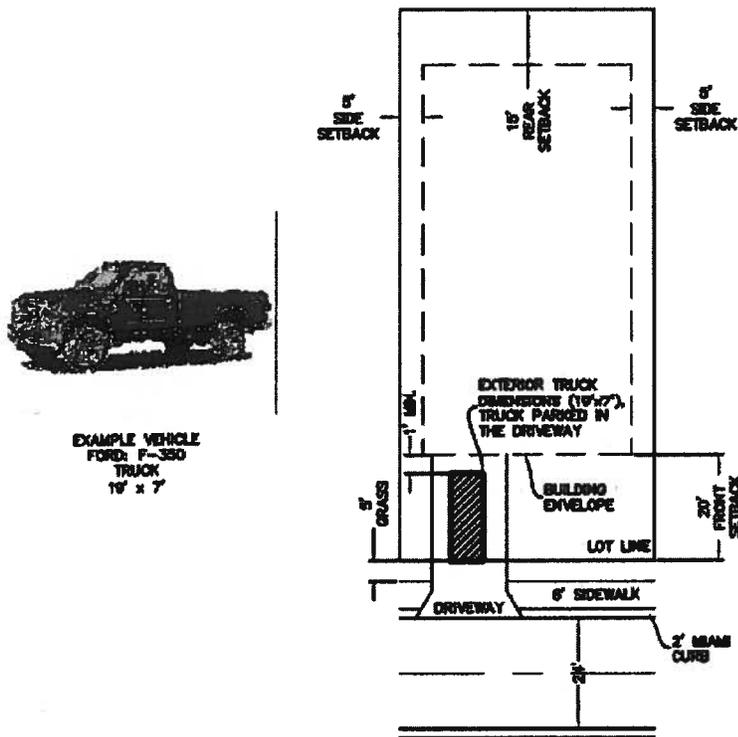


EXHIBIT: LARGE VEHICLE PARKED IN DRIVEWAY

Trash and Utility Plant Screens. The residential component of the project (single-family units), will be served by individual can pick-up to be reviewed with the Final Site Plan. For the commercial component of the project, staff recommends a stipulation requiring that designated dumpster locations be placed away and screened from residential uses as much as possible, to be determined with Final Site Plans.

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

Landscaping. The Preliminary Site Plan indicates a 50-foot wide roadway buffer along Golf Course Road and Ft. Hamer Road, a 50-foot wide screening buffer between the commercial and residential components of the project, and a 20-foot wide greenbelt buffer along the west boundary. The applicant requests Specific Approval to allow a reduction of the 20 feet greenbelt buffer width required in the North Central Overlay (LDC Section 604.10.3.6) to 15 feet wide buffer along the north and east boundaries of the project.

With staff proposed stipulations the project will comply with landscaping requirements of Section 715 and the North Central Overlay District regulations of the LDC, and specific details will be reviewed with future Final Site Plans.

Mixed Use or Entranceway Designation. The site is not in an area designated as an Entranceway of the County.

Water Conservation. The development will be required to conform to Manatee County Land Development Code and Engineering Standards for water conservation measures.

Rights-of-Way. Internal streets will be designed to Manatee County Public Works Standards and will be reviewed with future Final Site Plans.

Utility Standards. Connection to Manatee County utilities is required and will be reviewed in greater detail with future Final Site Plans.

Stormwater Management. Portions of the project lie within the 100-yr floodplain delineation pursuant to Preliminary DFIRM Mapping and the Gamble Creek Watershed Study. The design of the stormwater facilities will be required to meet the requirements of LDC Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. Stormwater facilities will be reviewed in greater detail with future site plan submittals.

Open Space. The site plan shows 25.47% or 22.31 acres of open space is provided with this project. Landscaped open and recreational areas are provided.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is transitioning from agriculture to suburban and urban residential developments.

Policy 2.2.1.11.1 Intent. The use is consistent with the intent of the UF-3 FLUC which

provides for low density urban, or low clustered low-moderate density urban through the planned unit development. Also, provides for non-residential uses of a community and neighborhood serving nature.

The proposed density (2.93 gross and 3.06 net) exceeds the Special Approval threshold (1.00 gross and 3.00 net) in the UF-3 FLUC. The proposed FAR (0.23) is compliance with the maximum allows in the Urban Fringe Future Land Use Category.

Policy 2.2.1.11.2 Range of Potential Uses. Single-family detached homes within suburban or urban density, neighborhood commercial and offices uses are included in the range of potential uses for this FLUC.

Policy 2.6.1.1 Compatibility. PDMU developments can be designed to permit development consistency with the growing development trends in the area. The uses proposed are consistent with recent trend in North County in which has been approved mixed uses projects, since lot sizes, and setbacks are comparable with recently approved nearby residential developments that includes semi-detached, attached, and multi-family units. In addition, PDMU allow the Board to attach stipulations to ensure the project is compatible with surrounding uses.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design shows no impacts to the 1-acre wetland on-site.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 25.47% open space (22.31 acres). 25% open is required.

TRANSPORTATION

Major Transportation Facilities

The site is expected to have access onto Ft. Hamer Road, a two-lane arterial roadway, and Golf Course Road, a two-lane collector roadway.

Transportation Concurrency

The Applicant is seeking Rezone and Preliminary Site Plan (PSP) approval at this time, but has deferred transportation concurrency until the Final Site Plan (FSP) review stage of this project. At that time, the Applicant will be required to submit a detailed Traffic Impact Analysis (TIA) which will determine if any off-site concurrency-related improvements will be required by the project. However, the Applicant did prepare and submit a Traffic Impact Statement (TIS) at this time to determine preliminary impacts to the segments of Ft. Hamer Road and Golf Course Road adjacent to the project site. The results of the TIS, which were reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segments are expected to operate above the level of service (LOS) D performance standard with project-related traffic and with no off-site improvements needed/identified at this time (see Certificate

of Level of Service Compliance table below).

Access

As previously stated, the site is expected to have access onto Ft. Hamer Road via one driveway and access onto Golf Course Road via three driveways. It is likely that the driveway on Ft. Hamer Road and at least one driveway on Golf Course Road will provide for full turning movements with the remaining driveways on Golf Course Road providing for either full or restricted movements. At the time of the detailed TIA, all access points will be evaluated to determine the specific configuration (i.e. full or partial access) and if any site-related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: Y N
 TRAFFIC STUDY REQ'D: Y N (A TIS was submitted, however, a TIA will be required at FSP)

| NEAREST THOROUGHFARE | LINK(S) | ADOPTED LOS | FUTURE LOS (W/Project) |
|----------------------|---|-------------|------------------------|
| Ft. Hamer Road | U.S. 301 to Golf Course Road (Link #2520) | D | C |
| Golf Course Road | Ft. Hamer Road to Rye Road (Link #5090) | D | C |

In summary, the results of the TIS identified no off-site improvements at this time. However, a detailed TIA will be required at the FSP review stage to determine if any improvements will be required.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, parks needs, and preliminary drainage intent is being reviewed at this time of PSP. School capacity, potable water and wastewater will be reviewed at the time of FSP/Construction Drawings.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Requests:

1. LDC 702.6.7 requires yards adjacent to active agricultural operations to be at least thirty-five feet greater than otherwise required unless separated by a street or other designated open space at least thirty-five feet in width. With a 15-foot rear yard setback the applicant is required to provide a 50-foot separation. The applicant requests a 35-foot separation that includes a 20-foot wide perimeter buffer and rear yard setbacks of 15 feet for lots adjacent to active agriculture along to the west property linen (for lots 6 to 24).

Staff Analysis and Recommendation

Staff has no objections to the proposal to provide a 35-foot separation adjacent to active agricultural properties, given that adjacent properties have very low impact agricultural operations (i.e., horse pasture). Staff recommends a stipulation to include language in the Notice to Buyers informing prospective buyers of the presence of active agricultural operations.

Finding for Specific Approval

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

2. LDC Section 604.10.3.6 requires a 20-foot greenbelt buffer around the entire perimeter of a project in the North Central Overlay, except where the property line abuts road right-of-way. The applicant is asking for a reduction of this greenbelt buffer to 15 feet on the east property line (that runs north-south) and along north property lines (that runs east-west).

Staff Analysis and Recommendation

The applicant owns the project abutting this project to the east (Gamble Creek Estates) which has a similar buffer width to this one (15-foot wide). For other locations where the greenbelt buffer is reduced, the applicant is proposing larger lots in these locations or the greenbelt buffer runs beside an open space (stormwater and recreation area located north of the entrance) and is not buffering any lots in this location.

Staff could support the request with the condition that Section 604.10.3.3.(k) of the LDC (15 feet setback applies to all structures, including swimming pools cages, lanai/screen rooms) is fully complied with for the project. However the applicant has indicated that do not wish to comply with LDC Section

604.10.3.3.(k) and therefore staff does not support the request to reduce the buffer width due to the conflict with canopy trees and pool cages/screen rooms.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.10.3.6, the Board finds that the purpose of the LDC regulation has not been satisfied to an equivalent degree by the proposed design because there will not be sufficient area provided to allow normal growth of canopy trees required to be planted in the greenbelt buffers.

3. LDC Section 722.1.4.3 requires sidewalks along both sides of all street within a development which is within two (2) miles walking distance of a school. The applicant requests sidewalks on one side of the street for residential portion of this project.

Staff Analysis and Recommendation

The site is approximately one mile walking distance to Anne Lucy Williams Elementary School. Presently, there is an existing sidewalk located along a portion of Ft. Hamer Road and Kingsfield Subdivision. However, there is no direct sidewalk connection to this project from Ft. Hamer Road. Sidewalks have been constructed within Cross Creek Subdivision from Golf Course Road to Ft. Hamer Road. Future sidewalk connection along Ft. Hamer Road would be required with additional phases of Cross Creek Subdivision. No sidewalks exist along Ft. Hamer Road north of this project with the exception of the frontage of Lakeside Preserve Subdivision. Ft. Hamer Road is subject to future operational and safety improvements by the County for the potential construction of Ft. Hamer Bridge.

Staff believes the plan provides safe and efficient pedestrian access within the proposed private gated community. The proposed internal sidewalk will be located along the back of curb and be 6 feet wide. The internal roadway system within the residential portion of the project is configured to create a grid pattern. There are no inter-neighborhood ties proposed to the north, east, or west boundaries of the project; and the project is separated from Gamble Creek Estates Subdivision to the east by a drainage ditch. Access is provided from the residential portion of the project to Golf Course Road and Ft. Hamer Road. An external 5 feet wide sidewalk extension to Gamble Creek Estates is provided along Golf Course Road and Ft. Hamer Road.

Staff recommends approval of the request.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 722.1.4.3, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because safe and efficient pedestrian access will not be compromised, as this subdivision is gated, private

roadway and has no inter-neighborhood ties.

4. LDC Section 702.9.1.B.1 requires finish floor elevations for single-family detached dwellings to be 21-inches above the highest elevation of the street or crown of the street, whichever is greater. The applicant requests the finish floor elevation to be a minimum of 18-inches above the crown of the adjacent roadway.

Staff Analysis and Recommendation

The applicant has requested flexibility with this particular section of the Land Development Code to minimize the transition between existing grade and proposed grade of lots contained within this subdivision. The northern and western boundary of the project abuts adjacent residential property. Runoff from these adjacent properties predominately drains towards this project. The applicant is also utilizing mid-lot grading pattern to the greatest extent possible to minimize fill. The Preliminary Site Plan reflects drainage culverts and inlets extended to the rear of lots to collect and convey runoff to internal stormwater management facilities. The lot grading design for this subdivision will be in compliance with all other design and construction elements of Section 702.9 including Public Works Design Standards for lot grading. In addition, staff recommends a stipulation requiring "split lot" drainage.

Staff recommends approval of the request.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 702.9.1.B.1 the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the intent of drainage and grading will not be compromised.

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

Staff Analysis and Recommendation

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

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required

number of trees and canopy will be provided.

6. LDC Section 604.10.3.3.(k) states that in order to avoid conflicts with buffer vegetation, lots adjacent to roadway and greenbelt buffers shall have a minimum fifteen (15) feet building setback for buildings, swimming pools, pool cages, or other structures that would potentially conflict with buffer vegetation.

Staff Analysis and Recommendation

Staff is not in support of this request. The applicant has not provided an alternate design or any supporting documentation which demonstrates that the public purposes of these regulations are satisfied to an equivalent or greater degree, as required by LDC Section 603.3.2.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.10.3.3.(k), the Board finds that the purpose of the LDC regulation has not satisfied to an equivalent degree by the proposed design because the combination of the reduced buffer width and rear setback will not avoid conflicts between pool cages and the required canopy trees .

SPECIFIC FINDING FOR COMMERCIAL NODE DESIGNATION

Comprehensive Plan Policies 2.2.1.11.3 and 2.2.1.11.4 allow for consideration of medium size community serving commercial projects (30,000 sq. ft to 150,000 sq. ft.) in the UF-3 FLUC subject to meet "commercial locational criteria" (Land Use Operative Provision E), which specifically requires that the project shall be located within a commercial node at the intersection of at least two roadways functionally-classified as collector or higher.

The site is located within 1,500 feet of the intersection of two roadways functionally classified as collector (Golf Course Road) or higher (Ft. Hammer Road). However, based on Table 5-1of the Comprehensive Plan, the Board of County Commissioners shall grant Special Approval for commercial node designation at this particular location.

The "commercial node designation" at the intersection of Ft. Hammer Road and Golf Course Road appears appropriate since the nearby area is transitioning from agricultural uses to low and moderate density residential development and there are no other commercial facility to serve the needs of the growing community.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Zoning Disclosure Affidavit
3. Request for Specific Approval
4. TIS

APPLICABLE COMP PLAN POLICIES

| | |
|--------------------|--|
| Policy: 2.1.2.5 | Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses. |
| Policy: 2.1.2.7 | Review all proposed development for compatibility and appropriate timing. This analysis shall include: <ul style="list-style-type: none">- consideration of existing development patterns,- types of land uses,- transition between land uses,- density and intensity of land uses,- natural features,- approved development in the area,- availability of adequate roadways,- adequate centralized water and sewer facilities,- other necessary infrastructure and services.- limiting urban sprawl- applicable specific area plans- (See also policies under Objs. 2.6.1 - 2.6.3) |
| Policy: 2.2.1.11 | 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- |

| | |
|--------------------|--|
| Policy: 2.2.1.11.2 | 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: 2.2.1.11.3 | <p>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).</p> <p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 3 dwelling units per acre</p> <p>Maximum Net Residential Density: 9 dwelling units per acre (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)</p> <p>Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only)</p> <p>Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf) Large (300,000)* *With Limitations (See Policy 2.2.1.11.5)</p> |
| Policy: 2.2.1.11.4 | <p>Other Information:</p> <ul style="list-style-type: none">a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.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: 2.2.1.11.5

In order to serve more than day to day needs within the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non-residential uses:

- a) Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan.

Policy: 2.6.1.1

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

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

Implementation Mechanism(s):

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

Policy: 2.6.1.2

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

Implementation Mechanism:

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

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

Policy: 2.10.1.1 Encourage the development of new commercial uses as "infill" development and discourage the "expansion" of existing commercial areas not meeting commercial locational criteria contained in Objective 2.10.4.

Implementation Mechanism:

- a) Planning Department review of proposed commercial development which does not meet commercial locational criteria, for compliance with this policy.

Policy: 2.10.1.2 Promote the development of commercial uses in planned commercial centers, and discourage scattered, incremental commercial development.

Implementation Mechanism:

- a) Planning Department review of proposed commercial development for compliance with this policy.

Policy: 2.10.1.3 Allow for neotraditional development projects that functionally mix residential and commercial (retail/office) uses.

Policy: 2.10.2.1 Maintain limits, for future land use categories, on the range of commercial uses, intensity of commercial uses, and gross building square footage of commercial projects which may be considered for approval to ensure that "scale" of commercial development is generally consistent with surrounding residential character.

Intensity of commercial projects shall be defined as:

- a) Small commercial projects limited to 30,000 square feet of gross building area.
- b) Medium commercial projects limited to 150,000 square feet of gross building area.
- c) Large commercial projects limited to 300,000 square feet of gross building area. Commercial projects in excess of the 300,000 square foot limit may be considered for projects which contain primarily office uses, or for other projects in high access locations as described in Policy 2.10.3.3.

These limits shall permit consideration of the type and amount of commercial uses necessary to provide for the needs of the resident, and other, population which can be reasonably expected to utilize the commercial uses. Table 2-1 lists the category of commercial gross building square footage eligible for consideration in each future land use category. In using this table, where a particular category is eligible, all "lesser" categories shall also be considered as eligible.

Implementation Mechanism(s):

- a) Definition of uses, consistent with the more general definitions of small, medium, and large commercial uses above, within land development regulations developed pursuant to § 163.3202, F.S. Such permitted uses may be required to achieve consistency with special criteria (see Policy 2.6.1.1) in order to meet the definition of either small or medium commercial uses.
- b) Planning Department review of proposed development orders permitting commercial uses for compliance with this policy, and for compliance with land development regulations developed pursuant to (a) above.

Policy: 2.10.2.2

Maintain the following commercial project size thresholds, which may be exceeded only through the special approval process, to ensure that the increased impacts generally associated with larger commercial projects are adequately

evaluated and mitigated. Table 2-3 below identifies these maximum gross building square footages, by category of commercial use, not requiring special approval.

TABLE 2-2

**Maximum Commercial Project Square Footages
Which May be Considered With Special Approval
and Without Special Approval**

| Category of Commercial Use | Maximum Gross Building Square Footage Per Project Without Special Approval | Maximum Gross Building Square Footage Per Project With Special Approval |
|-----------------------------------|---|--|
| Small | 3,000 | 30,000 |
| Medium | 30,000 | 150,000 |
| Large | 50,000 | 300,000 |

Policy: 2.10.2.3 Prohibit the issuance of any commercial development order providing for increased intensity through the special approval process unless a finding is made by the Board of County Commissioners of compliance with Objective 2.6.1 and with other locational criteria and development standards contained under Objective 2.10.4 below.

Policy: 2.10.2.4 Require the development of off-street parking areas for non-residential uses in the village of Parrish at the sides of such uses, with cross access easements as necessary to limit the number of access points to U.S. 301, to limit the number of access points to promote the unique physical, historical, and social character of the village, and encourage the use of unifying architectural and design features to create community center image and character.

Implementation Mechanism(s):

- a) Land Development Regulations developed pursuant to §163.3202, F.S. to ensure compliance with this policy.
- b) Manatee County Planning Department review of proposed projects for compliance with this policy.

Policy 2.10.2.5 Allow for neotraditional projects to have commercial

(retail/office) uses that are central to the individual projects. Such projects will promote diversity of uses while not promoting strip commercial development.

Policy: 2.10.3.1

Require that access to commercial uses be established on at least one roadway, operating at, or better than, the adopted level of service. Access which is limited only to roadways that carry traffic within residential neighborhoods shall be considered unacceptable for commercial uses. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRIs and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.

Implementation Mechanism:

- a) Review of level of service and generalized roadway function for roadways from which access to a commercial project is proposed.

Policy: 2.10.3.2

Require that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher, at time of issuance of a development order. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.

Policy: 2.10.3.4

Permit exceptions to Policies 2.10.3.2 and 2.10.3.3 only in instances where required access criteria are conflicting with other access criteria associated with an Entranceway, as described in Policies 2.9.4.1 & 2.9.4.2 and in Urban Core Areas where access on a local road provides a safer

alternative than direct access to the functionally classified roadway, or within the MU-C Future Land Use Category and its Sub Areas.

Policy: 2.10.4.1

Limit the location of all new commercial development to well-defined nodes, or compact groupings, to:

- provide a reasonable compromise of predictable, yet flexible, commercial locations for all residents and business interests in Manatee County.
- increase safety and maintain the vehicular capacity of public roads by discouraging linear "strip" commercial development and the multiple access points which are likely to accompany such linear commercial development.
- facilitate compliance with the commercial project access criteria contained in Objective 2.10.3.
- maximize the accessibility and viability of commercial development by using location and grouping to maximize the number of trips to the commercial site.
- establish conveniently located commercial uses for residents of Manatee County.

Policy: 2.10.4.2

Prohibit the consideration of any development order establishing the potential for commercial development, where the proposed project site is inconsistent with commercial locational criteria. Consistency shall be determined through the application of the commercial location review process described in the operative provisions contained in this Element. Permitted exceptions to these requirements are limited to:

- existing commercial uses that are legally permitted, and that are in place at time of comprehensive plan adoption. However, where such uses are nonconforming to other development regulations, nothing in this policy shall render those uses conforming to the subject regulations.
- redevelopment of an existing commercial use which does not meet the commercial locational criteria, subject to the finding by the Board of County

Commissioners that the proposed project is consistent with the general welfare of Manatee County residents.

- locations designated as Retail/Office/ Residential or Low Intensity Office (OL), Medium Intensity Office (OM) or Mixed Use (MU) or within the MU-C Mixed Use Community and its Sub Areas which are inconsistent with commercial locational criteria [see 2.2.1.16.4(b) and 2.2.1.17.4(e)].
- recreational vehicle parks. However, compliance with Policy 2.10.5.2 shall be required.
- establishments providing nursing services as described in Chapter 464, F.S.
- sale of agricultural produce at roadside stands.
- small commercial uses associated with a permanent roadside agricultural stand. Maximum commercial square footage shall be 3,500 square feet of the project. Development must be located on functionally classified rural arterial or rural collector roadway. Planned development approval required.
- agricultural service establishments (e.g. farm equipment sales and service).
- low intensity commercial recreational facilities (e.g., driving range).
- rural recreational facilities located in the Ag/R future land use category meeting adverse impact standards as established within the Manatee County Land Development Code. All such uses must receive Special Approval.
- appropriate water-dependent, water -related, and water-enhanced commercial uses, as described under Objective 4.2.1.
- commercial uses located within Port Manatee.
- Professional office uses not exceeding 3,000 square feet in gross floor area within the RES-6, RES-9,

RES-12, and Res-16 future land use categories may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions provided such office is located on a roadway classified as a minor or principal arterial on the roadway functional classification map, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.2.1.12.4, 2.2.1.13.4, 2.2.1.15.4).

- commercial uses located within the rural community of Myakka City which is designated as those lands on Sheet 29 f the Future Land Use Map shown as Res-3 or Res-1 on May 11, 1989, provided that they are located along State Road 70 within 1,500 feet from its intersection with Wauchula Road, and located within 1,000 feet along Wauchula Road from its intersection with State Road 70. Further, properties developed commercially, or having commercial zoning in place at the time of adoption of this Comprehensive Plan if they have frontage on State Road 70 and are within three-quarters mile of the State Road 70 and Wauchula Road intersection are also exceptions. Furthermore, all commercial uses allowable under this provision will be exempt from the one-half mile spacing requirement denoted in Policy 2.10.4.3(4).
- Small commercial (professional) office uses which operate as an accessory use to a residential religious development. Such accessory office uses which do not serve the general public but which serve the residential religious development may locate in residential future land use categories (RES-1, RES-3, UF-3, RES-6, RES-9, RES-12 and RES-16)
- and may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions (see also 2.2.1.9, 2.2.1.10, 2.2.1.11, 2.2.1.12.4, 2.2.1.13.4, 2.2.1.14.4 and 2.2.1.15.2).
- Neotraditional developments that have commercial

and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.

- DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics (see Neo-Traditional Development definition for development characteristics), have commercial uses located internal to neighborhoods and whose main neighborhood access is located on a road designated as a collector or higher.
- commercial uses located within the Parrish area for properties fronting US 301, from Moccasin Wallow Road to the realigned Ft. Hamer Road. These commercial uses are limited to a building footprint of 5,000 square feet except at nodes.

No exception to commercial locational criteria provided for under this policy shall be used as a precedent for establishing other commercial development inconsistent with this Comprehensive Plan.

Nothing in this policy shall require the issuance of a development order solely on the basis of compliance with commercial locational criteria. Compliance with other commercial development standards contained in Policy 2.10.4.3 below, and with all other goals, objectives, and policies of this Comprehensive Plan is also required for issuance of a development order approving commercial uses. In particular, compliance with the policies of Objectives 2.6.1 and 2.6.2 is mandatory for approval of any commercial use within a residential designation.

Policy: 2.10.4.3

Require that all proposed commercial uses meet, in addition to commercial locational criteria, the following commercial development standards:

- 1) any proposed commercial site must be sized and configured to provide for adequate setbacks, and buffers from any adjacent existing or future residential uses.
- 2) any proposed commercial site must be configured and sized to allow for orientation of structures, site

access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use.

- 3) no proposed commercial site shall represent an intrusion into any residential area. As used in this standard, "intrusion" means located between two residential uses or sites which are not separated by the right-of-way of any roadway functionally classified as collector or higher, unless the proposed commercial use meets the definition of "infill commercial development," demonstrated through evaluation of existing land use patterns in this vicinity of the proposed use, and pursuant to guidelines contained in commercial locational criteria found in the operative provisions of this Element. Permitted exceptions listed in Policy 2.10.4.2 shall not be required to meet this development standard. No such intrusion shall be found in neotraditional developments approved as such by the County, as a mixture of uses are encouraged within those projects. No such intrusion shall be found in DRI and Large Project developments where commercial uses are internal to neighborhoods, approved as such by the County, as a mixture of uses are encouraged within those neighborhoods.
- 4) Commercial nodes meeting the requirements specified in the operative provisions of this Element shall, additionally, be spaced at least one-half mile apart, as measured between the center of two nodes. However, where two commercial nodes have been established by the development of commercial uses prior to plan adoption, and are spaced less than the minimum required one-half mile, then a waiver of this commercial development standard may be considered. Preferentially, in instances where previous development has not established a pattern of land uses inconsistent with commercial locational criteria or development standards, nodes shall be spaced no less than one mile apart. Neotraditional projects shall be exempt from this requirement. DRI and Large Project developments that have mixed uses with a residential component that receive approval to locate commercial uses internal to neighborhoods shall be exempt from this

requirement.

Policy: 2.10.4.4 Permit compatible commercial uses in areas of Myakka City and Parrish which meet commercial locational criteria requirements as set forth in the operative provisions, or meet a permitted exception thereto as set forth in Policy 2.10.4.2, provided such general commercial uses front on at least one roadway shown on the Roadway Functional Classification Map as collector or higher, and provided further that such compatible commercial uses shall be in compliance with Objective 2.6.1.

Implementation Mechanism(s):

- a) Manatee County Planning Department review of proposed site design and layout for commercial uses for compliance with this policy.
- b) Review of level of service and generalized roadway functions for roadways from which access to a commercial project is proposed.
- c) Placement of conditions, as necessary, on development orders when issued so as to ensure compliance with this policy.

E. Commercial Locational Criteria (See Objective 2.10.4)

Proposed commercial projects, in addition to meeting limitations on types of permitted uses and requirements limiting gross building area (see policy 2.10.2.1), and having to meet access requirements described under Objective 2.10.3, shall also meet the following criteria to ensure compliance with Policies 2.10.4.1 and 2.10.4.2 requiring "nodal" commercial development. Nothing in this Section shall be interpreted to exempt any commercial use from compliance with all other goals, objectives, and policies, and from compliance with other applicable development regulations.

1) **Small Commercial Projects**

Any such projects, or small commercial components of larger projects, shall be located within a commercial node at the intersection of at least two roadways functionally classified, at the time of issuance of a Certificate of Level of Service Compliance for the project, as collector or higher. In defining a node, the point of intersection of rights-of-way (as used below) may be determined by Manatee County to be based on a relocated or widened functionally classified roadway where such relocation or widening has not yet been effected, but where preliminary design has established the location of future right of way related to the relocation/widening. The adopted Roadway Functional Classification Map shall be used to determine the functional classification of roadways. The commercial node shall be defined, when completely located within either the

Ag/R, IL, or IH categories on the Future Land Use Map, as generally extending a maximum of 800 feet along the frontage of the functionally-classified roadways which define the commercial node. The 800 feet of frontage shall be measured from the point of intersection of the rights-of-way of the intersecting functionally-classified roadways, and is measured along property lines adjacent to the roadway rights-of-way.

Refer to subsection (4) below for clarification on how a node is defined, and refer to subsection (5) for permitted exceptions to the 800-foot limit on extent of the node.

2) **Medium Commercial Projects**

Any such projects, or medium commercial components of larger projects, shall be located within a commercial node at the intersection of at least two roadways functionally-classified, at time of issuance of a Certificate of Level of Service Compliance for the project, as collector or higher. The adopted Roadway Functional Classification Map shall be used to determine the functional classification of roadways. The commercial node shall be defined, when partially or completely located within the Res-1, Res-3, UF-3, Res-6, Res-9, Res-12 and Res-16 categories on the Future Land Use Map, as generally extending a maximum of 1,500 feet along the frontage of the functionally-classified roadways which define the commercial node. The 1,500 feet of frontage shall be measured from the point of intersection of the rights-of-way of the intersecting functionally-classified roadways, and is measured along property lines adjacent to the roadway rights-of-way.

Refer to subsection (4) below for clarification on how a node is defined, and refer to subsection (5) for permitted exceptions to the 1,500-foot limit on extent of the node.

**TABLE 5-1 (PA-09-07)
MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS
RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS**

- Spencer Parrish Road at
Golf Course Road
- FF Road at
Ft. Hamer Road Extension and Sawgrass Road
- Upper Manatee River Road at
CR 675 and Rye Road
- Upper Manatee River Road at
south side of river (bridge connection)
- Ft. Hamer Road at
north side of river (bridge connection)
- Ft Hamer Road at
Mulholland Road; Golf Course Road and US 301 and Ft. Hamer Road Extension

For commercial node designation, Special Approval of the Board of County Commissioners shall be

required.

TRAFFIC IMPACT STATEMENT

For

Wildcat Preserve Subdivision

Manatee County, Florida

RGI Project # 13-04

April 2013

Submitted by:

RGI

TRAFFIC ENGINEERING



The Robinson Group, Inc.
18546 Avocet Drive
Lutz, FL 33558
(813) 966-9960



1.0 INTRODUCTION

The Wildcat Preserve Subdivision is a proposed 242-unit lot single family development in Manatee County. The project will also include 25,650 sf of general office and 25,650 sf of specialty retail. The proposed development is located adjacent to both Ft Hamer Rd and Golf Course Rd (see Exhibit 1), and will be accessible via separate driveways at both roadway segments (see Exhibit 2).

2.0 EXISTING PLUS RESERVE TRIP TRAFFIC CONDITIONS

The closest functionally classified roadways that are accessible to the project include the following:

- Ft Hamer Road between US 301 and Golf Course Rd
- Golf Course Rd between Ft Hamer Rd and Rye Rd

The existing traffic data for these roadway segments is shown in Table 1. The Manatee County Concurrency Transportation Link Sheet is included with this analysis.

Table 1
Existing Traffic

| Link No. | Roadway | From | To | Ex. PM Peak Hour Traffic Vol | Adopted PM Peak Hour LOS Vol | Adopted PM Peak Hour LOS | Existing LOS |
|----------|----------------|-------------|----------------|------------------------------|------------------------------|--------------------------|--------------|
| 2520 | Ft Hamer Rd | US 301 | Golf Course Rd | 191 | 1390 | D | B |
| 5090 | Golf Course Rd | Ft Hamer Rd | Rye Rd | 186 | 1040 | D | C |

3.0 PROPOSED TRIP GENERATION/DISTRIBUTION

Using the ITE equation for LUC 210 (Single Family Homes) the number of PM peak hour trips resulting from the proposed development is shown in Table 2.

Table 2
PM Peak Hour Trip Generation

| LUC | Land Use | Total PM Peak Hour Trips | Entering Trips | Exiting Trips |
|------------|---------------------|---------------------------------|-----------------------|----------------------|
| 210 | Single Family Homes | 244 | 154 | 90 |
| 710 | General Office | 108 | 18 | 89 |
| 814 | Specialty Retail | 70 | 31 | 39 |
| | TOTAL | 422 | 203 | 218 |

When analyzing the layout of the proposed subdivision, it is estimated that approximately 60% of the project generated trips will travel to and from the site via the Ft Hamer Road driveway; while the remaining 40% of the project trips will travel to and from the site via the Golf Course Road driveway. The estimated project trips at each driveway are shown in Table 3.

Table 3
PM Peak Hour Trip Generation at Project Driveways

| Driveway Location | Total PM Peak Hour Trips | Entering Trips | Exiting Trips |
|--------------------------|---------------------------------|-----------------------|----------------------|
| Ft Hamer Rd | 253 | 122 | 131 |
| Golf Course Rd | 169 | 81 | 88 |

4.0 TOTAL TRAFFIC CONDITIONS

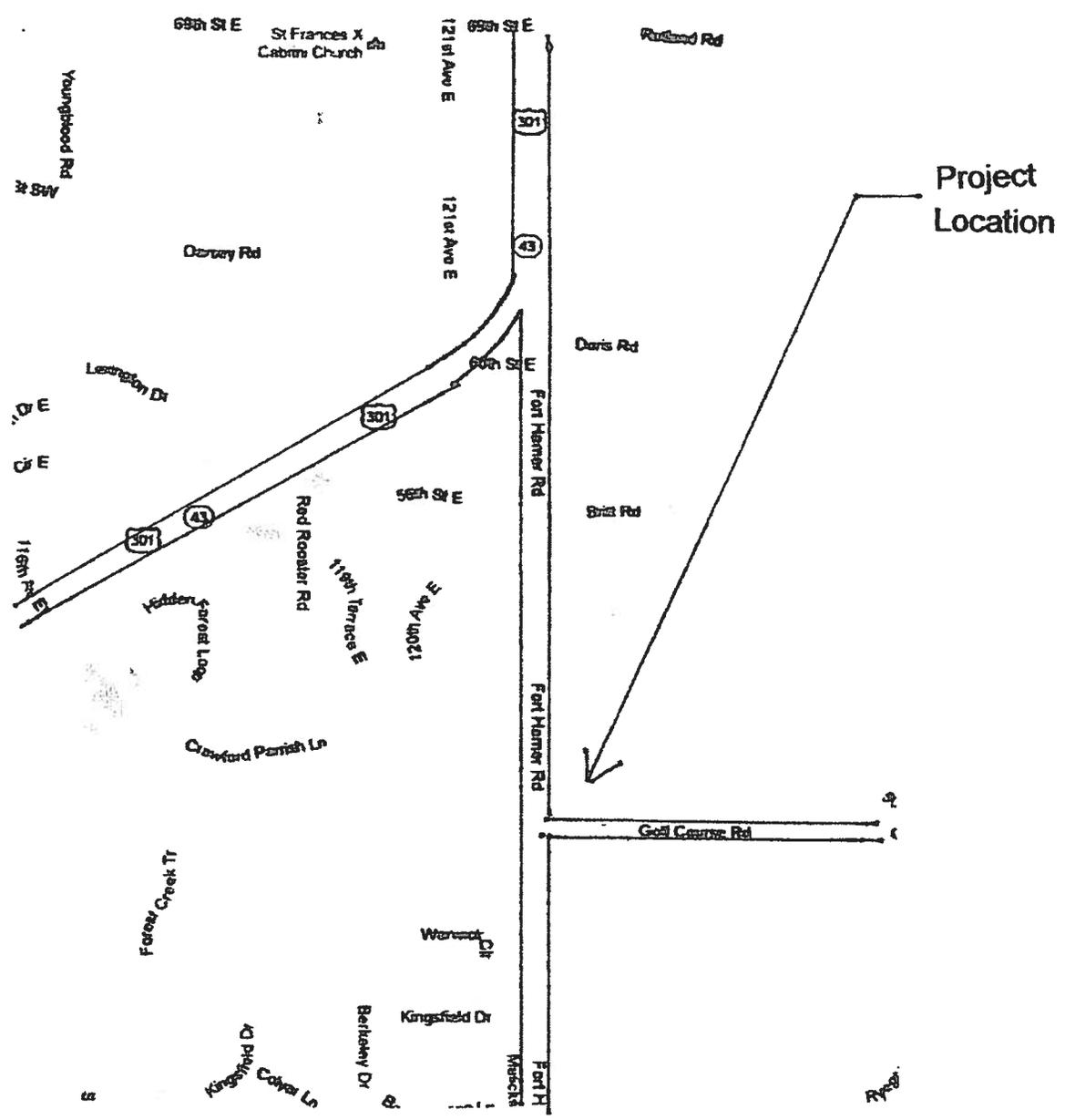
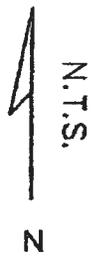
The total traffic volumes, including the project generated trips on each of the roadway segment are shown in Table 4.

Table 4
Total Traffic Conditions

| Link No. | Roadway | From | To | Total PM Peak Hour Traffic Vol | Adopted PM Peak Hour LOS Vol | Adopted PM Peak Hour LOS | Total LOS (including project trips) |
|-----------------|----------------|-------------|----------------|---------------------------------------|-------------------------------------|---------------------------------|--|
| 2520 | Ft Hamer Rd | US 301 | Golf Course Rd | 444 | 1390 | D | C |
| 5090 | Golf Course Rd | Ft Hamer Rd | Rye Rd | 355 | 1040 | D | C |

5.0 CONCLUSIONS

As shown in Table 3, the proposed development will add 253 additional trips via Ft Hamer Road and 169 additional trips via Golf Course Road, for a total of 422 PM peak hour trips. As shown in Table 4, the proposed development will continue to operate at a better level of service than the County's adopted LOS.

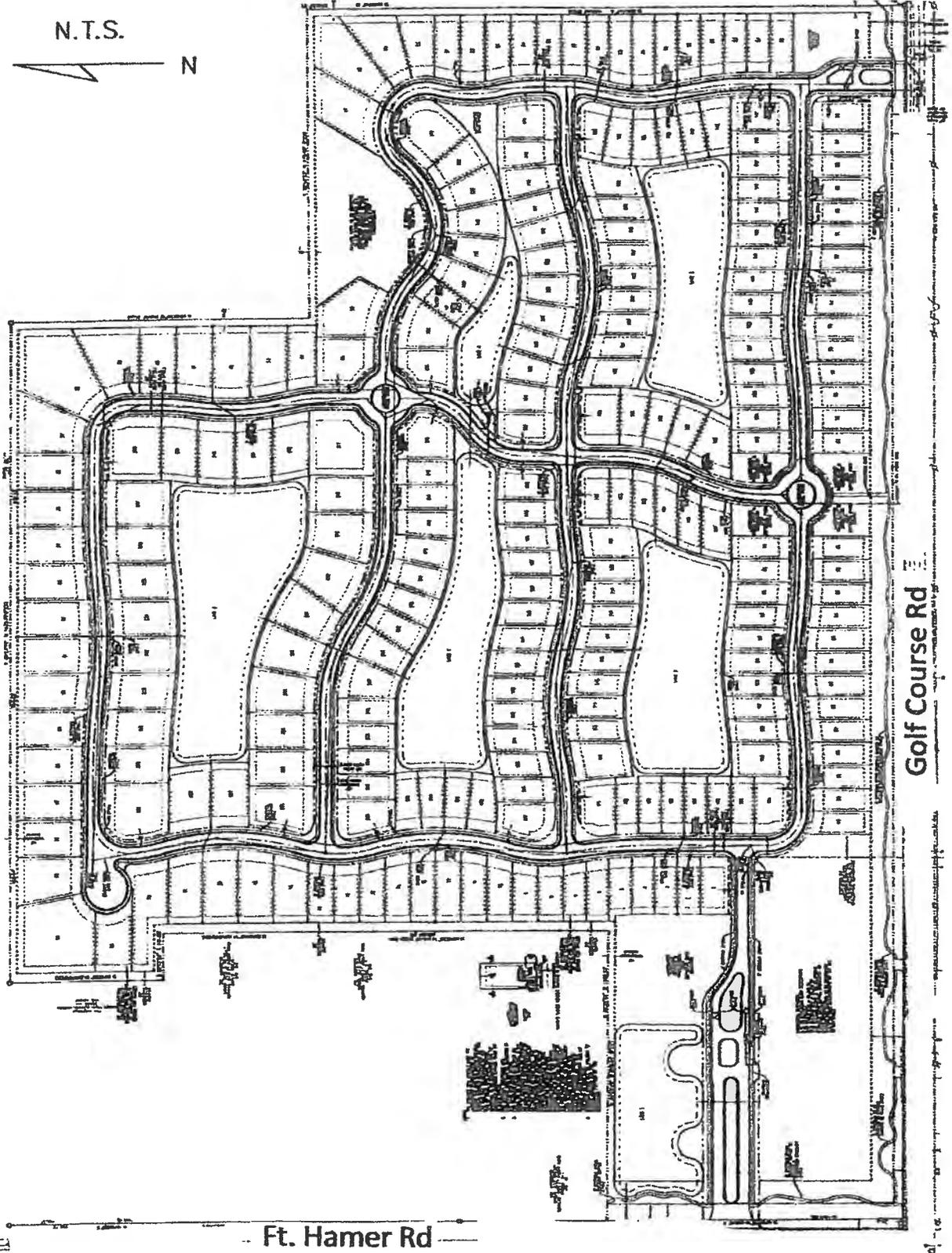


The Robinson Group, Inc.
 18546 Avocet Drive
 Lutz, FL 33558
 813-966-9960

Wildcat Preserve TIS
 Location Map

EXHIBIT
 1

N.T.S.



Ft. Hamer Rd

Golf Course Rd

The Robinson Group, Inc.
18546 Avocet Drive
Lutz, FL 33558
813-966-9960

Wildcat Preserve TIS

Proposed Site Plan

EXHIBIT

2

Manatee County Planning Department
 Concurrency Transportation Link Sheet

Report run on: July 26, 2012 11:21 AM

Page 10

| Link No. | Road Name | From Street | To Street | Jns Dth | U Fnc Dth | U T Cns R | U (#1) Cns R | Sig/ Sec | U (#1) Cns R | Proj Art | Trf Plan | Trf Plan Cnt | Exis ADIT | O C S | K:100 | Peak Hour Base | Peak Hour Res | Peak Hour Total | Peak Hour Vcl | Peak Hour LOS | Aveil Peak Hour Cap | 3 Yr Growth Rate | Ch Yr | Con Typ | De Im R | St Num R |
|----------|--------------------|-------------------|--------------------|---------|-----------|-----------|--------------|----------|--------------|----------|----------|--------------|-----------|-------|--------|----------------|---------------|-----------------|---------------|---------------|---------------------|------------------|-------|---------|---------|----------|
| 5080 | GOLF COURSE RD | FT HAMER RD | RYE RD | MC | MIC | U | 4D | 0.00 | US | Y | 52 | D | C | C | 10 | 1940 | 0.086 | 196 | 867 | 1,053 | 1,040 | -13 | 0.000 | | | 11-17 |
| 5085 | HONORE AV | UNIVERSITY PKWY | COOPER CREEK BLVD | MC | UC | U | 4D | 0.00 | Y | 154.8 | D | C | C | 10 | 13265 | 0.086 | 1,259 | 484 | 1,743 | 3,086 | 1,853 | 0.000 | | | 07-84 | |
| 5086 | HONORE AV | COOPER CREEK BLVD | OLD FARM ROAD | MC | UC | U | 4D | 0.00 | C | 154.8 | D | C | C | 10 | 5704 | 0.086 | 542 | 145 | 587 | 3,086 | 2,408 | 0.000 | | | 07-55 | |
| 5087 | HONORE AVE | OLD FARM RD | LOCKWOOD RIDGE RD | MC | UC | U | 4D | 0.00 | Y | 154.8 | D | C | C | 10 | 5704 | 0.086 | 656 | 211 | 770 | 3,086 | 2,326 | 0.000 | | | 07-55 | |
| 2590 | I-275 | I-75 | US 41 | ST | FIPA | U | 4D | 0.00 | G1 | 287.5 | C | C | C | 10 | 40000 | 0.097 | 3,880 | 188 | 4,078 | 5,350 | 1,274 | 0.000 | | | 0 0058 | |
| 2800 | I-275 | US 41 | US 19 | ST | FIPA | R | 4D | 0.00 | 0 | 287.5 | C | B | B | 10 | 33000 | 0.087 | 3,201 | 82 | 3,283 | 5,350 | 2,067 | 0.000 | | | 0 0059 | |
| 2810 | I-275 | US 19 | HILLSBOROUGH CO | ST | FIPA | R | 4D | 0.00 | 0 | 287.5 | C | C | C | 10 | 52000 | 0.087 | 6,044 | 0 | 5,044 | 5,350 | 308 | 0.000 | | | 0 1000 | |
| 2530 | I-75 | UNIVERSITY PK | SR 70 | ST | FIPA | U | 6D | 0.00 | G1 | 418 | C | E | E | 10 | 108000 | 0.087 | 10,282 | 950 | 11,232 | 8,320 | -2,812 | 0.000 | | | 0 0039 | |
| 2540 | I-75 | SR 70 | SR 64 | ST | FIPA | U | 6D | 0.00 | G1 | 418 | C | D | E | 10 | 86000 | 0.097 | 9,312 | 1,808 | 10,920 | 8,320 | -2,800 | 0.000 | | | 0 0040 | |
| 2560 | I-75 | SR 64 | US 301 | ST | FIPA | U | 6D | 0.00 | G1 | 418 | C | D | E | 10 | 89500 | 0.097 | 8,852 | 1,668 | 10,270 | 8,320 | -1,860 | 0.000 | | | 0 0041 | |
| 2560 | I-75 | US 301 | I-275 | ST | FIPA | U | 6D | 0.00 | G1 | 418 | C | C | D | 10 | 78000 | 0.097 | 7,372 | 1,005 | 8,377 | 8,320 | -57 | 0.000 | | | 0 0042 | |
| 2570 | I-75 | I-275 | MOCCASIN WALLOW RD | ST | FIPA | U | 6D | 0.00 | G1 | 416 | C | B | D | 10 | 57000 | 0.097 | 5,528 | 3,512 | 9,041 | 8,320 | -721 | 0.000 | | | 0 0043 | |
| 2580 | I-75 | MOCCASIN WALLOW R | HILLSBOROUGH CO | ST | FIPA | R | 6D | 0.00 | U8 | 394.5 | C | C | C | 10 | 57000 | 0.100 | 6,700 | 1,518 | 7,318 | 7,590 | 372 | 0.000 | | | 0 0043 | |
| 3228 | LAKWOOD RANCH BLVD | UNIVERSITY PKY | SR 70 | MC | MA | U | 4D | 0.00 | I | 147.5 | D | C | D | 10 | 16213 | 0.088 | 1,556 | 1,037 | 2,593 | 2,850 | 357 | 0.000 | | | 0 11-34 | |
| 3239 | LAKWOOD RANCH BLVD | SR 70 | SR 64 | MC | MA | R | 2D | 0.00 | Y | 73 | D | D | F | 10 | 13711 | 0.088 | 1,318 | 3,921 | 5,237 | 1,460 | -3,777 | 0.000 | | | 0 11-33 | |
| 6035 | LEFFINGWELL AV | US 301 | ELM ST | MC | UC | U | 2U | 0.00 | Y | 88.5 | D | C | C | 10 | 1274 | 0.086 | 121 | 0 | 121 | 1,390 | 1,288 | 0.000 | | | 09-03 | |
| 6036 | LENA RD | SR 64 | 41AVE | MC | UC | U | 2U | 0.00 | N | 55.8 | D | C | C | 10 | 3100 | 0.085 | 295 | 189 | 484 | 1,112 | 628 | 0.000 | | | 08-51 | |
| 2630 | LINGER LODGE RD | BRADEN RIVER RD | I-75 | MC | UC | U | 2U | 0.00 | US | 55.6 | D | C | C | 10 | 2268 | 0.085 | 216 | 340 | 555 | 1,112 | 537 | 0.000 | | | 0 07-48 | |
| 5080 | LINGER LODGE RD | I-75 | 85 ST CT E | MC | UC | U | 2U | 0.00 | Y | 88.5 | D | C | C | 10 | 2286 | 0.086 | 218 | 297 | 515 | 1,390 | 876 | 0.000 | | | 07-45 | |
| 2640 | LOCKWOOD RIDGE RD | UNIVERSITY PKY | TALLEVAST RD | MC | UC | U | 4D | 0.34 | 1 | 147.5 | D | C | C | 10 | 17607 | 0.095 | 1,673 | 147 | 1,820 | 2,860 | 1,130 | 0.000 | | | 0 07-12 | |

B-Squared Engineering, LLC
2212 58th Avenue East
Bradenton, FL 34203

April 11, 2013

Rossina Leider
Manatee County Planning Department
1112 Manatee Avenue West
Bradenton, FL 34205

Re: **Wildcat Preserve**
PDMU-12-18(Z)(P)
Request for Specific Approval Approval

Dear Ms. Leider,

On behalf of our client, Wildcat Parrish, LLC, we are requesting a specific approval for exemption from the following code requirements:

1. Agricultural Setback of 35' for approximately Lots 5-12 and 22-24. We are providing a 35' agricultural building setback from the property line which includes the 20' greenbelt buffer and 15' rear yard setback. Please note that no other adjacent properties have active agricultural use. In the event other adjacent properties becomes active agricultural use during FSP/Construction Plan, Final Plat or the Construction process we also ask this be given specific approval for the agricultural setback.
2. 20' Greenbelt buffers as part of the North Central Overlay, we are asking for the following: We are proposing differences to the North Central Overlay based on BoCC approval of Canoe Creek not providing 20' Greenbelt Buffers for all boundaries. For the northern boundary of the piece that join Fort Hamer Road our reason is that we are proposing a lake and a rec area in this area so the 15' Greenbelt Buffer is sufficient. We have revised the western boundary running parallel to Fort Hamer to be 20' Greenbelt area. The northern boundaries we are providing 15' Greenbelt Buffers as we are proposing much larger lots along these boundaries and nearly half of this area is adjacent to a wetland per the Environmental Report so therefore there is nothing to buffer from. Along the eastern boundary is an existing subdivision Gamble Creek which the client owns and we are proposing a 15' Greenbelt buffer here as well.
3. We are requesting 20' front yard setbacks for the lots on the subject project and a graphic of a typical lot layout is provided in the Preliminary Site Plan showing there will be 25' between the back of sidewalk to the building envelope.
4. Due to the fact this is a private gated subdivision we are asking for sidewalks on only one side of the road for a portion of the site. The entrance that will also service the commercial outparcel will have sidewalks along both sides of this portion of the road. It has been our experience that most students are driven to the bus stops for school pickup. Also, we are providing a trail system along Golf Course Road and Ft. Hamer Road and feel this is the area that will be used most for school travel after parents drop them off at one of the project entrances. Therefore, we feel it is an incredible waste as well as contributing to unnecessary impervious area to be providing sidewalks on both sides of the road when one side is more than sufficient.
5. Based upon site layout and minimization of grade transition to surrounding property we are requesting finish floor elevations to only be required to be 18" above crown of roadway. We will be utilizing split lot drainage.
6. Based on location and development trends the following is requested for Special Approval:
 - a. Project exceeds a gross residential density of one dwelling units per acre.
 - b. Project exceeds a net residential density of three dwelling units per acre.
 - c. Commercial node designation (Ft. Hamer Road at Golf Course Road).
 - d. Project exceeding a 30,000 square footage of non-residential uses.
7. LDC Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three or four inches.

Regards,

B-Squared Engineering, LLC
Janelle L. Beruff, P.E.

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 13, 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 matters:

PDP1-03-21(G)(R2) - LENA ROAD LANDFILL/SE WASTEWATER TREATMENT PLANT (DTS #20130123)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan (Ordinance PDP1-03-21(G)(R)) to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,169.20 acres at 3333 Lena Road; located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-08-05(R) - AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR PARRISH PLANTATION DEVELOPMENT (DTS#20130150)

Request: Approval of an Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement by deleting the requirement for dedication of a Public Community Use; providing for severability, and providing for an effective date. The Amended Local Development Agreement applies to Parrish Plantation for which an amended approval is sought pursuant to pending application known as PDMU-07-07(P)(R) (264.4 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family attached residential units, commercial and office development. Pursuant to the pending zoning request, Parrish Plantation is seeking approval for a maximum of 488 residential units with a maximum height of 35 feet and 115,100 square feet of commercial and 83,000 square feet of office.

PDMU-13-03(P) - DUKE INVESTMENTS, LLC/UNIVERSITY GROVES WEST (DTS#20120488)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 133 lots for single-family detached residences on approximately 48.76 acres located north of University Parkway, east of U.S. 301, south of Circus Road, and west of University Groves Development, Bradenton. The site is zoned PDMU (Planned Development Mixed Use); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-06-86(P)(R2) -SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALCO PROPERTIES OF MANATEE COUNTY, INC./COPEMAN DEVELOPMENT) (DTS#20120402)

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

-Eliminate mini-warehouse facility, office

use and 8-lots for single-family detached residences; *Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and *Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use) zoning district located on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 16th Street West at 5410 14th Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-12-18(Z)(P) - WILDCAT PARRISH, LLC/ WILDCAT PRESERVE (DTS#20120464)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,348 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-02(Z)(P) - UNIVERSITY VILLAGE, LLC - UNIVERSITY VILLAGE (DTS #20130033)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for a rezone of approximately 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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 745-3780.

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: May 30, 2013

Copy of Newspaper Advertising

Bradenton Herald

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- Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and
- Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use) zoning district located on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 16th Street West at 5410 14th Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description; and providing an effective date.

PDMU-12-18(Z)(P) - WILDCAT PARRISH, LLC/ WILDCAT PRE-SERVE (DTS#20120464)

An Ordinance of the Board of County Commissioners of

Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,346 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-13-02(Z)(P) - UNIVERSITY VILLAGE, LLC - UNIVERSITY VILLAGE (DTS #20130033)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

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 PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
5/29/2013

PRELIMINARY SITE PLAN FOR WILDCAT PRESERVE

GENERAL NOTES

- TOTAL PROJECT ACREAGE: 89.7 AC. PROJECT AREA (EXCLUDING R.O.W. DEDICATION): 87.5 AC
- EXISTING ZONING: A & PDR, PROPOSED ZONING: PDMU
- ADJACENT ZONING: SEE PLANS
- PID: 48082024, 48031018, 48019063, AND 480310259
- EXISTING LAND USE: AGRICULTURAL
- ADJACENT LAND USE: SEE PLANS
- FLUC = UF-3
- THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.
- FLOOD ZONES: ZONE "X", FEMA MAP NO. 120153 0220 C, REVISED JULY 15, 1992
- TOTAL NUMBER OF LOTS: 242 LOTS
- GROSS RESIDENTIAL ACREAGE OR DENSITY (EXCLUDES R.O.W. DEDICATION): 82.48 AC. OR 2.93 UNITS/AC. NET RESIDENTIAL DENSITY: 79.08 ACRES (EXCLUDES WETLAND & RECREATIONAL AREAS) OR 3.06 UNITS/AC.
- GROSS NON-RESIDENTIAL ACREAGE OR DENSITY (EXCLUDES R.O.W. DEDICATION): 5.12 ACRES
- WETLAND AREA (INCLUDING BUFFER): N/A AC. WETLANDS (EXCLUDING BUFFERS): N/A ACRES
- WETLAND BUFFER: 30' (TYP)
- THE TWENTY FIVE (25) YEAR FLOODPLAIN IS NOT LOCATED WITHIN THE SUBJECT SITE.
- RESIDENTIAL LOT STANDARDS:
MINIMUM UNIT FLOOR AREA: 1,000 S.F.
LOT AREA: VARIES (8,250 S.F. MIN.)
LOT WIDTH: 50' MIN.
LOT DEPTH: VARIES
FINISHED FLOORS: 1' MIN. ABOVE CENTERLINE OF THE ROAD
BUILDING ENVELOPE: SEE PLANS
BUILDING SETBACKS (TYP.):
FRONT: 20' SIDELOAD GARAGE / 20' FRONT LOAD GARAGE
SIDE: 5'
REAR: 15' MINIMUM
WATERFRONT: 30' FROM NORMAL WATER LEVEL
WETLAND: 15' FROM WETLAND BUFFER
- BLOCK DATA AND ORIENTATION: N/A
- LOT UTILITY EASEMENTS (IN ACCORDANCE WITH SECTION 907.10 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE):
FRONT: 10'
SIDE: 5'
REAR: 5'
- OTHER EASEMENTS: AS SHOWN ON PLANS
- MINIMUM OPEN SPACE: 25% PROVIDED OPEN SPACE: 25.47%
LAWNS/LANDSCAPE OPEN SPACE/ENTRANCE FEATURES: 6.48 ACRES
RECREATIONAL AREA OPEN SPACE: 1.90 ACRES
ARTIFICIAL WATER BODIES: 11.91 ACRES
LANDSCAPE ISLANDS: 0.52 ACRES
ESTIMATED WETLAND AREA: 1.50 ACRES
TOTAL OPEN SPACE: 22.31 ACRES
- MAXIMUM BUILDING HEIGHT: 35'
- COMMERCIAL BUILDING SETBACKS (TYP.):
30' ALONG THOROUGHFARE STREETS
35' ALONG LOCAL STREETS
SIDE: 15'
REAR: 20'
- ALL REQUIRED YARDS ARE DELINEATED ON THE PLANS.
- ALL STREETS, STORM WATER MANAGEMENT FACILITIES AND DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED PAST GATES.
- CONSTRUCTION SCHEDULE:
START DATE: UPON RECEIPT OF ALL AGENCY APPROVALS (APPROXIMATELY 11/1/13)
COMPLETION DATE: 1 YEAR FROM START DATE (APPROXIMATELY 11/1/14), BUT NOT TO EXCEED THE EXPIRATION OF THE CERTIFICATE OF LEVEL SERVICE
- STATEMENT OF SCHOOL NEEDS: REQUEST FOR STATEMENT OF SCHOOL NEEDS HAS BEEN MADE TO THE MANATEE COUNTY SCHOOL BOARD.
- LANDSCAPE DATA: SEE PRELIMINARY SITE PLAN FOR GENERAL BUFFER PLANTINGS
- ALL SIGNS SHALL BE IN ACCORDANCE WITH SECTION 724 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
- THERE ARE NO PERENNIAL STREAMS LOCATED ON THE SUBJECT SITE.
- THERE ARE NO KNOWN WELLS OR SEPTIC TANKS ON THE SITE. IF DISCOVERED WELLS AND SEPTIC TANKS WILL BE PLUGGED AND ABANDONED IN ACCORDANCE WITH DEP, SWFWMD RULE CHAPTER 400-3.331 AND MANATEE COUNTY PUBLIC HEALTH UNIT REGULATIONS.
- IF DISCOVERED EXISTING WELLS SHALL BE KEPT IN A WATERTIGHT MANNER AND BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
- SANITARY SEWER COLLECTION SYSTEM TO BE DEDICATED TO MANATEE COUNTY AND WILL CONSIST OF GRAVITY MAIN WITH LIFT STATION AND FORCE MAIN CONNECTED TO THE FORCE MAIN ALONG GOLF COURSE ROAD. SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
- WATER DISTRIBUTION SYSTEM TO BE DEDICATED TO MANATEE COUNTY AND WILL CONSIST OF A WATER LINE CONNECTED TO THE MAIN ALONG GOLF COURSE ROAD AND FT HAMER ROAD. SYSTEM TO BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
- SOLID WASTE TO BE COLLECTED CURB SIDE FOR BOTH GARBAGE AND RECYCLING BY WASTE HAULER AT EACH LOT.
- THE STORM WATER MANAGEMENT SYSTEM CONSISTS OF INLETS WITH RELATED PIPING, LAKES, BASIN, AND CONTROL STRUCTURES AND WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS AND MEET THE REQUIREMENTS OF CHAPTER 400-4 OR 400-40 FAC (SWFWMD).

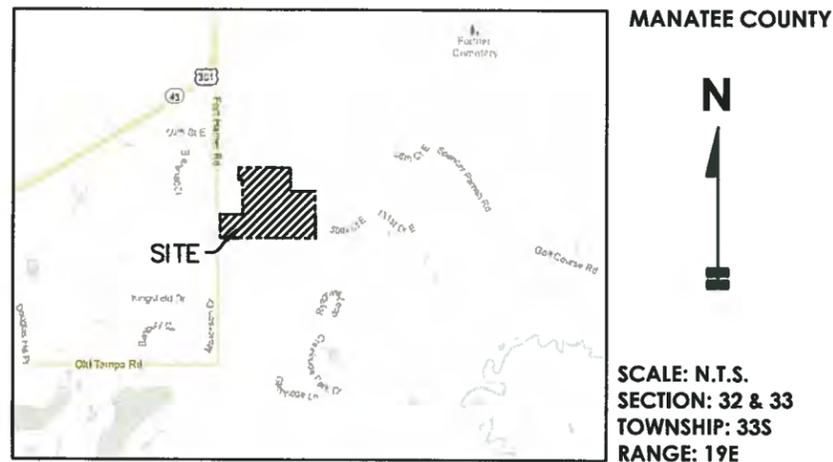
242 Lot Single Family Subdivision
with Commercial Outparcel

B-Squared Engineering, LLC

FL Cert. of Auth. No. 28902
2212 58th Avenue East, Bradenton, FL 34203
(863)-781-2344
Fax: (941) 567-2652

INDEX OF DRAWINGS

- | | |
|------|---|
| 1 | COVER SHEET |
| 2 | AERIAL W/ SITE PLAN |
| 3-6 | OVERALL EXISTING CONDITIONS / DEMOLITION PLAN |
| 7-10 | PRELIMINARY SITE PLAN |



PROJECT TEAM

OWNER/CLIENT:
WILDCAT PARRISH, LLC
2212 58TH Ave. E.
Bradenton, FL
(941) 359-9000
Fax: (941) 359-9300

CIVIL ENGINEER:
B-Squared Engineering, LLC
2212 58th Avenue East
Bradenton, FL 34203
(863) 781-2344
Fax: (941) 567-2652

SURVEYOR:
Schappacher Engineering, LLC
3604 53rd Avenue East
Bradenton, FL 34203
(941) 748-8340
Fax: (941) 896-9938

ENVIRONMENTAL CONSULTANT:
STEINBAUM & ASSOCIATES
P.O. Box 15437
Sarasota, FL 34277
(941) 378-4759
Fax: (941) 378-5645

LEGEND

| | | | |
|------------------------|---|--------------------|---|
| EX-MH | EXISTING MANHOLE | MH #5 | PROPOSED MANHOLE |
| EX-F.HYD. | EXISTING FIRE HYDRANT | FF 36.75 | PROPOSED FINISH FLOOR ELEVATION |
| EX-S.G. | EXISTING SPOT GRADE | FH #2 | PROPOSED FIRE HYDRANT |
| (with arrow) | OVERLAND DRAINAGE FLOW DIRECTION | 6" PVC | PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE) |
| (with arrow) | PAVEMENT DRAINAGE FLOW DIRECTION | WM (TYP) | PROPOSED WATER MAIN |
| (with circle) | PROPOSED SPOT GRADE | DS | PROPOSED DOUBLE SANITARY SEWER SERVICE |
| D.E. | PROPOSED DRAINAGE EASEMENT | SS | PROPOSED SINGLE SANITARY SEWER SERVICE |
| CB #5 | PROPOSED CATCH BASIN | DS | PROPOSED DOUBLE WATER SERVICE |
| JB | PROPOSED JUNCTION BOX | SS | PROPOSED SINGLE WATER SERVICE |
| E/W W/ RIP-RAP | PROPOSED END WALL WITH RIP-RAP AND INVERT | FM | PROPOSED FORCEMAIN |
| 57 LF 30" RCP AT 1.72% | PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE | (TYP) | TYPICAL |
| INV. | PROPOSED INVERT | (with symbol) | PROPOSED HANDICAP PARKING SPACE |
| BM | BENCHMARK | 6" CL. MIN. | 6" CLEAR MINIMUM |
| (with dashed line) | SEASONAL HIGH/NORMAL WATER LINE | (with dashed line) | PROPOSED DRAINAGE BASIN |
| (with dashed line) | PROPOSED RIGHT-OF-WAY | (with dashed line) | PROPOSED EASEMENT (SEE PLANS FOR TYPE) |

| | |
|---|--------------------------------|
| APPROVAL TYPE: REZONE/PRELIMINARY SITE PLAN | PROJECT NAME: WILDCAT PRESERVE |
| APPROVAL DATE: | FILE NUMBER: |
| PROJECT PLANNER (PD) | |
| PROJECT ENGINEER (PW) | |
| CONCURRENCEY (PD) | |
| ENVIRONMENTAL PLANNING DIVISION (PD) | |
| ENVIRONMENTAL HEALTH | |
| FIRE DISTRICT | |
| OWNER / AGENT: | |

JANELLE L. BERUFF, P.E.
FL LICENSE NO.: 69931



CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

B² B-SQUARED Engineering, LLC
 FL Cert. of Auth. No. 28902
 212 58th Avenue East, Bradenton, FL 34203
 (941) 359-9000 EXT. 151
 Fax: (941) 567-2652

ENGINEERING

CLIENT: WILDCAT PARRISH, LLC
 PROJECT: WILDCAT PRESERVE
 SHEET: AERIAL W/ SITE PLAN

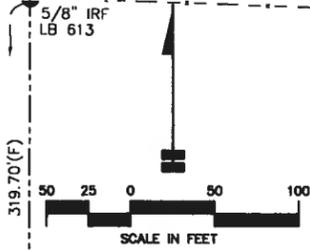
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 CHECKED
JLB
 DATE
12/15/12
 JOB NO.
BRUF01
 SCALE
1"=200'

JANELLE L. BERUFF, P.E.
 FL LICENSE NO.: 69931

MATCHLINE "SEE SHEET 5"

N



NOT PLATTED

PID: 490800059
 OWNER: JUDY VICEANT
 ADDRESS: 5204 FT HAMER ROAD
 ZONING: A-1
 USE: AG

SW 1/4 of SE 1/4

S. LINE N 1/2 - SW 1/4 - SE 1/4
 (BREAKDOWN)

5/8" IRF
 LB 6432

S 88°58'42" E
 122.02' (F)

5/8" IRF
 LB 6432

N 88°58'42" W 828.33' (F)(D)

N 86°59'06" W 1338.93'

40'
 HALF-WIDTH
 R.O.W.
 80.9'
 R.O.W.
 40.9'
 HALF-WIDTH
 R.O.W.

TOP OF BANK (TYPICAL)

40'
 HALF-WIDTH
 R.O.W.
 40'
 HALF-WIDTH
 R.O.W.

80'
 R.O.W.

S 00°30'54" W
 319.70 (F)

4" X4" CMF

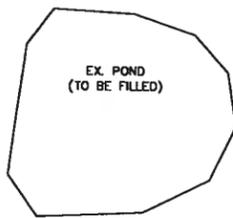
4" X4" CMF

4X4 CMF

S 00°18'49" W 648.41' (F)(D)

SW 1/4 of

SW 1/4 of SE 1/4



EX. POND
 (TO BE FILLED)

S 00°16'56" W 433.44' (F)

5/8" IRF
 LB 6432

N 88°53'06" W
 107.04' (M)

5/8" IRF
 LB 6432

255.39 (F)
 S 00°36'50" E

PID: 490600004
 OWNER: WILDCAT PARRISH, LLC
 ADDRESS: 12180 GOLF COURSE ROAD
 ZONING: PDR/A
 USE: AG

S 89°11'56" E 647.27' (F)

EX. BARBED WIRE FENCE (ON R/W) (TBR)

33' EX.
 HALF-WIDTH
 R.O.W.
 33.00'

33' EX.
 HALF-WIDTH
 R.O.W.
 33.00'

33.00'

N 89°11'52" W 2879.33' (F)

CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION

MATCHLINE "SEE SHEET 4"

B² B-SQUARED Engineering, LLC
 FL Cert. of Auth. No. 28902
 212 58th Avenue East, Bradenton, FL 34203
 (941) 359-9000 Ext. 151
 Fax: (941) 567-2652

CLIENT: WILDCAT PARRISH, LLC
 PROJECT: WILDCAT PRESERVE
 SHEET: EXISTING CONDITIONS PLAN

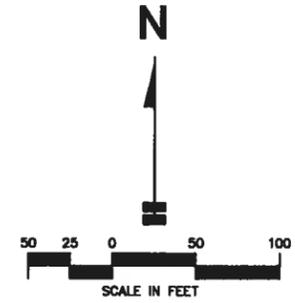
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| DRAWN | JLB |
| CHECKED | JLB |
| DATE | 12/15/12 |
| JOB NO. | BRUF01 |
| SCALE | 1"=50' |

JANELLE L. BERUFF, P.E.
 FL LICENSE NO.: 68931

SHEET
3

MATCHLINE "SEE SHEET 6"



B² **B-SQUARED Engineering, LLC**
 FL Cert. of Auth. No. 28902
 212 58th Avenue East, Bradenton, FL 34203
 (941) 359-9000 EXT. 151
 Fax: (941) 567-2652

ENGINEERING

CLIENT: WILDCAT PARRISH, LLC
 PROJECT: WILDCAT PRESERVE
 SHEET: EXISTING CONDITIONS PLAN

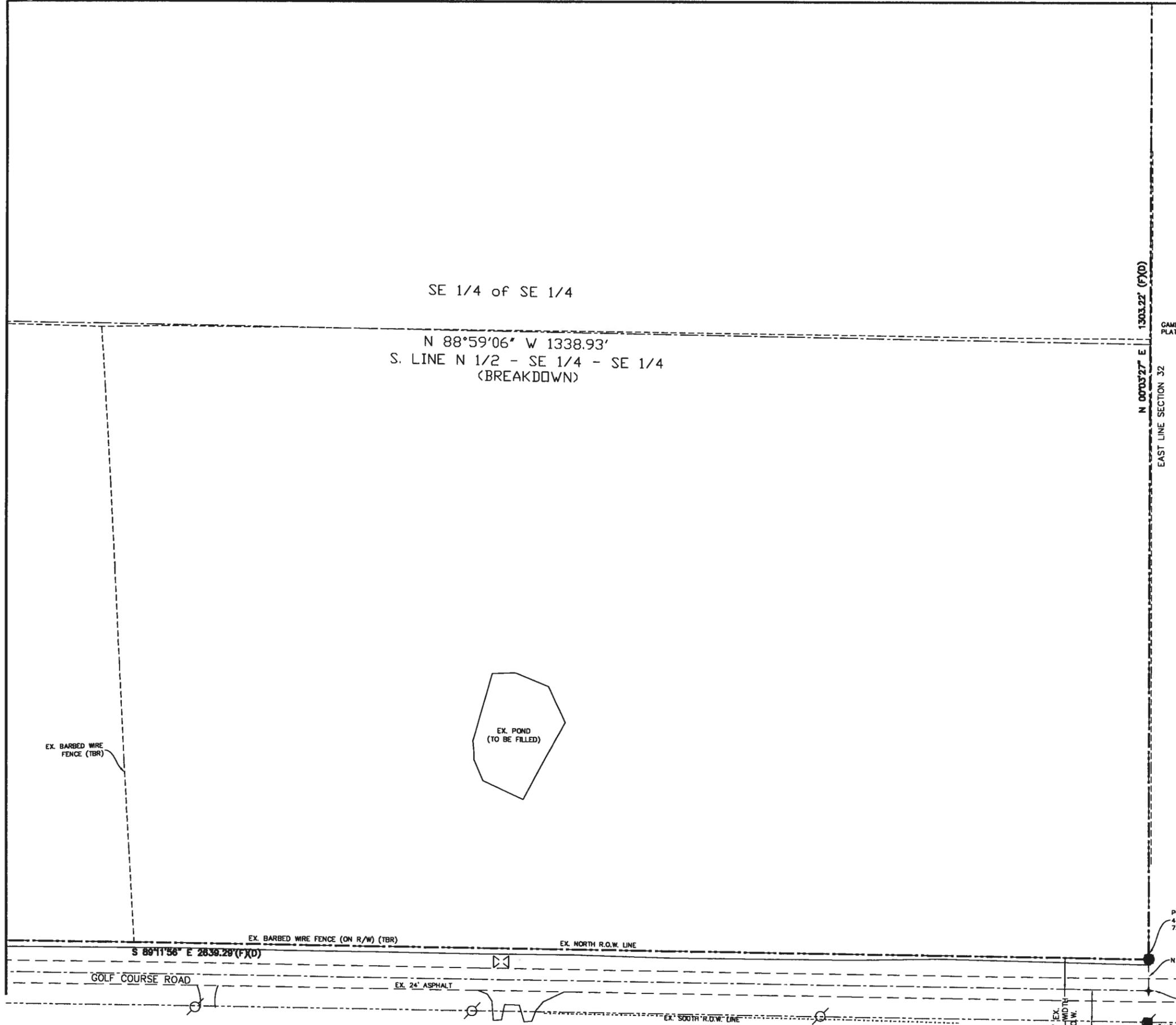
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| JOB NO. | BRUF01 |
| SCALE | 1"=50' |

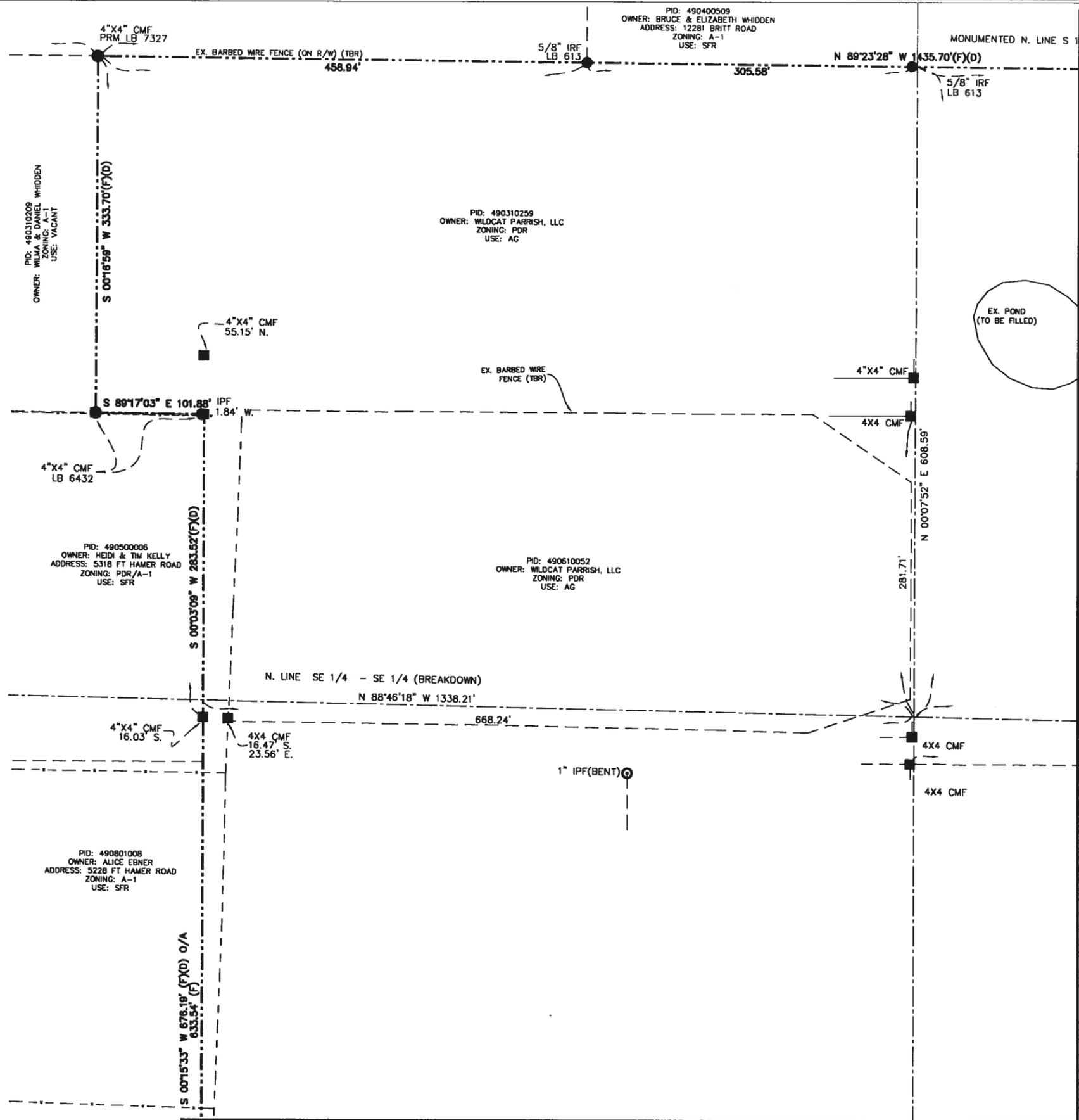
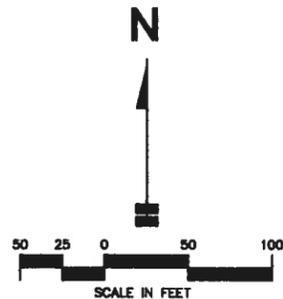
JANELLE L. BERUFF, P.E.
 FL LICENSE NO.: 69931

SHEET
4

MATCHLINE "SEE SHEET 3"



CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION



MATCHLINE "SEE SHEET 3"

MATCHLINE "SEE SHEET 6"

B² B-SQUARED Engineering, LLC
 FL Cert. of Auth. No. 28902
 212 58th Avenue East, Bradenton, FL 34203
 (941) 359-9000 Ext. 151
 Fax: (941) 567-2652

CLIENT: WILDCAT PARRISH, LLC
 PROJECT: WILDCAT PRESERVE
 SHEET: EXISTING CONDITIONS PLAN

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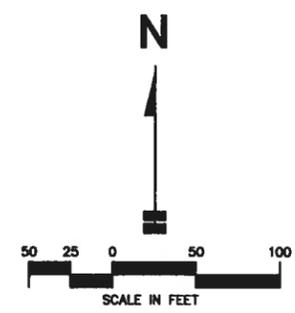
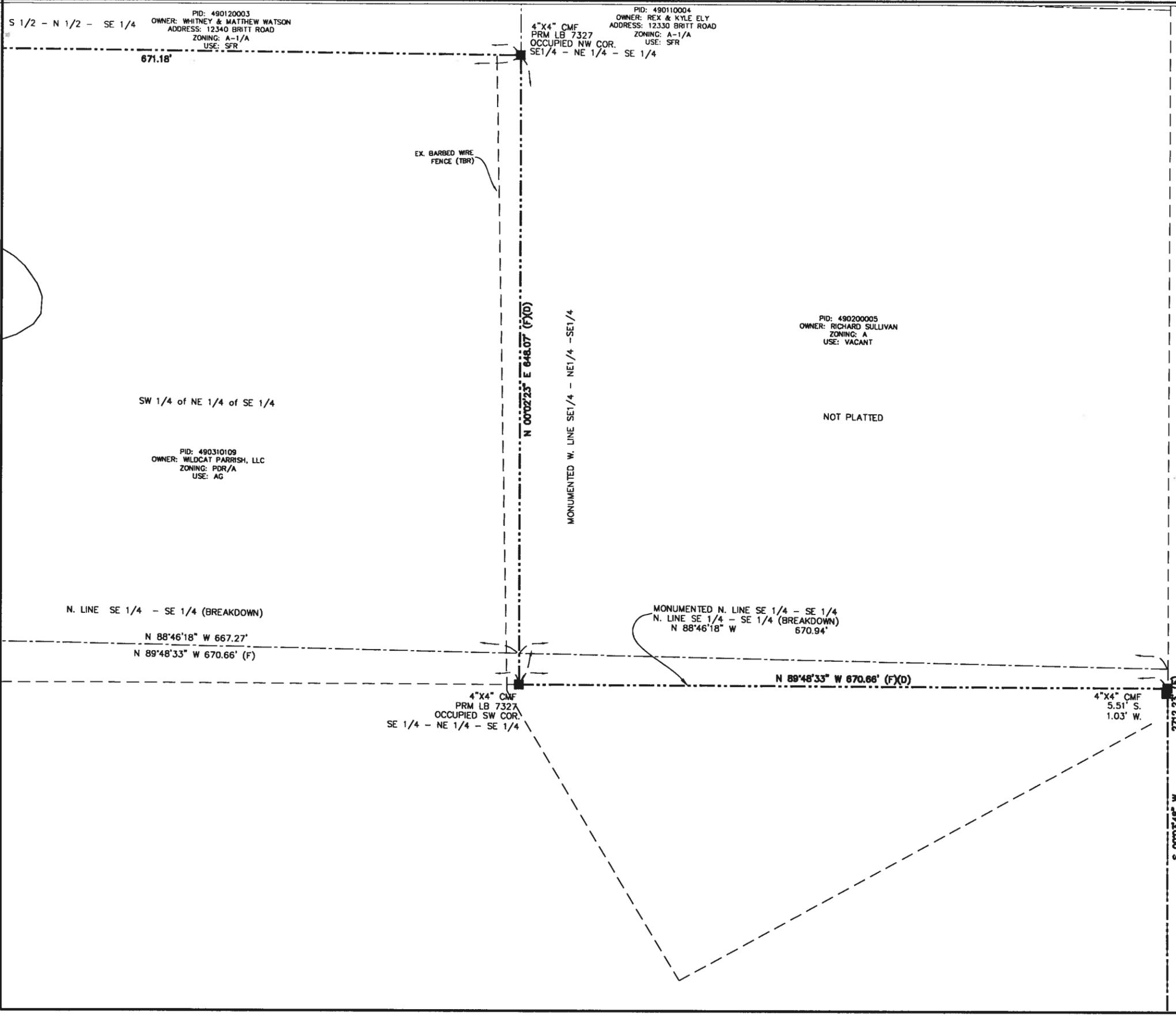
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| DRAWN | JLB |
| CHECKED | JLB |
| DATE | 12/15/12 |
| JOB NO. | BRUF01 |
| SCALE | 1"=50' |

JANELLE L. BERUFF, P.E.
 FL LICENSE NO.: 69931

SHEET
5

CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION

MATCHLINE "SEE SHEET 5"



B²-SQUARED Engineering, LLC
 FL Cert. of Auth. No. 28902
 212 58th Avenue East, Bradenton, FL 34203
 (941) 359-9000 Ext. 151
 Fax: (941) 567-2652

CLIENT: WILDCAT PARRISH, LLC
PROJECT: WILDCAT PRESERVE
SHEET: EXISTING CONDITIONS PLAN

| NO. | REVISIONS | DATE | BY |
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| DRAWN |
| JLB |
| CHECKED |
| JLB |
| DATE |
| 12/15/12 |
| JOB NO. |
| BRUF01 |
| SCALE |
| 1"=50' |

JANELLE L. BERUFF, P.E.
 FL LICENSE NO.: 69931

CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION

MATCHLINE "SEE SHEET 9"



PID: 490800059
OWNER: JUDY VIGEANT
ADDRESS: 5204 FT HAMER ROAD
ZONING: A-1
USE: AG

- NOTES:
1. THE PROJECT WILL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF SECTION 715 AND THE NORTH CENTRAL OVERLAY DISTRICT REGULATIONS OF THE LDC AND WILL BE DETAILED AT THE TIME OF FINAL SITE PLAN. SPECIAL APPROVAL IS BE REQUESTED FOR 15' GREENBELT BUFFERS RATHER THAN 20' IN SOME AREAS.
 2. FIRE HYDRANT LOCATIONS ARE PRELIMINARY AND MAY BE ADJUSTED IN THE FINAL SITE PLAN STAGE.
 3. FOR DRAINAGE PIPES LESS THAN OR EQUAL TO 30 INCHES DIAMETER, A 7.5 FEET OF EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF THE CENTERLINE OF PIPE. DRAINAGE EASEMENTS SHALL BE NO LESS THAN 15 FEET WIDE. FOR PIPES GREATER THAN 30 INCHES IN DIAMETER, EASEMENT SHALL BE 20 FEET PLUS THE DIAMETER OF PIPE ROUNDED TO THE NEXT 5-FEET INCREMENT. FOR PIPES WITH COVER GREATER THAN 5 FEET, THE EASEMENT WIDTH NEEDS TO BE THE DIAMETER OF THE PIPE PLUS TWICE THE DISTANCE FROM GROUND LEVEL TO THE DEEPEST POINT ALONG THE PATH OF THE PROPOSED EASEMENT. EASEMENTS SHOULD BE ROUNDED UP TO THE NEAREST 5-FEET INCREMENT AND NO LESS THAN 15 FEET WIDE.
 4. BOUNDARY FENCE OF A MINIMUM HEIGHT OF 3' AND A MAXIMUM HEIGHT OF 8' WILL BE UTILIZED TO PROVIDE SECURITY FOR THE RESIDENTIAL PORTION OF THE SUBDIVISION.

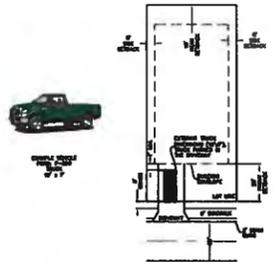


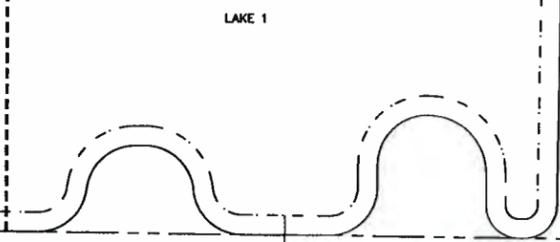
EXHIBIT: LARGE VEHICLE PARKED IN DRIVEWAY
35' AGRICULTURAL BUILDING SETBACK (SUBJECT FOR REVIEW OF APPLICABILITY DURING FSP STAGE)

40' HALF-WIDTH R.O.W.
80.9' R.O.W.
50' ROADWAY BUFFER
40.9' HALF-WIDTH R.O.W.
±115' PROPOSED R.O.W.
35' R.O.W. DEDICATION FOR HALF-WIDTH OF 75' R.O.W.

CONNECT TO EX 24" WATERLINE
EX. ASPHALT (WIDTH VARIES)
FT. HAMER ROAD
EX. R.O.W. LINE
±40' EX. HALF-WIDTH R.O.W.
±40' EX. HALF-WIDTH R.O.W.
±80' EX. R.O.W.

5' SIDEWALK WITHIN ROADWAY BUFFER (TYP.)

5' SIDEWALK WITHIN ROADWAY BUFFER TO INCLUDE A PEDESTRIAN EASEMENT (TYP.)



LANDSCAPED ENTRANCE FEATURE & RECREATIONAL AREA (OPTIONAL PARK BENCHES)

COMMERCIAL OUTPARCEL
5.12 AC (EXCLUDING R.O.W. DEDICATION)
5.85 AC (TOTAL)
MAX FAR = 0.23 = 51,348 SF
MAX. BUILDING SIZE = 51,348 SF
MAX. BUILDING HEIGHT = 35' (2-STORY)
POTENTIAL USES: RETAIL, WHOLESALE, OR OFFICE COMMERCIAL
PARKING AND LOADING TO BE DETERMINED BASED ON CODE REQUIREMENTS OF THE USE AT FSP STAGE.

COMBINED 50' LANDSCAPE BUFFER FOR COMMERCIAL AND RESIDENTIAL SEPARATION

5' SIDEWALK TO BE LOCATED TO MINIMIZE IMPACTS TO TREES (TYP.)

5' SIDEWALK WITHIN ROADWAY BUFFER TO INCLUDE A PEDESTRIAN EASEMENT (TYP.)

5' SIDEWALK WITHIN ROADWAY BUFFER TO INCLUDE A PEDESTRIAN EASEMENT (TYP.)

27' R.O.W. DEDICATION FOR HALF-WIDTH OF 60' R.O.W.

33' EX. HALF-WIDTH R.O.W.

33.00'

80' ROADWAY BUFFER

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

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33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

GOLF COURSE ROAD

N 89°11'52" W 2679.33' (F)

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

MATCHLINE "SEE SHEET 8"

CLIENT: WILDCAT PARRISH, LLC
PROJECT: WILDCAT PRESERVE
SHEET: PRELIMINARY SITE PLAN

| NO. | REVISIONS | DATE | BY |
|-----|---------------------|---------|-----|
| 2 | per County Comments | 4/11/13 | JLB |
| 1 | per County Comments | 2/21/13 | JLB |

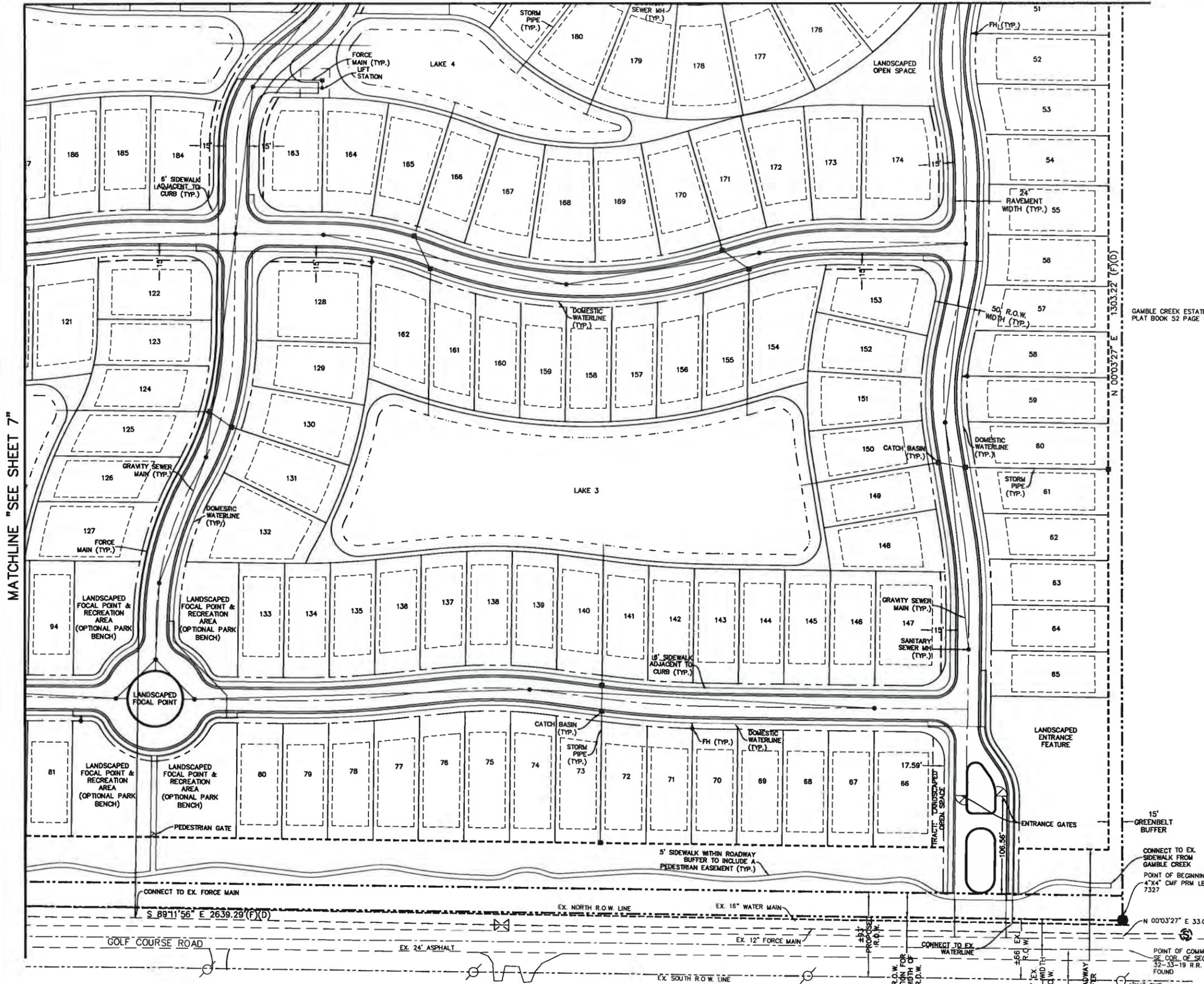
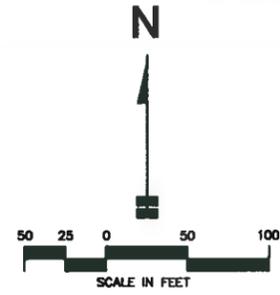
DRAWN: JLB
CHECKED: JLB
DATE: 12/15/12
JOB NO.: BRUF01
SCALE: 1"=50'

JANELLE L. BERUFF, P.E.
FL LICENSE NO.: 69931

SHEET 7

B² B-SQUARED Engineering, LLC
FL Cert. of Auth. No. 28902
212.58th Avenue East, Bradenton, FL 34203
(941) 359-9000 Ext. 151
Fax: (941) 567-2652
ENGINEERING

MATCHLINE "SEE SHEET 10"



GAMBLE CREEK ESTATES
PLAT BOOK 52 PAGE 1

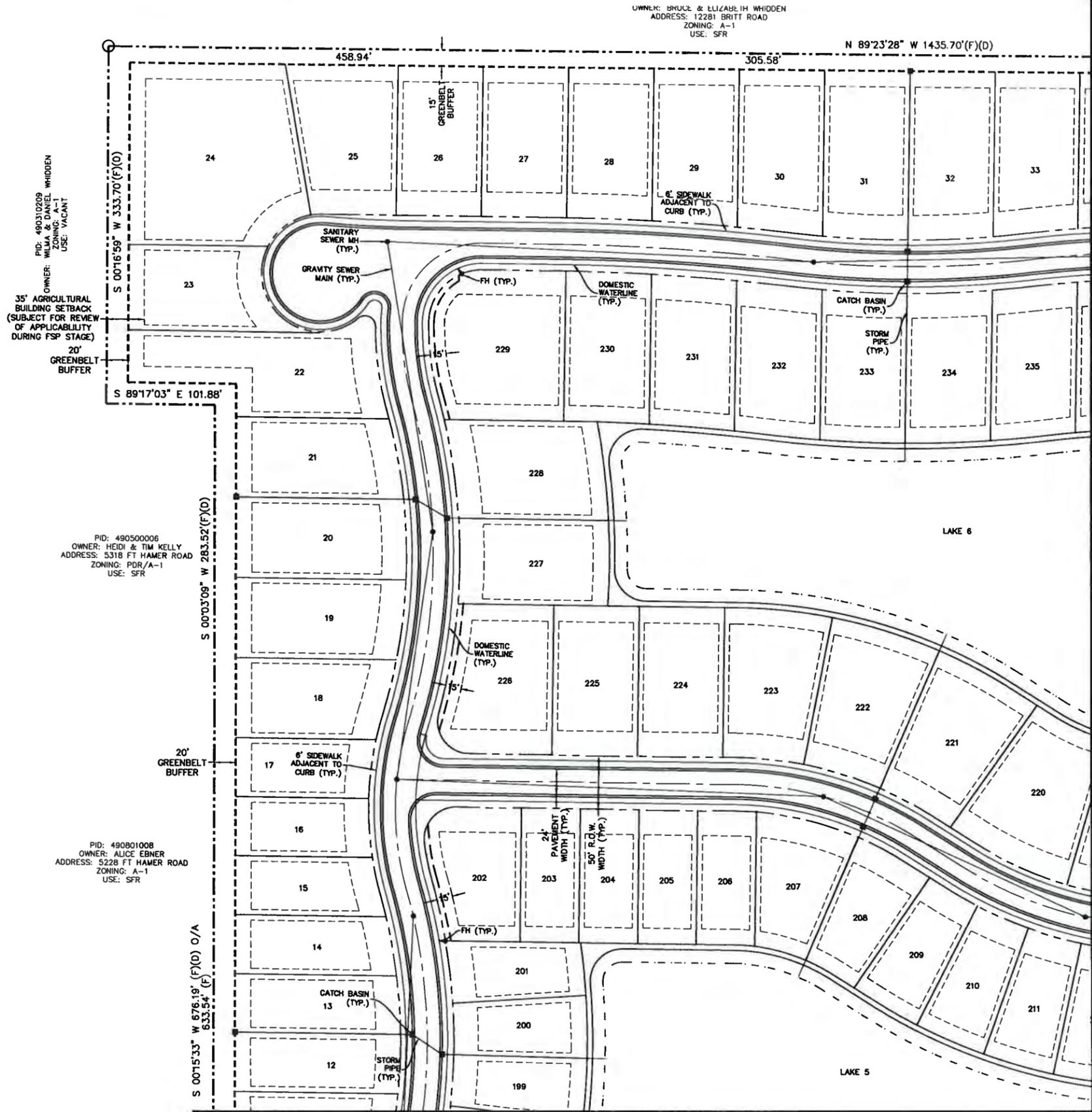
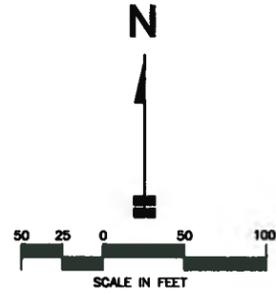
B² B-SQUARED Engineering, LLC
 FL Cert. of Auth. No. 28902
 212 58th Avenue East, Bradenton, FL 34203
 (941) 359-9000 Ext. 151
 Fax: (941) 567-2652
ENGINEERING

CLIENT: WILDCAT PARRISH, LLC
 PROJECT: WILDCAT PRESERVE
 SHEET: PRELIMINARY SITE PLAN

| NO. | REVISIONS | DATE | BY |
|-----|---------------------|---------|-----|
| 2 | per County Comments | 4/11/13 | JLB |
| 1 | per County Comments | 2/21/13 | JLB |

| | |
|--|----------|
| DRAWN | JLB |
| CHECKED | JLB |
| DATE | 12/15/12 |
| JOB NO. | BRUF01 |
| SCALE | 1"=50' |
| JANELLE L. BERUFF, P.E. FL LICENSE NO.: 69931 | |

CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION



MATCHLINE "SEE SHEET 7"

MATCHLINE "SEE SHEET 10"

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

B² B-SQUARED Engineering, LLC
 FL Cert. of Auth. No. 28902
 212.58th Avenue East, Bradenton, FL 34203
 (941) 359-9000 EXT. 151
 Fax: (941) 567-2652

ENGINEERING

CLIENT: WILDCAT PARRISH, LLC
 PROJECT: WILDCAT PRESERVE
 SHEET: PRELIMINARY SITE PLAN

| NO. | REVISIONS | DATE | BY |
|-----|---------------------|---------|-----|
| 2 | per County Comments | 4/11/13 | JLB |
| 1 | per County Comments | 2/21/13 | JLB |

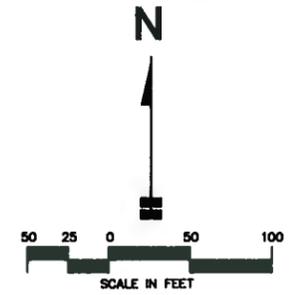
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|---------|----------|
| DRAWN | JLB |
| CHECKED | JLB |
| DATE | 12/15/12 |
| JOB NO. | BRUF01 |
| SCALE | 1"=50' |

JANELLE L. BERUFF, P.E.
 FL LICENSE NO.: 69931

PID: 490120003
 OWNER: WHITNEY & MATTHEW WATSON
 ADDRESS: 12340 BRITT ROAD
 ZONING: A-1/A
 USE: SFR

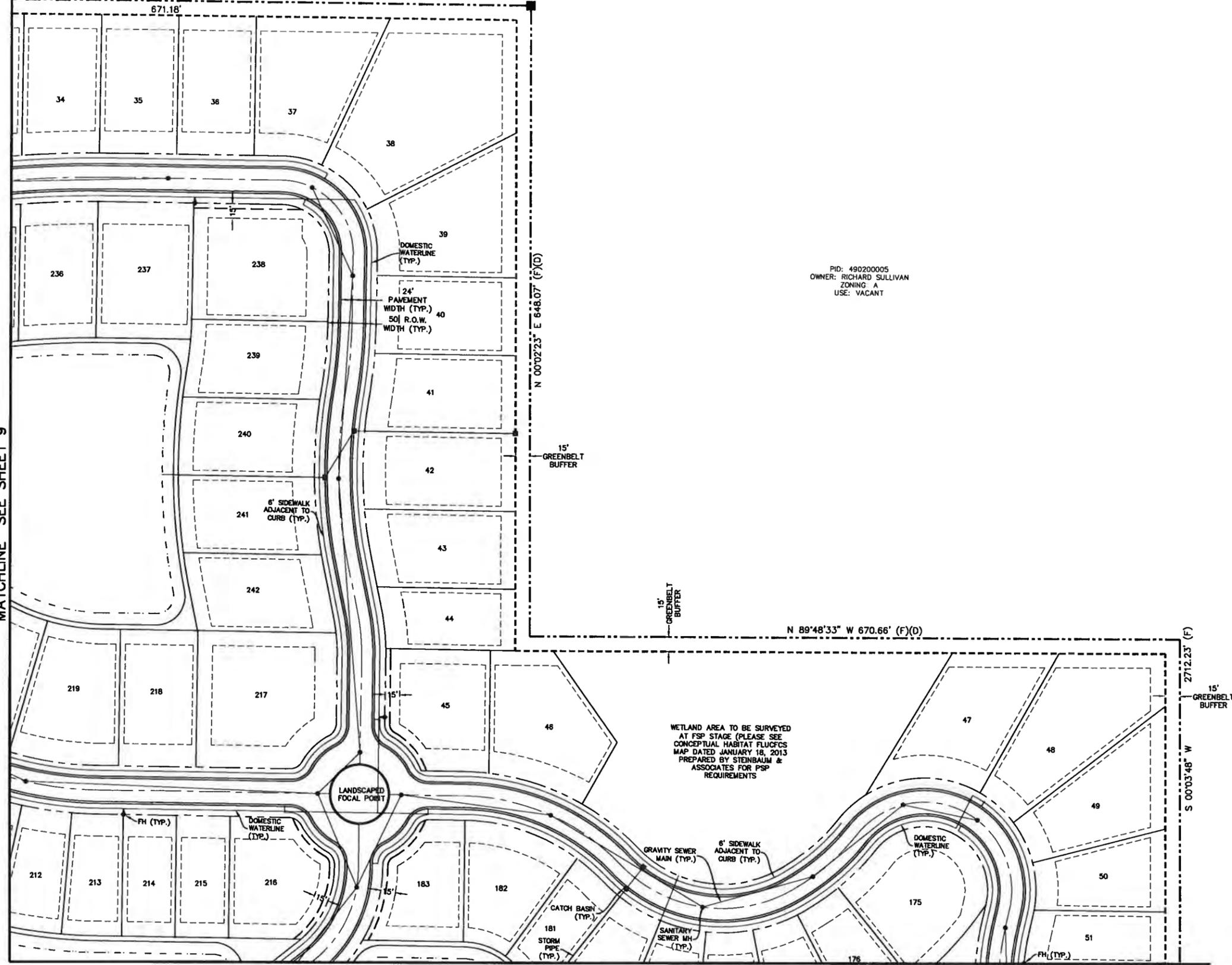
PID: 490110004
 OWNER: REX & KYLE ELY
 ADDRESS: 12330 BRITT ROAD
 ZONING: A-1/A
 USE: SFR

PID: 490200005
 OWNER: RICHARD SULLIVAN
 ZONING: A
 USE: VACANT



MATCHLINE "SEE SHEET 9"

MATCHLINE "SEE SHEET 8"



B² B-SQUARED Engineering, LLC
 FL Cert. of Auth. No. 28902
 212 58th Avenue East, Bradenton, FL 34203
 (941) 359-9000 EXT. 151
 Fax: (941) 567-2652

ENGINEERING

| |
|------------------------------|
| CLIENT: WILDCAT PARRISH, LLC |
| PROJECT: WILDCAT PRESERVE |
| SHEET: PRELIMINARY SITE PLAN |

| NO. | REVISIONS | DATE | BY |
|-----|---------------------|---------|-----|
| 1 | per County Comments | 4/11/13 | JLB |
| 2 | per County Comments | 2/21/13 | JLB |

| | |
|---------|----------|
| DRAWN | JLB |
| CHECKED | JLB |
| DATE | 12/15/12 |
| JOB NO. | BRUF01 |
| SCALE | 1"=50' |

JANELLE BERUFF, P.E.
 FL LICENSE NO.: 69931

SHEET
10

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

| | | | |
|---|---|--|---|
| SUBJECT | PDR-13-02(ZP(P) - University Village, LLC / University Village | TYPE AGENDA ITEM | Advertised Public Hearing – Regular |
| DATE REQUESTED | 06/13/13 PC | DATE SUBMITTED/REVISED | 06/05/13 |
| 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 Division Manager <i>LB</i> |
| CONTACT PERSON TELEPHONE/EXTENSION | Kathleen Thompson, AICP / 941-748-4501 ext. 6841 DTS#20120033 | PRESENTER/TITLE TELEPHONE/EXTENSION | Kathleen Thompson, AICP / Planning Manager / 941-748-4501 ext. 6841 |
| 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-13-02(Z)(P) 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

- The applicant is proposing a residential subdivision on two parcels, totaling approximately 51.50 acres, located at 3005 and 3211 Tallevast Road.
- The applicant is requesting 208 semi-detached residential units on 104 lots.
- The applicant is processing a comprehensive plan map amendment (PA-13-02) changing the future land use on one of the two parcels, from IL to RES-6. The map amendment is anticipated to be adopted by the Board of County Commissioners at the August 8, 2013 meeting. This proposed rezone shall not be effective until the map amendment is effective.
- The entire site, located on the north side of Tallevast Road, is vacant and used as grazing land.
- 28th Street Court East is along the western boundary of the site. Tallevast Industrial Park is located on the west side of 28th St Ct E.
- Kinnan Elementary School and a vacant parcel owned by Manatee County are adjacent to the eastern boundary of the site.
- There are numerous residential subdivisions within a half mile of the site.
- The development trend along this section of Tallevast Road has been residential and residential support uses with light industrial facilities generally located at the intersection of US 301 and Tallevast Road.
- The applicant requests Specific Approval to allow smaller replacement tree sizes and allow less than one canopy tree every 50 feet.
- The site is adjacent to properties zoned for light industrial and agricultural uses. Staff recommends the inclusion of language in the Notice to Buyers informing prospective residents of the potential adverse impacts due to these nearby uses.
- The area is served by utilities, county schools, roadway network, libraries, fire and public safety.
- Staff recommends approval with stipulations.

COUNTY ATTORNEY REVIEW

Check appropriate box



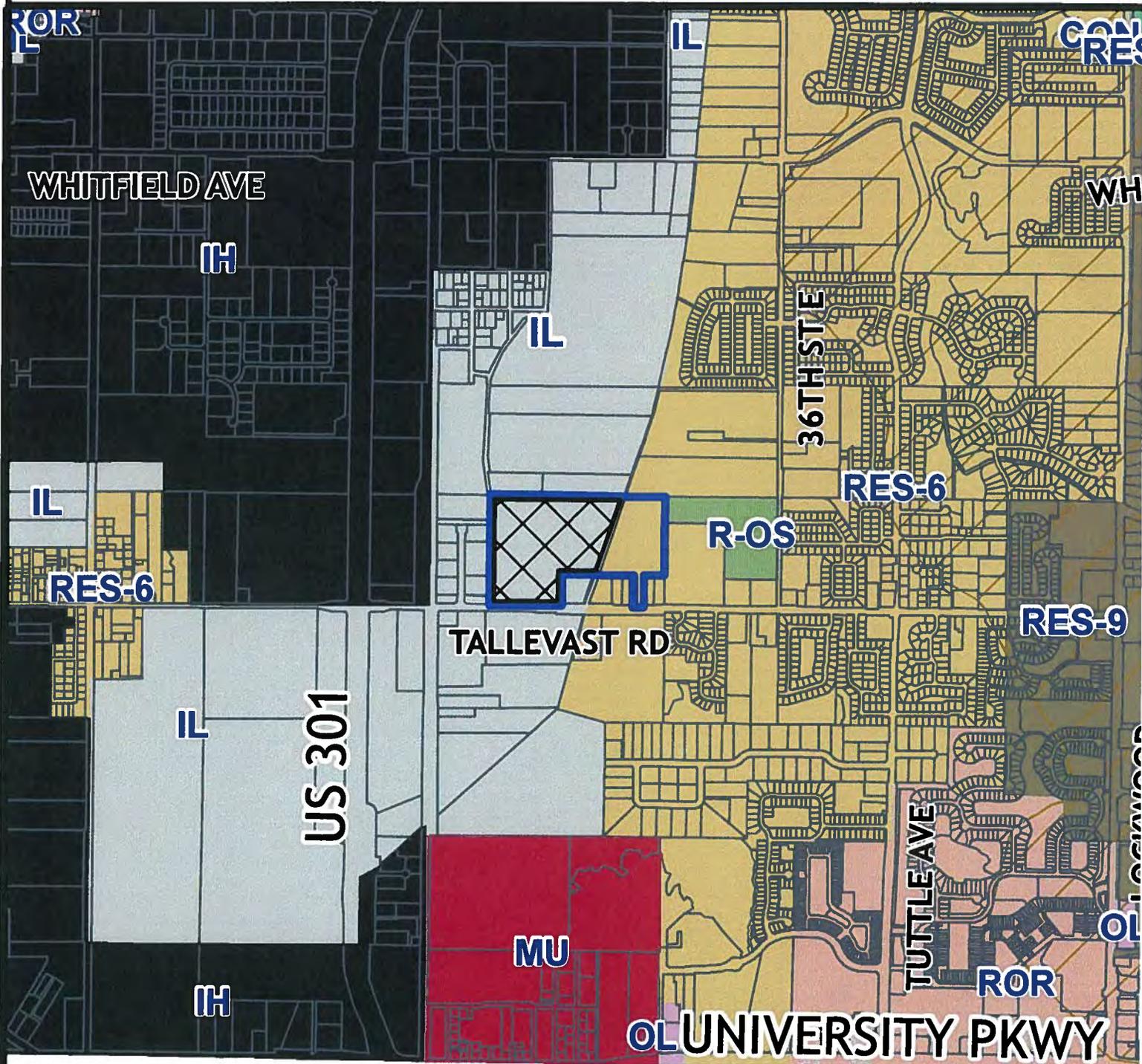
REVIEWED

Written Comments:

| | |
|--------------------------|--|
| | <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Available from Attorney (Attorney's initials: SAS reviewed the Comp Plan map amendment for this site) |
| <input type="checkbox"/> | NOT REVIEWED (No apparent legal issues.) |
| <input type="checkbox"/> | NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.) |
| <input type="checkbox"/> | OTHER |

| ATTACHMENTS: (List in order as attached) | | INSTRUCTIONS TO BOARD RECORDS: | |
|--|-----|--|-----|
| Staff Report | | n/a | |
| COST: | n/a | SOURCE (ACCT # & NAME): | n/a |
| COMMENTS: | | AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT) | |

FUTURE LAND USE



Parcel ID #(s) 1965800059, 1963200009

Project Name: University Village
 Project #: PDR-13-02 (Z)(P)
 DTS#: 20130033
 Proposed Use: Residential

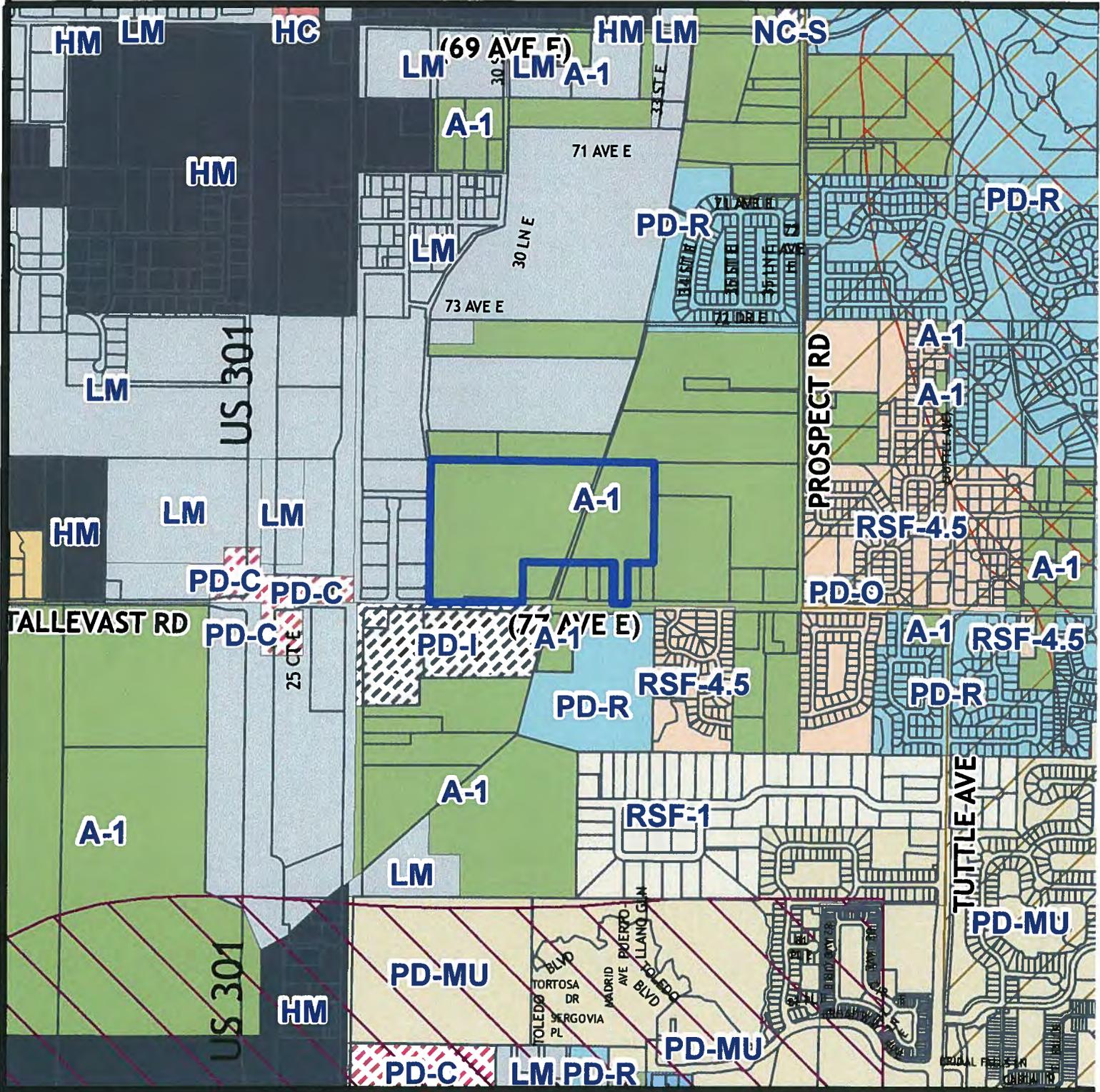
 **PA-13-02**

 Manatee County
 Staff Report Map
 Map Prepared 1/25/2013
 1 inch = 1,667 feet

S/T/R: Sec 29 Twn 35 Rng 18
 Acreage: 51.50
 Existing Zoning: A-1
 Existing FLU: RES-6, IL (Concurrent Plan Amendment [PA-13-02] to change IL to RES-6)
 Overlays: NONE
 Special Areas: NONE

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

ZONING



Parcel ID #(s) 1965800059, 1963200009

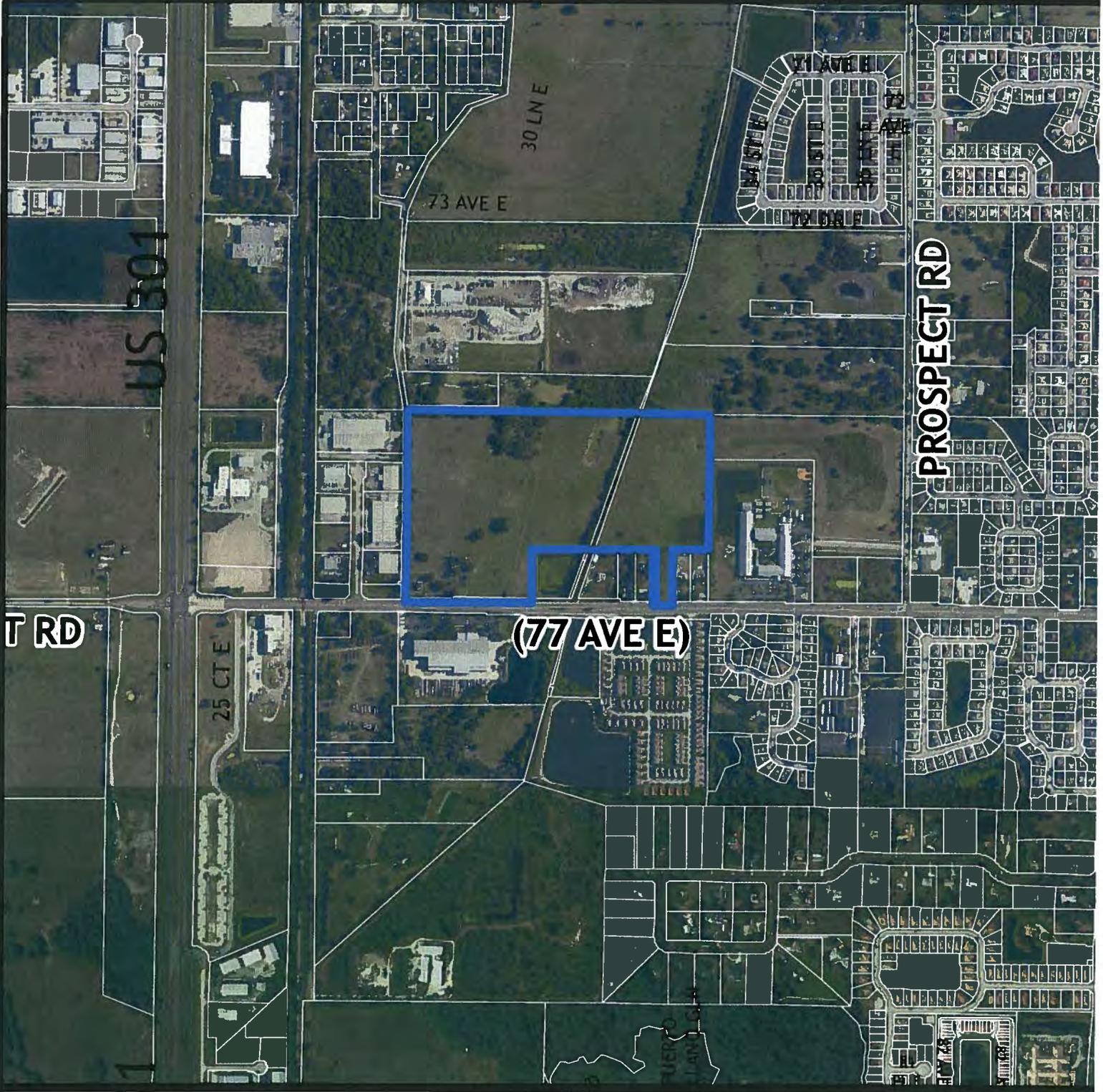
Project Name: University Village
 Project #: PDR-13-02 (Z)(P)
 DTS#: 20130033
 Proposed Use: Residential

S/T/R: Sec 29 Twn 35 Rng 18
 Acreage: 51.50
 Existing Zoning: A-1
 Existing FLU: RES-6, IL (Concurrent Plan Amendment [PA-13-02] to change IL to RES-6)
 Overlays: NONE
 Special Areas: NONE

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

Manatee County
 Staff Report Map
 Map Prepared 1/25/2013
 1 inch = 1,250 feet

AERIAL



Parcel ID #(s) 1965800059, 1963200009

Project Name: University Village
Project #: PDR-13-02 (Z)(P)
DTS#: 20130033
Proposed Use: Residential

S/T/R: Sec 29 Twn 35 Rng 18
Acreage: 51.50
Existing Zoning: A-1
Existing FLU: RES-6, IL (Concurrent Plan Amendment [PA-13-02] to change IL to RES-6)
Overlays: NONE
Special Areas: NONE



Manatee County
Staff Report Map

Map Prepared 1/25/2013
1 inch = 926 feet

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

P.C.06/13/13

PDR-13-02(Z)(P) – UNIVERSITY VILLAGE, LLC – UNIVERSITY VILLAGE
(DTS #20130033)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 06/13/13

B.O.C.C.: 08/08/13

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-13-02(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.9, B.1, C.1, D.1 – D.5, E.1 – E.6 and F.1 – F.3; GRANTING Special Approval for a project located adjacent to a perennial lake or stream, ADOPTION the Findings for Specific Approval; and GRANT Specific Approval of an alternative to Section 714.8.7 (Tree Caliper) and 715.3.4 (Residential Street Trees) of the Land Development Code, subject to Plan Amendment 13-02 being adopted by the Board of County Commissioners and becoming effective, as recommended by staff.

| PROJECT SUMMARY | |
|------------------------------|---|
| CASE# | PDR-13-02(Z)(P) - DTS # 20130033 |
| PROJECT NAME | University Village |
| APPLICANT(S): | University Village, LLC |
| PROPOSED ZONING: | PDR – Planned Development Residential |
| EXISTING ZONING: | A-1 – Suburban Agriculture |
| PROPOSED USE(S): | 208 Single-Family Semi-Detached Residences |
| CASE MANAGER: | Kathleen Thompson, AICP |
| STAFF RECOMMENDATION: | APPROVAL |

DETAILED DISCUSSION

The applicant is proposing a residential subdivision on two parcels located at 3005 and 3211 Tallevast Road, totaling approximately 51.50± acres, with 208 semi-detached residential units on 104 lots.

Pearce drain runs north and south between the parcels. The parcel east of Pearce drain (15.08± acres) at 3211 Tallevast Road, has the correct future land use designation of RES-6 for the proposed subdivision. However, the parcel west of the Pearce drain at 3005 Tallevast Road does not. The applicant is processing a comprehensive plan map amendment (PA-13-02) changing the future land use designation of IL to RES-6, concurrently with this Planned Development Residential rezone request [(PDR-13-02(Z)(P))]. The plan amendment request was approved by the Planning Commission on April 11, 2013. The Board of County Commissioners approved the plan amendment for transmittal to the State on May 2, 2013.

The entire site, located on the north side of Tallevast Road, is vacant and used as grazing land. The site is approximately 1,500± east of US 301. 28th St Court East is adjacent along the western boundary and Tallevast Industrial Park is located on the west side of 28th St Ct E. Kinnan Elementary School and a vacant parcel owned by Manatee County is adjacent along the eastern boundary of the property. Two single family homes are north of the property and several one acre parcels with residential units are south of the property. Trident Properties, a light industrial use, and Palm Lakes Condominiums, is on the south side of Tallevast Road.

There are numerous residential subdivisions east and south of the proposed project. Palm Lakes Condominium and Maple Lakes, Country Palms and Hunters Grove subdivisions are located on the south side of Tallevast Road. Crescent Lakes subdivision is approximately one half mile to the east of the project.

The area has been a mix of agricultural, light industrial and residential uses throughout the years. However, this area has been transitioning to mainly residential and residential support uses. Kinnan Elementary School and vacant county property reserved for a county park are east of the proposed property. The elementary school is accessed from Tallevast Road less than a quarter mile by automobile. Residents of the proposed project will be able to access the school property through a pedestrian access within the subdivision. Schools located within residential areas serve as a natural gathering point/an anchor of the neighborhood. There are numerous residential subdivisions existing within a half mile of the proposed site. Residential expansion is a logical step in this area. The proposed subdivision will allow a new residential development to occur in an area where there have been great investments in public facilities and where there is already a strong residential presence. Maximizing existing infrastructure and services is economically efficient for the County. The area is already served by utilities, county schools, roadway network, libraries, fire and public safety.

SITE CHARACTERISTICS AND SURROUNDING AREA

| | |
|-------------------------------------|---|
| ADDRESS: | 3005 and 3211 Tallevast Road |
| GENERAL LOCATION: | North side of Tallevast Road, approximately 1,500 feet east of US 301 |
| ACREAGE: | 51.50 ± acres |
| EXISTING USE(S): | This project consists of two parcels. One parcel is occupied by a single-family home and the other parcel is vacant. |
| FUTURE LAND USE CATEGORY(S): | RES-6 – Residential, 6 dwelling units per acre (3005 Tallevast Road parcel map amendment from IL to RES-6 with PA-13-02) |
| DENSITY: | 4.04 du/ac gross 4.22 du/ac net |
| SPECIAL APPROVAL(S): | 3.2.2.1 adjacent to perennial lake or stream |
| OVERLAY DISTRICT(S): | None |
| SPECIFIC APPROVAL(S): | 714.8.7 Tree caliper; 715.3.4 Residential Street Trees |

| SURROUNDING USES & ZONING | | | | | | | | | |
|--------------------------------------|---|--------------|-------------------------------------|-------------|-----------|-------------|------------|-------------------|------------|
| NORTH | <ul style="list-style-type: none"> • Single-family homes zoned A-1 • Construction Services use zoned LM (light manufacturing) – McCleod Commercial | | | | | | | | |
| SOUTH | <ul style="list-style-type: none"> • Single Family homes zoned A-1 • Tallevast Road • Across Tallevast Road: <ul style="list-style-type: none"> ○ Palm Lake Condominium zoned PDR (Planned Development Residential) ○ Maple Lakes Subdivision zoned RES-4/5 (Residential, 4.5 dwelling units per acre) ○ Trident Properties LLC zoned PDI (Planned Development Industrial) | | | | | | | | |
| EAST | <ul style="list-style-type: none"> • Kinnan Elementary zoned A-1 • Vacant land zoned A-1 | | | | | | | | |
| WEST | <ul style="list-style-type: none"> • Across 28th St Ct E (Pearce Road), Industrial uses in Tallevast Industrial Park and Tallevast Center zoned LM | | | | | | | | |
| SITE DESIGN DETAILS | | | | | | | | | |
| LOT SIZE(S): | <p>4,200 - 5,000 sq. ft. 144 lots – 35' x 125' 64 lots – 35' x 120'</p> | | | | | | | | |
| SETBACKS: | <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Front</td> <td>20/25' w/front loaded garage</td> </tr> <tr> <td>Side</td> <td>5'</td> </tr> <tr> <td>Rear</td> <td>15'</td> </tr> <tr> <td>Waterfront</td> <td>30'</td> </tr> </table> | Front | 20/25' w/front loaded garage | Side | 5' | Rear | 15' | Waterfront | 30' |
| Front | 20/25' w/front loaded garage | | | | | | | | |
| Side | 5' | | | | | | | | |
| Rear | 15' | | | | | | | | |
| Waterfront | 30' | | | | | | | | |
| OPEN SPACE: | <p>Minimum = 25% 18.26 Acres = 35% (9.6 acres lake; 8.66 acres L/S buffer/rec = 18.26 acres)</p> | | | | | | | | |
| RECREATIONAL AMENITIES: | Open area | | | | | | | | |
| RECREATIONAL ACREAGE: | 0.258 acres proposed | | | | | | | | |

| | |
|-------------------------------|---|
| ACCESS: | 2 gated entrance roads into project from Tallevast Road |
| FLOOD ZONE(S) | Zones X and A with no base flood elevation determined, per FIRM Panel 120153 0344C, revised 7/15/92 |
| AREA OF KNOWN FLOODING | Yes |
| UTILITY CONNECTIONS | <ul style="list-style-type: none"> • 12” potable water main, and 8” sanitary gravity sewer available along Tallevast Road • 6” force main along 28th Street Court East |

ENVIRONMENTAL INFORMATION

Wetlands:

According to the environmental narrative from Steinbaum & Associates, dated May 1, 2013 the subject site is estimated to contain no State/County jurisdictional wetlands. Staff has concerns that Pearce Drain may be claimed by SWFWMD as a jurisdictional wetland. In 2005 the SWFWMD claimed Pearce Drain as a jurisdictional wetland during their review of a project located to the north of this proposal. Staff has proposed a stipulation that will require the applicant to address wetland protection policies at the time of FSP if the Pearce Drain is claimed as a wetland.

Uplands:

According to the environmental narrative, there are no upland native habitats on-site, with the exception of the 428 – Cabbage Palm area at the north edge of the site. The site plan does not currently propose the preservation of any trees or habitat.

Endangered Species:

According to the environmental narrative, there were no species observed on-site that are considered Species of Special Concern, Threatened, or Endangered.

Trees:

Tree removal/replacement information will be provided with the Final Site Plan. The proposed site plan does not include the preservation of any existing trees. The current design includes 2 small recreation areas located in a portion of the site that does not contain existing trees. Meanwhile areas with existing trees are proposed as single family lots which will necessitate the removal of the trees.

Landscaping/Buffers:

The applicant is proposing 20' wide roadway and greenbelt buffers around the entire perimeter of the project. The roadway buffer along the west property line indicates a 3' high berm and 6' fence. The 20' width will not accommodate this berm and provide a 4:1 slope for plantings. Also, the plantings are shown to include 3 canopy trees, 6 understory trees and 33 evergreen shrubs per 100 linear feet. Staff is recommending elimination of the berm and the 6 understory trees, as there is not enough space in a 20' buffer to accommodate them.

There are overhead power lines along the Tallevast Road buffer, therefore staff is recommending the use of 5 understory trees (from the list approved by FP&L) and 33 shrubs per 100 linear feet.

The applicant has not indicated what will be planted within the 20' greenbelt buffers. Staff has commented that they should indicate what will be planted or that they will meet the intent of the LDC for plantings.

Common area "street trees" are being proposed at 3 per 100 linear feet. Where these common area trees are proposed adjacent to Lots 1, 92, 93 & 151, staff is recommending the use of understory trees, as the common area strips are approximately 10' wide and the adjacent home are subject to a 5' side yard setback. With the need to separate trees from sidewalks as well, this leaves very little space in which to accomplish this and keep the trees away from the homes. Understory trees will fit better within these common area strips.

Street trees within lots are proposed at 1 per 50 linear feet. Staff is recommending that Specific Approval be requested for an alternative to Section 715.3.4 of the LDC to reduce the number of street trees within lots to 1 small growing understory tree, species to be determined at Final Site Plan, per 35' semi-detached residential lot. The tree should be proposed within the approximately 10' x 33' area immediately in front of the semi-detached residential structures, taking care to avoid utility lines that may cross this planting area. Notes on where to plant should be provided with the Final Site Plan. A stipulation is provided to require this.

| NEARBY DEVELOPMENT | | | | |
|---|---------------------|----------------|--------------|----------------------|
| NON-RESIDENTIAL | | | | |
| PROJECT | SQ. FT. | F.A.R. | FLUC | YEAR APPROVED |
| Tallevast Industrial Park | 8 lots | -- | IL | 1984 |
| Tallevast Center | 1 lot | -- | IL | 2001 |
| Sammys Small World | 7,241 | 0.22 | RES-6 | 2006 |
| McCleod Commercial | 29,990 | 0.02 | IL | 2007 |
| 1 Stop Landscape | 5,847 | 0.02 | IH | 2008 |
| Washington Crossing Commercial | 20,340 | 0.19 | IL | 2009 |
| Centec Equipment | 22,715 | 0.04 | IH | 2010 |
| Pearce Business Center | 350,000 | 0.35 | IL | 2013 |
| RESIDENTIAL | | | | |
| PROJECT | LOTS / UNITS | DENSITY | FLUC | YEAR APPROVED |
| Country Palms | 62 | 2.9 | RES-6 | 1997 |
| Copperfield | 62 | 3.7 | RES-6 | 1988 |
| Savannah | 118 | 2.99 | RES-6 | 2005 |
| Court of Palms | 23 | 3.65 | RES-6 | 1997 |
| Gordon's Sub | 26 | 1.98 | RES-6 | 1983 |
| Palm Lakes (fka Blasars Nurseries, Inc.) | 122 | 4.31 | RES-6 | 2003 |
| Maple Lakes | 61 | 2.8 | RES-6 | 1986 |
| Oak Grove | 44 | 0.6 | RES-6 | 1978 |
| Crescent Lakes Phases I, II & III | 107 | 3.61 | RES-6 | 1985-1987 |

POSITIVE ASPECTS

- **There are numerous residential subdivisions in the immediate area.**
- **Surrounding area is currently developed with residential and residential support uses to the south and east.**
- **Roadway networks, utilities and other services are existing and will support the development of this site.**
- **Site has direct access to Tallevast Road, a newly redesigned 4 lane roadway. US 301 access is less than one half mile to the west.**
- **This request discourages “leap frog” development by concentrating development at locations adjacent to existing urban development.**

NEGATIVE ASPECTS

- **The north and western boundary of the property is adjacent to light industrial future land use designation.**
- **The parcel immediately north of the site has an A-1 zoning. The parcel further north of that parcel has a LM (light manufacturing) zoning.**
- **The project is situated between the Pearce drain.**
- **All existing trees on site are proposed for removal.**
- **The recreational area appears too small to serve 208 residential units.**
- **The proposed 3 foot berm with a 4:1 slope will not fit in the proposed 20 foot buffer. (Slopes steeper than 4:1 have limited ability to support required landscaping material).**

MITIGATING MEASURES

- **The site will have sufficient buffers that will provide screening from the light industrial properties to the west.**
- **The industrial use is separated from the proposed site by a roadway.**
- **The Pearce drain channel will be widened to provide compensatory floodplain storage.**
- **Proposed future development of the site will be required to comply with the Manatee County Land Development Code.**
- **PDR zoning allows the Board to stipulate development to ensure compatibility.**

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. **Signs shall be addressed with future approvals. No approval for signs is granted with this preliminary site plan.**
2. **All corner lots shall be at least 15% greater than the minimum lot size approved.**
3. **If there is common open space (ex: tract A, B, E, F, etc) between the lot and the right-of-way, the common open space and the side yard setback combined shall be a minimum of 15 feet.**
4. **A 25-foot separation is required between the garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.**
5. **A solid, decorative, opaque wall a minimum of six (6) feet tall is required along the western property boundary (adjacent to 28th St Ct E) in addition to the required landscaping.**
6. **A solid, decorative, opaque wall a minimum of six (6) feet tall is required between the University Village lots and the large residential parcels that front Tallevast Road in addition to the required landscaping. This applies to the parcels east of the Piece drain.**
7. **Any gates or emergency access points within the project shall be accessible to emergency providers in accordance with the requirements of County and Fire Department ordinances and resolutions.**
8. **Pedestrian access shall be provided from the subdivision to Kinnan Elementary School as shown on the Preliminary Site Plan.**
9. **Any walls or fences within roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.**

B. TRANSPORTATION CONDITIONS:

1. Any required right of way dedication will be determined with the final site plan. Said dedication amount will be required to be shown on the final site plan and final plat and dedicated prior to approval of the first Final Plat.

C. INFRASTRUCTURE CONDITIONS:

1. The proposed potable water main shall be looped by tying it into the existing 12" potable water main at both the easterly entrance road and the westerly entrance road to this subdivision.

D. STORMWATER CONDITIONS:

1. Any fill within the 100-year floodplain of the Pearce Drain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. The applicant has the option of (1) creation of floodplain compensatory storage within sole-use floodplain storage areas, (2) the widening of Pearce Drain within the project boundaries, or a combination of both options.
2. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain. Modeling shall be used to determine pre- and post- development flows.
3. Drainage Easement and Drainage Maintenance Access Easement shall be shown on the Final Site Plan/Construction Plan submittal and dedicated through a Final Plat for Pearce Drain within the project boundaries. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
4. Drainage Easement shall be shown on the Final Site Plan/Construction Plan submittal and dedicated through a Final Plat for lateral drainage ditches which ultimately flow into Pearce Drain running through the subject project or along the project boundaries. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
5. 10 feet separation shall be provided between accessory structures (i.e. Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.

E. ENVIRONMENTAL CONDITIONS:

- 1. Street Trees proposed to be planted within the common area strips adjacent to Lots 1, 92, 93 & 151 shall be understory trees, species to be determined at Final Site Plan.**
- 2. Street Trees to be planted within the semi-detached residential lots shall be provided at 1 small understory tree per 35' wide semi-detached residential lot and shall be approved with the Final Site Plan. Also, notes shall be provided on the landscape plans to indicate locations where such trees may be accommodated while avoiding conflicts with infrastructure.**
- 3. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.**
- 4. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.**
- 5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 519 of the LDC.**
- 6. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County 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.**

F.. NOTICES

- 1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract and in the Final Site Plan shall include language to inform prospective homeowners of:**
 - a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.**

- b) **The presence of light industrial uses which may have odors and noises associated with such uses**
- c) **HOA documents shall include language which informs the potential buyer that roads within the University Village Subdivision are privately owned and maintained and are not designed to Manatee County Public Works Standards.**
- d) **A pedestrian easement to the school (Kinnan Elementary) shall be provided between lots 88 and 89.**

REMAINING ISSUES OF CONCERN – NOT RESOLVED

Staff is requesting a solid, decorative, opaque **wall** a minimum of six (6) feet high along the western property boundary (adjacent to 28th St Ct E). The applicant is proposing a six (6) foot **fence**.

Staff is also requesting a solid, decorative, opaque **wall** a minimum of six (6) feet high along between the University Village lots and the large residential parcels that front Tallevast Road. This applies to the parcel east of the Piece drain. The applicant is proposing a six (6) foot **fence**.

The current design includes 2 small recreation areas (approximately ¼ acre total) located in a portion of the site that does not contain existing trees. Meanwhile areas with existing trees are proposed as single family lots which will necessitate the removal of the trees. Staff is concerned that the ¼ acre recreational area is too small to adequately support 208 dwelling units.

The proposed 3 foot berm with a 4:1 slope will not fit in the proposed 20 foot buffer. Slopes steeper than 4:1 have limited ability to support required landscape material.

COMPLIANCE WITH LDC

| Standard(s) Required | Design Proposal | Compliance | | Comments |
|---|-----------------|------------|---|--------------|
| | | Y | N | |
| BUFFERS | | | | |
| 20' roadway buffers – Tallevast Road and 28th St Ct E | 20' | Y | | Shown on PSP |
| 15' perimeter buffer along all other edges of the property | 20' | Y | | Shown on PSP |
| Buffer landscaping | | | | LDC minimum |

| SIDEWALKS | | | |
|---|--|----------|--|
| 5' internal sidewalks | | Y | Sidewalks required on both sides of the streets as shown on PSP |
| 5' sidewalk, exterior | | Y | Existing on Tallevast Road |
| ROADS & RIGHTS-OF-WAY | | | |
| 50' internal rights-of-way | | Y | Streets to be private |
| Dedicate ± 120 feet (60' half-width right-of-way) ROW Tallevast Road | | Y | 70' half right of way is existing |
| Dedicate ± 84 feet (42' half-width right-of-way) ROW 28th St Ct E (Pearce Road) | | Y | 30+/- foot half right of way is "reserved" on the PSP |
| Interneighborhood Ties | | Y | Pedestrian access provided to Kinnan Elementary - shown on PSP. |
| COMPLIANCE WITH THE LAND DEVELOPMENT CODE | | | |
| Factors for Reviewing Proposed Site Plans (Section 508.6) | | | |
| Planned Districts - Rezone Review Criteria (Section 603.4) | | | |

Physical Characteristics:

The 51.50 acre parcel is suitable for the development proposed without hazard to person or property, on or off the site, as proposed. Pearce drain bisects the property. There is a vacated single family residential unit on the parcel west of Pearce drain. The parcel east of the drain is vacant, grazing land.

Public Utilities, Facilities and Services:

The site will be served by Manatee County EMS, Fire and Law Enforcement. The site will also be serviced by County water and sewer. Kinnan Elementary School is adjacent to the eastern property boundary.

Major Transportation Facilities:

The site has access to Tallevast Road, a newly constructed 4 lane divided collector roadway.

Compatibility:

The proposal to rezone to PDR can be found to be compatible with the existing development patterns in the area. There are numerous residential subdivisions east and south of the proposed project. Palm Lakes Condominium and Maple Lakes, Country Palms and Hunters Grove subdivisions are located on the south side of Tallevast Road. Crescent Lakes subdivision is approximately one half mile to the east of the project.

Kinnan Elementary School and vacant county property reserved for a county park are east of the proposed property. The elementary school is accessed from Tallevast Road less than a quarter mile by automobile. Residents of the proposed project will be able to access the school property through a pedestrian access within the subdivision. Schools located within residential areas serve as a natural gathering point/an anchor of the neighborhood.

Transitions:

The area has been a mix of agricultural, light industrial and residential uses throughout the years. However, this area along Tallevast Road has been transitioning to mainly residential and residential support uses.

Design Quality:

The preliminary site plan proposal complies with applicable Land Development Code requirements and standards. The preliminary site plan shows 208 semi detached residential units with a gross density of 4.04 units.

Adjacent Property:

Tallevast Industrial Park is located on the west side of 28th St East. The property boundary is adjacent to the east side of 28th Street East. There are several residential units north and south of the site; Kinnan Elementary is to the east; and Tallevast Road is to the south of the site.

Access:

The project is on the north side of Tallevast Road and will be accessed by two private roads from Tallevast Road.

Pedestrian Systems:

There are sidewalks on Tallevast Road. Internal sidewalks are proposed on both sides of the street.

Natural and Historic Features, Conservation and Preservation Areas:

The site does not contain State/County jurisdictional wetlands. On-site native upland habitat is limited to historically disturbed Oak/Cabbage Palm Hammock. The applicant is not proposing to preserve any trees or habitat located on site.

Density/Intensity:

The proposed number of units is 4.04 dwelling units per gross acre.

Height:

Maximum 35'

Fences and Screening: Staff is recommending a 6' foot wall along the western property line (28th St Ct E) and between the University Village lots and the large residential parcels that front Tallevast Road.

Yards and Setbacks:

Front: 20'/25' w/front loaded garage

Side: 5'

Read: 15'

Waterfront: 30'

Trash and Utility Plant Screens: N/A

Signs:

Not reviewed or approved with this Preliminary Site Plan.

Landscaping:

A 20' roadway buffer along Tallevast Road and 28th St Ct E and 20' perimeter buffer along all other boundaries as shown on the preliminary site plan. Landscape suffers are proposed to be planted in accordance with LDC minimum requirements.

Mixed Use or Entranceway Designation: This site is not located within an entranceway designation or a Mixed Use future land use designation.

Water Conservation:

Water used for irrigation shall be the lowest quality of available water which adequately and safely meets water use needs by requiring storm water reuse, alternative irrigation sources, reclaimed water use and gray water irrigation systems. (Comp Plan Policy 3.2.3.2). LDC Section 603.4(20)b states that existing native plant communities on sites proposed for planned development should be preserved and incorporated into the required open space wherever possible. The current proposal does not preserve any existing vegetation within the project limits.

Rights-of-Way:

120'/60' right-of-way required on Tallevast Road. 84'/42' right-of-way required on 28th Street Court East. Any required right of way dedication will be determined with the final site plan.

Utility Standards:

There is a 12" potable water main and 8" sanitary gravity sewer available along Tallevast Road. There is also a 6" force main along 28th Street Court East.

Stormwater Management:

Any fill within the 100-year floodplain of the Pearce Drain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. The applicant has the option of (1) creation of floodplain compensatory storage within sole-use floodplain storage areas, (2) the widening of Pearce Drain within the project boundaries, or a combination of both options.

Open Space: The minimum open space required is 25%. The applicant is proposing 18.26 Acres = 35%

COMPLIANCE WITH COMPREHENSIVE PLAN

A companion Comprehensive Plan map amendment (PA-13-02) is being processed for one of the two parcels to amend an existing IL future land use designation to the RES-6 future land use designation. (PA-13-02). This rezone shall not become effective until such time as the map amendment (PA-13-02) becomes effective.

The site is in the RES-6 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7. Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by a mix of commercial, office, industrial and residential uses.

RES-6 Future Land Use Category

Policy 2.2.1.12.1 Intent. The site is intended for areas that are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas. The proposed density (4.04 gross and 4.22 net) is in compliance and below the Special Approval threshold (4.5 gross and 6 net) in the RES-6 FLUC.

Policy 2.2.1.12.2 Range of Potential Uses. Single-family residential is in the range of potential uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development because the uses proposed, lot sizes, and setbacks are comparable with surrounding development. Appropriate buffers are provided for compatibility and transition between existing developments.

Policy 2.6.5.4 Preserve/Protect Open Space.
The applicant is proposing 18.26 Acres = 35% open space (25% required)

CONCURRENCY

CLOS APPLIED FOR: Y ___ N X
TRAFFIC STUDY REQ'D: Y X N ___

| NEAREST ROADWAY | LINK(S) | ADOPTED LOS | EXISTING LOS |
|---|------------------------------|-------------|--------------|
| Tallevast Road | US 301 – Lockwood Ridge Road | D | C |
| <p>The traffic impact is expected to be less with the RES-6 instead of the IL (light industrial) future land use designation. A more detailed traffic analysis may be required prior to the issuance of a Certificate of Level of Service for Transportation.</p> | | | |
| <p>Wastewater and potable water determined with FSP/Construction Plans</p> | | | |

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1. Alternative to LDC Section 714.8.7 tree replacement caliper.

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

2. Alternative to LDC Section 715.3.4 Residential Street Trees requires one canopy tree every 50 feet.

LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments.

Staff Analysis and Recommendation

Staff recommends the quantity of street trees be reduced to one (1) canopy tree per lot for all lots. Staff supports this request as there have been many problems with live oaks planted as street trees that have caused damage to infrastructure. Providing one every 50 feet will likely create conflicts between the trees and the built environment.

Finding for Specific Approval

The plan does comply with the requirement of LDC Section 715.3.4. However, the Board finds that placing one canopy tree per lot instead of every 50 feet will likely reduce conflicts between the trees and built environment.

ATTACHMENTS

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

APPLICABLE COMP PLAN POLICIES

Policy: 2.1.2.3 Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

Policy: 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.

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

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

Policy: 2.2.1.12 **RES-6:** Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:

Policy:2.2.1.12.1 Intent: To identify, textually in the Comprehensive Plan's

goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

Policy:2.2.1.12.2

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

Policy:2.2.1.12.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
6 dwelling units per acre

Minimum Gross Residential Density: 5.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".

Maximum Net Residential Density:
12 dwelling units per acre

16 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)

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

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

Policy:2.2.1.12.4

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 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.
 - c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
 - d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

Policy: 2.6.1.1

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

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

Policy: 2.9.1.4

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

Policy: 2.9.1.5

Promote the development of pedestrian friendly designs.

Policy: 2.9.1.6

Promote the use of unifying design elements and features.

Policy: 2.9.1.7

Encourage the development of community spaces, including

| | |
|-----------------|--|
| | usable open space and public access to water features. |
| Policy: 2.9.1.8 | Encourage the design of residential projects providing continuous green space connecting neighborhoods. |
| Policy: 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) |

ZONING DISCLOSURE AFFIDAVIT

B4

File Number _____

File Name _____

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER

PERCENTAGE STOCK, INTEREST OR OWNERSHIP

Check if owner () or contract purchaser (X)

UNIVERSITY VILLAGE, LLC

2212 58TH AVENUE EAST

BRADENTON, FL 34203

Received
JAN 11 2013

ZONING

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

Signature: [Handwritten Signature]

(Applicant): _____

STATE OF FLORIDA
COUNTY OF Manatee

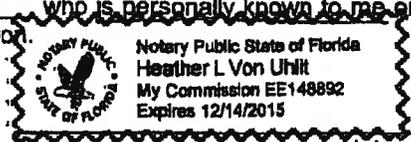
The foregoing instrument was sworn to (or affirmed) and subscribed before me this 15th day of NOV, 2012, by Peter B. Logan who is personally known to me or who has produced _____ as identification.

(type of identification)

Signature: [Handwritten Signature]

My Commission Expires: 12-14-15

Commission No: EE 148892



Heather L. vonUhlt
Notary

Print or type name of Notary
Notary Public
Title or Rank



5824 Bee Ridge Road, #325
Sarasota, FL 34233-5065
(941) 927-3647
Fax: (941) 927-3646
email: cavoliengineer@aol.com

26 April 2013

Ms. Kathleen Thompson
Manatee County Planning Department
1112 Manatee Avenue West
Bradenton, FL 34205

Subject: UNIVERSITY VILLAGE
PDR-13-02(Z)(P)
SPECIFIC APPROVAL REQUEST

Dear Ms. Thompson:

The following is provided as a SPECIFIC APPROVAL REQUEST regarding the subject project:

Request #1:

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

Staff 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.

Request #2:

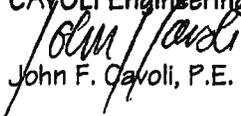
LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments, to allow for one canopy tree per lot per frontage.

Staff is in support of the request for Specific Approval for an alternative to Section 715.3.4 of the LDC to allow only 1 tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

We trust this meets your needs at this time. Please contact our office if you have any questions or require any additional information.

Very truly yours,

CAVOLI Engineering, Inc.


John F. Cavoli, P.E.

Copy of Newspaper Advertising

Bradenton Herald

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 13, 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 matters:

PDP1-03-21(G)(R2) - LENA ROAD LANDFILL/SE WASTE-WATER TREATMENT PLANT (DTS #20130123)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan [Ordinance PDP1-03-21(G)(R)] to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,169.20 acres at 3333 Lena Road; located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-08-05(R) - AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR PARRISH PLANTATION DEVELOPMENT (DTS#20130150)

Request: Approval of an Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement by deleting the requirement for dedication of a Public Community Use; providing for severability, and providing for an effective date. The Amended Local Development Agreement applies to Parrish Plantation for which an amended approval is sought pursuant to pending application known as PDMU-07-07(P)(R) (264.4 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family attached residential units, commercial and office development.

Pursuant to the pending zoning request, Parrish Plantation is seeking approval for a maximum of 488 residential units with a maximum height of 35 feet and 116,100 square feet of commercial and 83,000 square feet of office.

PDMU-13-03(P) - DUKE INVESTMENTS, LLC/UNIVERSITY GROVES WEST (DTS#20120488)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 133 lots for single-family detached residences on approximately 48.76 acres located north of University Parkway, east of U.S. 301, south of Circus Road, and west of University Groves Development, Bradenton. The site is zoned PDMU (Planned Development Mixed Use); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-06-86(P)(R2) -SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALCO PROPERTIES OF MANATEE COUNTY, INC./COPEMAN DEVELOPMENT/) (DTS#20120402)

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

- Eliminate mini-warehouse facility, office use and 8-lots for single-family detached residences;
- Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and
- Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use) zoning district located on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 16th Street West at 5410 14th Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-12-18(Z)(P) - WILDCAT PARRISH, LLC/ WILDCAT PRE-SERVE (DTS#20120464)

An Ordinance of the Board of County Commissioners of

Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,346 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-02(Z)(P) - UNIVERSITY VILLAGE, LLC - UNIVERSITY VILLAGE (DTS #20130033)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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 PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
5/29/2013

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 13, 2013 at 8:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDP1-03-21(G)(R2) - LENA ROAD LANDFILL/SE WASTEWATER TREATMENT PLANT (DTS #20130123)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan (Ordinance PDP1-03-21(G)(R)) to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,189.20 acres at 3333 Lena Road; located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-08-05(R) - AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR PARRISH PLANTATION DEVELOPMENT (DTS#20130150)

Request: Approval of an Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement by deleting the requirement for dedication of a Public Community Use; providing for severability, and providing for an effective date. The Amended Local Development Agreement applies to Parrish Plantation for which an amended approval is sought pursuant to pending application known as PDMU-07-07(P)(R) (264.4 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family attached residential units, commercial and office development. Pursuant to the pending zoning request, Parrish Plantation is seeking approval for a maximum of 488 residential units with a maximum height of 35 feet and 116,100 square feet of commercial and 83,000 square feet of office.

PDMU-13-03(P) - DUKE INVESTMENTS, LLC/UNIVERSITY GROVES WEST (DTS#20120488)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 133 lots for single-family detached residences on approximately 48.76 acres located north of University Parkway, east of U.S. 301, south of Circus Road, and west of University Groves Development, Bradenton. The site is zoned PDMU (Planned Development Mixed Use); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-06-86(P)(R2) -SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALCO PROPERTIES OF MANATEE COUNTY DEVELOPMENT) INC./COPEMAN (DTS#20120402)

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

- Eliminate mini-warehouse facility, office

- use and 8-lots for single-family detached residences;
- Add a 2,450 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments;
- Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development - Mixed Use) zoning district located on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 18th Street West at 5410 14th Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-12-18(Z)(P) - WILDCAT PARRISH, LLC/WILDCAT PRESERVE (DTS#20120464)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,346 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-02(Z)(P) - UNIVERSITY VILLAGE, LLC - UNIVERSITY VILLAGE (DTS #20130033)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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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: May 30, 2013

PRELIMINARY SITE PLAN FOR UNIVERSITY VILLAGE

GENERAL NOTES

- TOTAL PROJECT AREA: 48.50 AC.
- EXISTING ZONING: A-1
- PROPOSED ZONING: FOR
- ADJACENT ZONING: SEE PLANS
- PIC: 144-35/120' DUPLEX LOTS
- EXISTING LAND USE: SINGLE FAMILY HOME
- ADJACENT LAND USE: SEE PLANS
- PLUG = 125'-0" (PART OF PEARCE DRAIN), IL (WEST OF PEARCE DRAIN)
- THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.
- FLOOD ZONES: ZONES M AND X PER FEMA MAP PANEL 12088 05-02C/2008 05-44C
- TOTAL NUMBER OF UNITS: 208 UNITS
- DENSITY CALCULATIONS:
GROSS RESIDENTIAL ACREAGE: 48.50 AC.
GROSS RESIDENTIAL DENSITY: TOTAL UNITS/GROSS RES. AC. = 208/48.50 = 4.29 DW/AC.
NET RESIDENTIAL ACREAGE: 208/4.29 = 48.48 AC.
NET RESIDENTIAL DENSITY: TOTAL UNITS/NET RES. AC. = 208/48.48 = 4.32 DW/AC.
- RESIDENTIAL LOT STANDARDS:

| PRODUCT | UNITS | PROVIDED % OF TOTAL | BUILDING ENVELOPE (WIDTH X DEPTH) | FRONT SETBACKS | SIDE SETBACKS | REAR SETBACKS | WATERFRONT |
|---|-------|---------------------|-----------------------------------|------------------------------|---------------|---------------|---------------|
| 4,200-5,000 S.F. | 208 | 100% | PRIMARY 30'x90' | 20'(25' W/FRONT LOAD GARAGE) | 5' | 15' | 30' FROM SHWL |
| 144-35/120' DUPLEX LOTS/ 84-35/120' DUPLEX LOTS | | | | | | | |
- BLOCK DATA AND ORIENTATION: N/A
- LOT UTILITY EASEMENTS (IN ACCORDANCE WITH SECTION 107.10 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE):
FRONT: 5'
REAR: 5'
- OPEN SPACE:
TOTAL OPEN SPACE: 19.18 AC. (39.5%)
LANDSCAPE BUFFERS/RECREATIONAL: 8.66 AC. (17.8%)
LAKES (WATER AREA): 12.28 AC. (25.3%)
PEARCE DRAIN: 1.88 AC. (3.9% - NOT INCLUDED IN OPEN SPACE CALCULATION)
TOTAL PROJECT AREA: 48.50 AC.
- MAINTENANCE BUILDING HEIGHT: 15'
- ALL STREETS, STORM WATER MANAGEMENT FACILITIES AND DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- CONSTRUCTION SCHEDULE:
START DATE: UPON RECEIPT OF ALL AGENCY APPROVALS (APPROXIMATELY 1 OCTOBER, 2018)
COMPLETION DATE: TWELVE MONTHS FROM START DATE (APPROXIMATELY 1 OCTOBER, 2019), BUT NOT TO EXCEED THE EXPIRATION OF THE CERTIFICATE OF LEVEL SERVICE.
- STATEMENT OF SCHOOL NEEDS: REQUEST FOR STATEMENT OF SCHOOL NEEDS HAS BEEN MADE TO THE MANATEE COUNTY SCHOOL BOARD.
- LANDSCAPE DATA: SEE LANDSCAPE PLAN (IN ACCORDANCE WITH SECTION 716 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE).
- ALL EMBANKMENTS, EROSION CONTROL MEASURES AND PRESERVATIONS SHALL BE COMPLETED THROUGH THE FINAL PLAN.
- THERE ARE PERSONAL STREAMS LOCATED ON THE SUBJECT SITE.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN WETLANDS LOCATED ON THE SUBJECT SITE.
- ALL EMBANKMENTS, EROSION CONTROL MEASURES AND PRESERVATIONS SHALL BE COMPLETED THROUGH THE FINAL PLAN.
- SANITARY SEWER COLLECTION SYSTEM TO BE DEDICATED TO MANATEE COUNTY AND SHALL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
- WATER DISTRIBUTION SYSTEM TO BE DEDICATED TO MANATEE COUNTY AND SHALL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
- A PERMIT FOR THE WATER DISTRIBUTION SYSTEM IS REQUIRED FROM THE HEALTH DEPARTMENT PRIOR TO START OF CONSTRUCTION.
- THE STORM WATER MANAGEMENT SYSTEM CONSISTS OF INLETS WITH RELATED PIPING, LAKES, WETLANDS AND CONTROL STRUCTURES AND SHALL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS AND MEET THE REQUIREMENTS OF CHAPTER 400-4 OR 400-40 FAC (WHICHEVER).
- ALL RESIDENTIAL UNITS WILL HAVE INDIVIDUAL CAN PICKUP FOR GARBAGE SERVICE AND RECYCLING BY HAULER MAULER.
- THE RECREATION AREA SHALL BE ADA ACCESSIBLE AND MEET ALL STANDARD RECREATION DESIGN GUIDELINES.
- IRRIGATION FOR THE PROPOSED PROJECT SHALL BE PROVIDED BY WELL WATER. RECLAIM WATER IS UNAVAILABLE.
- THE DEVELOPER SHALL ENCOURAGE INDIVIDUAL HOME OWNERS TO PARTICIPATE IN THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM BY DISSEMINATING PROGRAM INFORMATION TO INDIVIDUAL LOT OWNERS.
- UNDERGROUND/ABOVEGROUND POLLUTANT STORAGE TANK INSTALLATION/REMOVAL MUST CONFORM TO THE REQUIREMENTS OF CHAPTERS 62-76, FLORIDA ADMINISTRATION CODE.
- NO LIGHTING IS PROPOSED FOR THE SUBJECT SITE AT THIS TIME.
- SIGNAGE AT THE ENTRANCE TO THE PROJECT IS PROPOSED AT THIS TIME AND WILL BE SUBMITTED SEPARATELY TO THE BUILDING DEPARTMENT.
- THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE.
- NO GROUND DISTURBING ACTIVITIES OR VEHICLE TRAVEL WILL OCCUR WITHIN THE DRIP LINE OF THE EXISTING TREES THAT WILL BE PRESERVED.
- SOLID WASTE PICKUP IS TO BE CURBSIDE FOR THE SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS ONE (1) HILL LOCATED ON THE SUBJECT SITE THAT WILL REMAIN AND SERVE AS AN IRRIGATION SOURCE. IF ANY OTHER HILLS ARE DISCOVERED AND THE HILLS ARE NOT TO BE UTILIZED THEY WILL BE ABANDONED IN ACCORDANCE WITH ALL PERTINENT REGULATIONS.
- THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

CONSTRUCTION NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS, ALL APPLICABLE CODE REQUIREMENTS, AND ALL PERMITS ISSUED FOR THE SUBJECT PROJECT.
- THE CONTRACTOR SHALL NOTIFY FLORIDA ONE CALL, FPL, AND ALL UTILITY COMPANIES PRIOR TO THE START OF ANY WORK BOTH ON-SITE AND OFF-SITE SO THAT THE EXACT LOCATION OF EXISTING UTILITIES CAN BE DETERMINED AND ALL APPROPRIATE ADJUSTMENTS CAN BE MADE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.
- ALL FACILITIES HEREIN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
- ALL TRAFFIC CONTROL, SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD AND MUTCD STANDARDS. CONTROL STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS.
- ANY PROPOSED DEVIATIONS FROM THE APPROVED PLANS WILL BE REQUESTED IN WRITING AND APPROVAL GIVEN BY ALL PERMITTING AGENCIES AND THE ENGINEER OF RECORD.
- ALL SURFACE WATER DISCHARGES SHALL COMPLY WITH ALL STATE WATER QUALITY STANDARDS AND ANY APPLICABLE REQUIREMENTS.
- INSTALL PROPERTY CORNER MONUMENTS AT GRADE ON ALL LOT CORNERS TO INSURE PROPER LOT GRADING/DRAINAGE.
- LANDSCAPING SHALL NOT BE PERMITTED WITHIN ANY DRAINAGE OR DRAINAGE MAINTENANCE AREAS.
- REMOVAL OF ALL BOTTLE NECKS SHALL BE COMPLETED PRIOR TO FINAL PLAN APPROVAL, IN ACCORDANCE WITH SECTION 716.4 OF THE LDC.
- PRIOR TO DEVELOPMENT-RELATED LAND CLEARING ACTIVITIES, ALL APPLICABLE COUNTY APPROVALS MUST BE OBTAINED THROUGH THE PLANNING DEPT.
- IF BURNING OF TREES OR BRANCHES IS REQUIRED FOR LAND CLEARING, A BURN PERMIT MUST BE FIRST OBTAINED FROM THE ENVIRONMENTAL MANAGEMENT DEPARTMENT. NO BURN PERMITS WILL BE ISSUED UNTIL FINAL SITE PLANS AND CONSTRUCTION PLANS ARE APPROVED.
- ALL APPROPRIATE RECREATION COMPONENTS SHALL MEET THE FOLLOWING INDUSTRY STANDARDS:
INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION (IPEMA)
U.S. CONSUMER PRODUCT SAFETY COMMISSION (CPSC)
AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
AMERICANS WITH DISABILITIES ACT (ADA)
- ACCESS FOR USE OF HEAVY FIRE FIGHTING EQUIPMENT SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION.
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO BUILDING CONSTRUCTION.
- ALL REQUIRED FIRE HYDRANTS FOR THIS SITE SHALL BE APPROVED AND TESTED BY THIS DEPARTMENT PRIOR TO ANY COMBUSTIBLES BEING INTRODUCED TO THIS SITE AS SOON AS THE WATER SUPPLY IS AVAILABLE FOR TESTING. NOTIFICATION SHALL BE MADE TO THIS DEPARTMENT.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), MUTCD STANDARDS AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC AND STORM WATER STANDARDS.
- TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY & STORM WATER STANDARDS WITHIN PUBLICLY MAINTAINED AREAS SHALL BE REPLACED WITHIN 30 DAYS AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN IDECATED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS.

104 LOT/208 UNIT SINGLE FAMILY SEMI-DETACHED SUBDIVISION

PROJECT TEAM

CLIENT:
UNIVERSITY VILLAGE, LLC
2212 58th Ave. E.
Bradenton, FL 34203
(941) 359-9000
Fax: (941) 359-9300

CIVIL ENGINEER:
CAVOLI Engineering, Inc.
5824 Bee Ridge Road, #325
Sarasota, FL 34233
(941) 927-3647
Fax: (941) 927-3646

SURVEYOR:
Schappacher Engineering & Surveying
3604 53rd Avenue East
Bradenton, FL 34203
(941) 748-8340
Fax: (941) 896-9938

INDEX OF DRAWINGS

- | | |
|-----|---------------------------------------|
| 1 | COVER SHEET |
| 2 | AERIAL W/ SITE PLAN |
| 3 | EXISTING CONDITIONS / DEMOLITION PLAN |
| 4-7 | PRELIMINARY SITE PLAN |
| 8 | PRELIMINARY LANDSCAPE PLAN |
| 9 | PRELIMINARY LANDSCAPE NOTES |



MANATEE COUNTY



SCALE: 1" = 0.25 MILES
SECTION: 29
TOWNSHIP: 35S
RANGE: 18E
LATITUDE: 27° 24' 19" N
LONGITUDE: 82° 31' 30" W

LEGEND

- | | | | |
|---------------------------|---|-------------|---|
| EX MH | EXISTING MANHOLE | MH # | PROPOSED MANHOLE |
| EX F. HYD. | EXISTING FIRE HYDRANT | FF 36.75 | PROPOSED FINISH FLOOR ELEVATION |
| 33X 01 | EXISTING SPOT GRADE | FH # | PROPOSED FIRE HYDRANT |
| ~ | OVERLAND DRAINAGE FLOW DIRECTION | 6" PVC | PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE) |
| ~ | PAVEMENT DRAINAGE FLOW DIRECTION | WM (TYP) | PROPOSED WATER MAIN |
| SA.00 | PROPOSED SPOT GRADE | WM | PROPOSED DOUBLE SANITARY SEWER SERVICE |
| D.E. | PROPOSED DRAINAGE EASEMENT | --- | PROPOSED SINGLE SANITARY SEWER SERVICE |
| CB # | PROPOSED CATCH BASIN | --- | PROPOSED DOUBLE WATER SERVICE |
| JB | PROPOSED JUNCTION BOX | --- | PROPOSED SINGLE WATER SERVICE |
| E/W W/ RIP-RAP INV. 28.00 | PROPOSED END WALL WITH RIP-RAP AND INVERT | FM | PROPOSED FORCEMAIN |
| 37 LF 30" RCP AT 1.72% | PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE | (TYP) | TYPICAL |
| INV. | PROPOSED INVERT | 6" | PROPOSED HANDICAP PARKING SPACE |
| BM | BENCHMARK | 6" CL. MIN. | 6" CLEAR MINIMUM |
| --- | SEASONAL HIGH/NORMAL WATER LINE | --- | PROPOSED DRAINAGE BASIN |
| --- | PROPOSED RIGHT-OF-WAY | --- | PROPOSED EASEMENT (SEE PLANS FOR TYPE) |

APPROVAL TYPE: PRELIMINARY SITE PLAN PROJECT NAME: UNIVERSITY VILLAGE

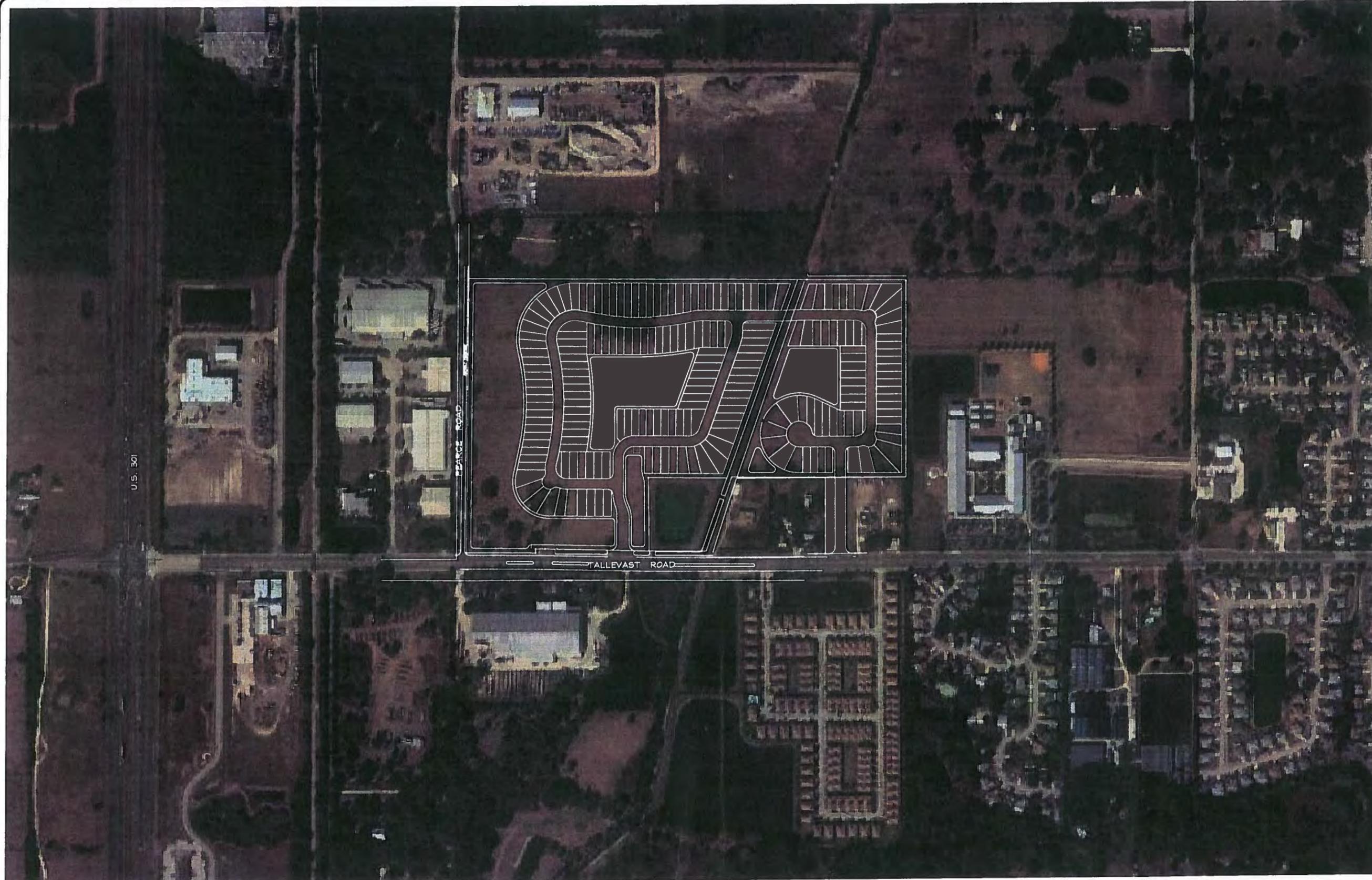
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|------------------------|-------|-------------|
| APPROVED: | DATE | FILE NUMBER |
| PROJECT PLANNER (PP) | _____ | _____ |
| PROJECT ENGINEER (PE) | _____ | _____ |
| CONCURRENCE (CO) | _____ | _____ |
| ENVIRONMENTAL PLANNING | _____ | _____ |
| ENVIRONMENTAL HEALTH | _____ | _____ |
| FIRE DISTRICT | _____ | _____ |
| OWNER/AGENT | _____ | _____ |

ATTENTION: THE COMBINATION OF THIS SIGNED PLAN AND ACCOMPANYING APPROVAL LETTER CONSTITUTES THE COMPLETE APPROVAL DOCUMENT. BOTH DOCUMENTS SHOULD BE PROVIDED TO INTERESTED PARTIES AND SUBMITTED WITH ANY BUILDING PERMIT APPLICATION.

JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233

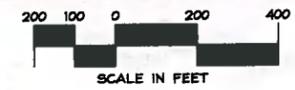
(941) 927-3647
Fax: (941) 927-3646
email: cavoliengineer@aol.com



U.S. 301

SPACE ROAD

TALLEVAST ROAD



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 5824 Lee Ridge Road, #205, Sarasota, FL 34233
 Phone: (941) 927-5447
 Fax: (941) 927-5446
 Email: cavoliengr@aol.com

CLIENT: UNIVERSITY VILLAGE, LLC
 PROJECT: UNIVERSITY VILLAGE
 SHEET: AERIAL WASTE PLAN

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

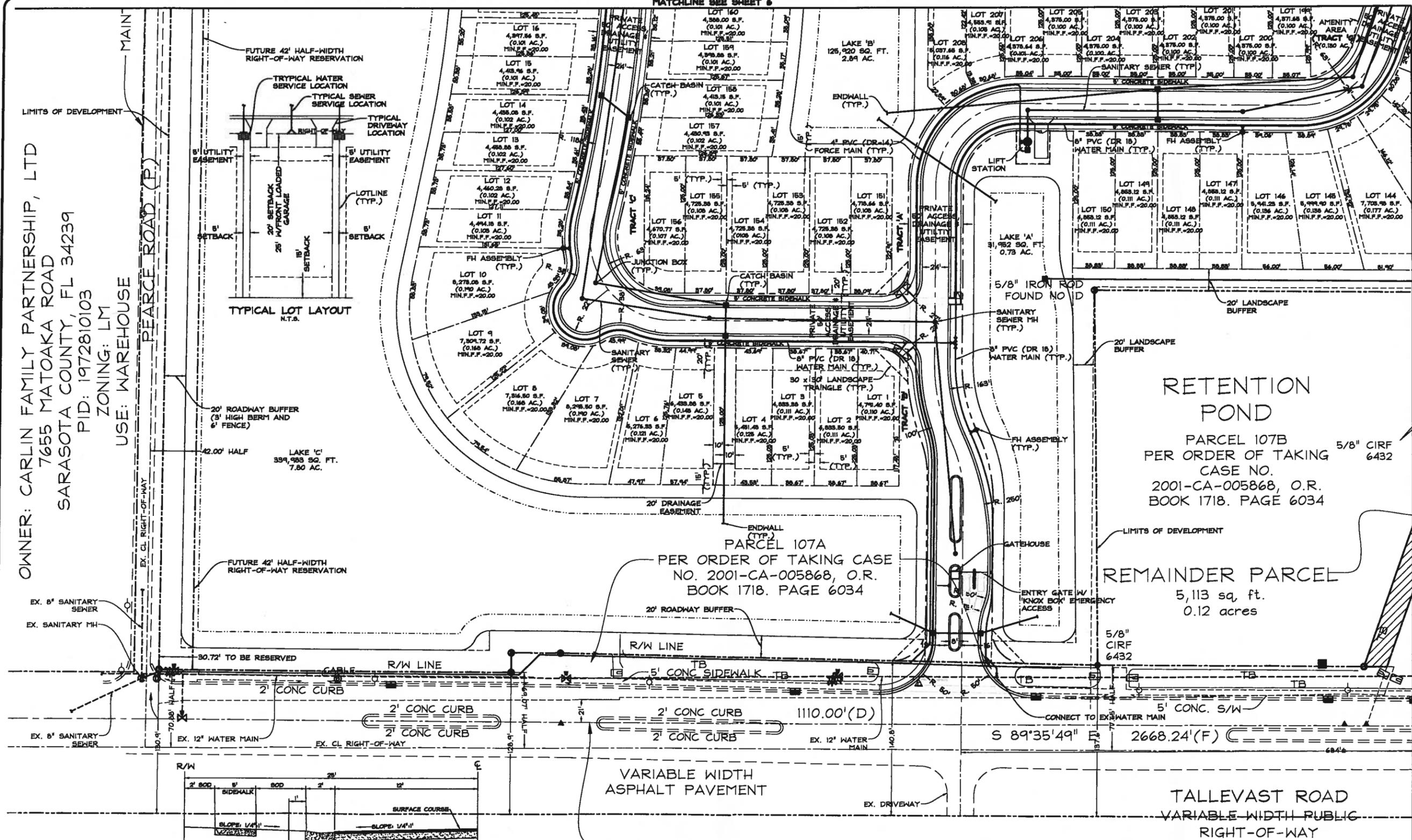
DRAWN
 JRR
 CHECKED
 JFC
 DATE
 11/1/12
 SCALE
 1" = 400'
 JOB NO.
 BRUF33
 SHEET
2

OWNER: CARLIN FAMILY PARTNERSHIP, LTD
 7655 MATOAKA ROAD
 SARASOTA COUNTY, FL 34239
 PID: 1972810103

ZONING: LM
 USE: WAREHOUSE

PEARCE ROAD (P)

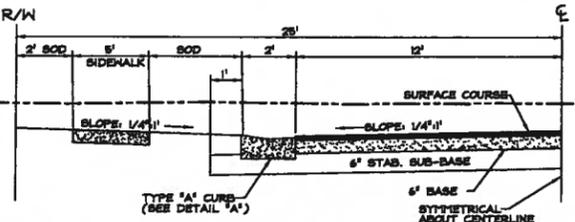
MATCHLINE SEE SHEET 6



RETENTION POND
 PARCEL 107B
 PER ORDER OF TAKING
 CASE NO.
 2001-CA-005868, O.R.
 BOOK 1718. PAGE 6034

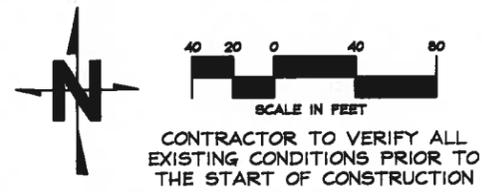
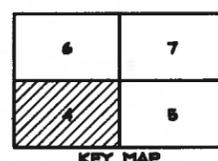
PARCEL 107A
 PER ORDER OF TAKING CASE
 NO. 2001-CA-005868, O.R.
 BOOK 1718. PAGE 6034

REMAINDER PARCEL
 5,113 sq. ft.
 0.12 acres



- NOTES:
- ASPHALT CONCRETE SURFACE COURSE SHALL BE 3" MINIMUM THICKNESS. TWO LIFTS OF ASPHALT SHALL BE STANDARD PRACTICE. THE FIRST LIFT SHALL BE 2" OF 9-11. THE SECOND LIFT SHALL BE 1" OF 9-11.
 - 1" BASE COURSE 800 LBS. PER SQ. YD. LIME/ROCK # COMPACTED TO 98% MODIFIED PROCTOR DENSITY OR 10% SOIL CEMENT.
 - 1 1/2" STABILIZED SUB-BASE SHELL MARL BLENDED WITH SANDY SUB-GRADE MINIMUM LBR 60, 98% T80 AASHTO.
 - SIDEWALK SHALL BE CONSTRUCTED PER SECTION 800.
 - SEE SECTION 201.0 FOR CURB AND GUTTER TYPES.
 - NO PORTION OF A DRAINAGE PIPE SHALL BE ALLOWED IN THE SUB-BASE.
 - LABORATORY TESTS ARE REQUIRED TO SUBSTANTIATE STRUCTURAL SECTION DESIGN. SPECIFICATIONS SHOWN ON THIS SHEET ARE MINIMUM REQUIREMENTS.
 - SODDING SHALL BE INSTALLED PER SECTION 400.1 (6) (b) OR APPROVED EQUAL, MEETING SAME STRUCTURAL NUMBER.

LOCAL URBAN RESIDENTIAL



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 P. O. Box 100
 5824 Bee Ridge Road, #225, Sarasota, FL 34233-5045
 Phone: (941) 927-3647
 Fax: (941) 927-3646
 Email: cavoliengr@aol.com

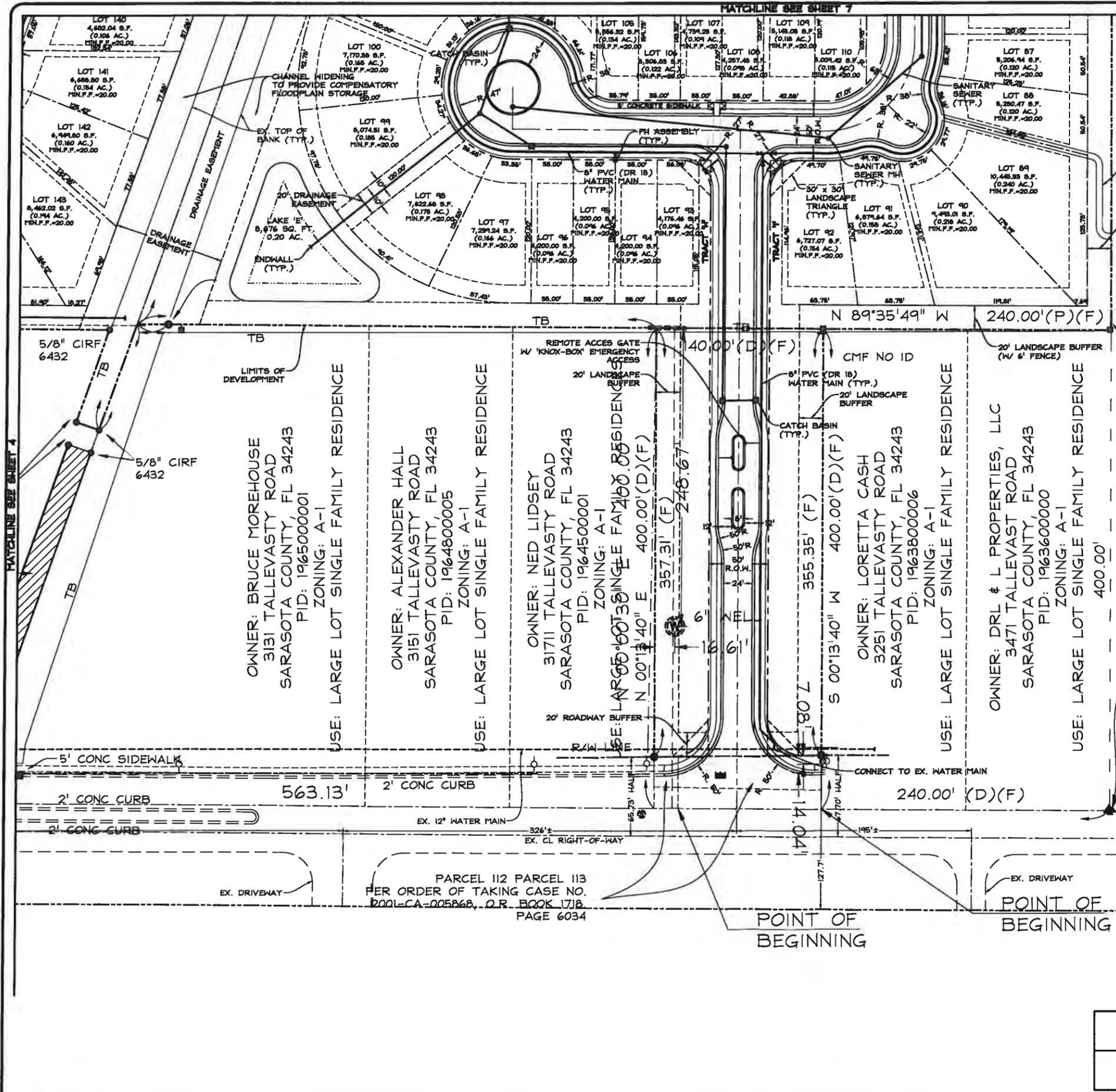
CLIENT: UNIVERSITY VILLAGE, LLC
 PROJECT: UNIVERSITY VILLAGE
 SHEET: PRELIMINARY SITE PLAN

| NO. | REVISIONS | DATE | JRR | BY |
|-----|---------------------|---------|-----|----|
| 2 | Per County Comments | 4/26/12 | JRR | |
| 1 | Per County Comments | 3/11/12 | JRR | |

JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

DRAWN: JRR
 CHECKED: JFC
 DATE: 11/1/12
 SCALE: 1" = 40'
 JOB NO.: BRUF33
 SHEET: 4

MATCHLINE SEE SHEET 7



OWNER: SCHOOL BOARD OF
MANATEE COUNTY
3415 TALLEVAST ROAD
SARASOTA COUNTY, FL 34205
PID: 1972900109
ZONING: A-1
USE: COUNTY

OWNER: BRUCE MOREHOUSE
3131 TALLEVASTY ROAD
SARASOTA COUNTY, FL 34243
PID: 1965000001
ZONING: A-1
USE: LARGE LOT SINGLE FAMILY RESIDENCE

OWNER: ALEXANDER HALL
3151 TALLEVASTY ROAD
SARASOTA COUNTY, FL 34243
PID: 1964800005
ZONING: A-1
USE: LARGE LOT SINGLE FAMILY RESIDENCE

OWNER: NED LIDSEY
3171 TALLEVASTY ROAD
SARASOTA COUNTY, FL 34243
PID: 1964500001
ZONING: A-1
USE: LARGE LOT SINGLE FAMILY RESIDENCE

OWNER: LORETTA CASH
3251 TALLEVASTY ROAD
SARASOTA COUNTY, FL 34243
PID: 1963800006
ZONING: A-1
USE: LARGE LOT SINGLE FAMILY RESIDENCE

OWNER: DRL & L PROPERTIES, LLC
3471 TALLEVAST ROAD
SARASOTA COUNTY, FL 34243
PID: 1963600000
ZONING: A-1
USE: LARGE LOT SINGLE FAMILY RESIDENCE

POINT OF COMMENCEMENT
S.E. CORNER OF S.W. 1/4 OF SEC. 29-35-18
STATE PLANE COORDINATE N 1116219.64 E 4866
(CORNER REESTABLISHED AT THE INTERSECTION OF 4 MANA
COUNTY REFERENCE NAIL & DISKS FOUND PER F.D.E.P. CERT
CORNER RECORD DOC. 101930
CONVERGENCE -0°14'24.73318" SCALE FACTOR 0.999974044)

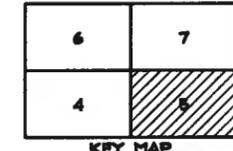
AVOLI Engineering, Inc.
Consulting Civil Engineers
F. Cert. of Auth. No. 873
8524 Lee Ridge Road, #250, Sarasota, FL 34235-5045
email: cavoli@avolieng.com
phone: (941) 927-3647
fax: (941) 927-3646

CLIENT: UNIVERSITY VILLAGE, LLC
PROJECT: UNIVERSITY VILLAGE
SHEET: PRELIMINARY SITE PLAN

| NO. | REVISIONS | DATE | BY |
|-----|---------------------|---------|-----|
| 3 | Per County Comments | 5/22/13 | JFC |
| 2 | Per County Comments | 4/22/13 | JRR |
| 1 | Per County Comments | 3/11/13 | JRR |

JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

DRAWN: JRR
CHECKED: JFC
DATE: 11/1/12
SCALE: 1" = 40'
JOB NO.: BRUF39
SHEET: 5



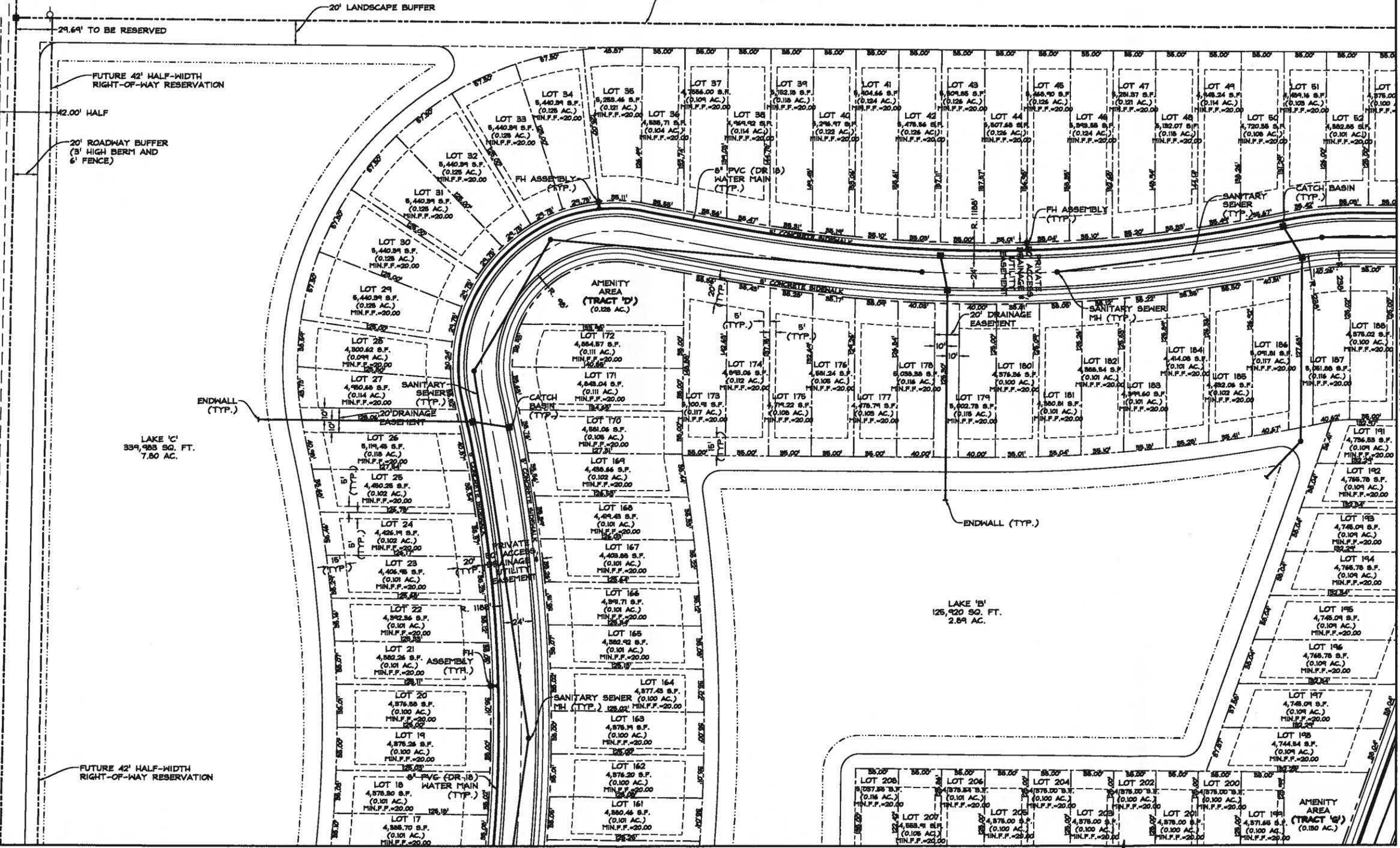
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

OWNER: CHAS. KEELS
 28th ST. CT. E
 SARASOTA COUNTY, FL 34236
 PID: 1959700004
 ZONING: LM
 USE: VACANT

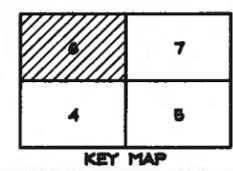
OWNER: CHAS. KEELS
 7600 MATOAKA ROAD
 SARASOTA COUNTY, FL 34236
 PID: 11972800104
 ZONING: LM
 USE: VACANT INDUSTRIAL

MAINTAINED R/W PER PLAT
 C/A OF ROAD (D) ASPHALT PAVEMENT

OWNER: HAROLD DOUBERLY
 7419 28th ST. CT. E
 SARASOTA COUNTY, FL 34270
 PID: 1959500008
 ZONING: A-1
 USE: LARGE LOT SINGLE FAMILY RESIDENCE



MATCHLINE SEE SHEET 4



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

AVOLI Engineering, Inc.
 Consulting Civil Engineers
 5020 Lee Ridge Road, #520, Sarasota, FL 34233-5045
 (941) 927-3427
 Fax: (941) 927-3444
 email: cavoli@avolieng.com

CLIENT: UNIVERSITY VILLAGE, LLC
 PROJECT: UNIVERSITY VILLAGE
 SHEET: PRELIMINARY SITE PLAN

| NO. | REVISIONS | DATE | BY |
|-----|---------------------|---------|-----|
| 2 | Per County Comments | 4/24/13 | JRR |
| 1 | Per County Comments | 5/1/13 | JRR |

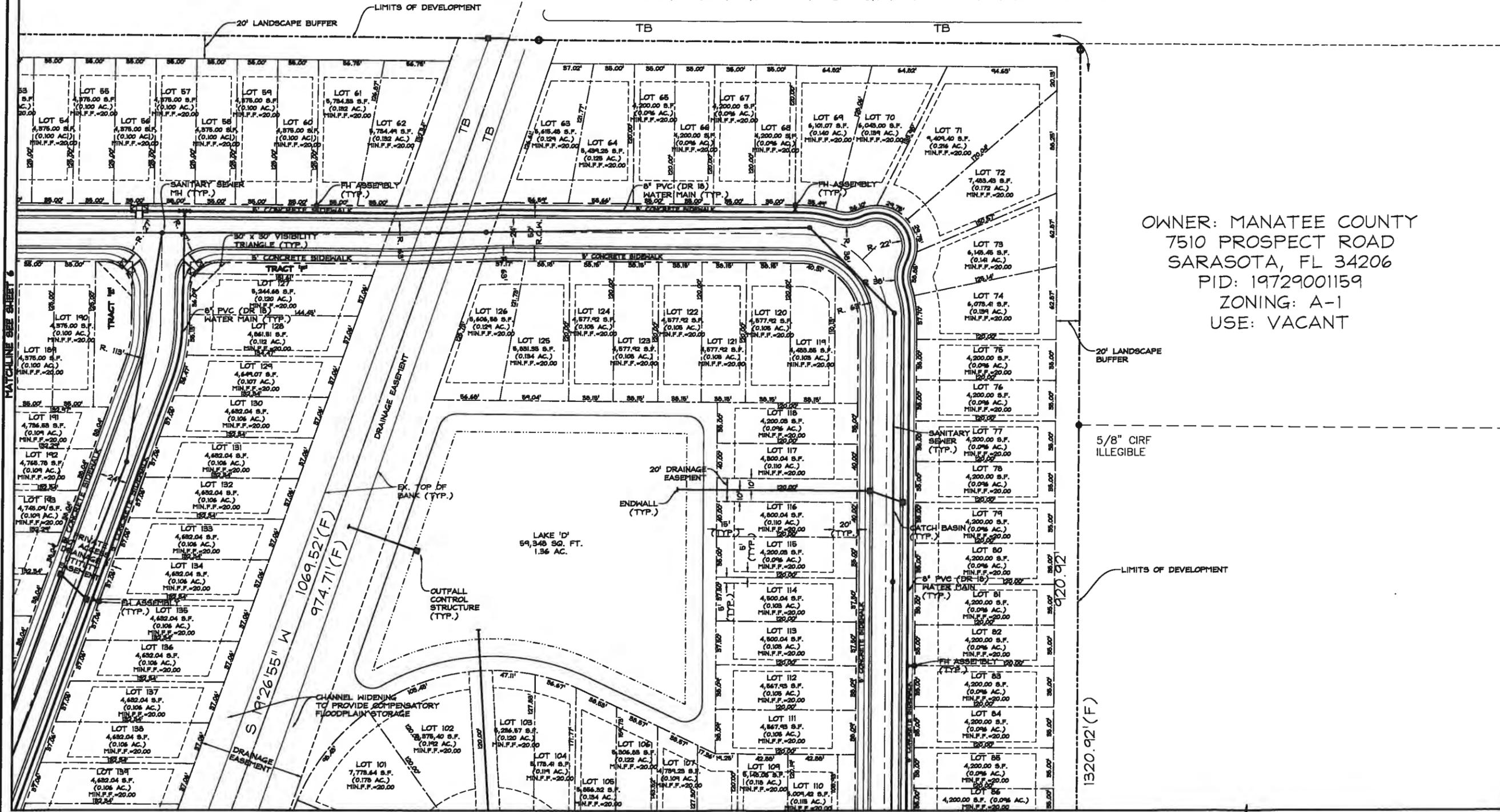
JOHN F. CAYOU, P.E.
 FL LICENSE NO.: 468972

DRAWN: JRR
 CHECKED: JFC
 DATE: 11/1/12
 SCALE: 1" = 40'
 JOB NO.: BRUF33
 SHEET:

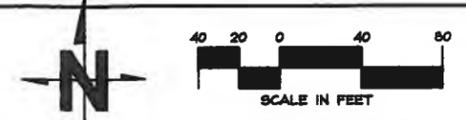
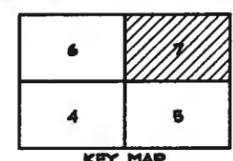
6

OWNER: GARY ADAMS
 7416 PROSPECT ROAD
 SARASOTA COUNTY, FL 34243
 PID: 1962800007
 ZONING: A-1
 USE: LARGE LOT SINGLE FAMILY RESIDENCE

OWNER: MANATEE COUNTY
 7510 PROSPECT ROAD
 SARASOTA, FL 34206
 PID: 19729001159
 ZONING: A-1
 USE: VACANT



MATCHLINE SEE SHEET 5



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

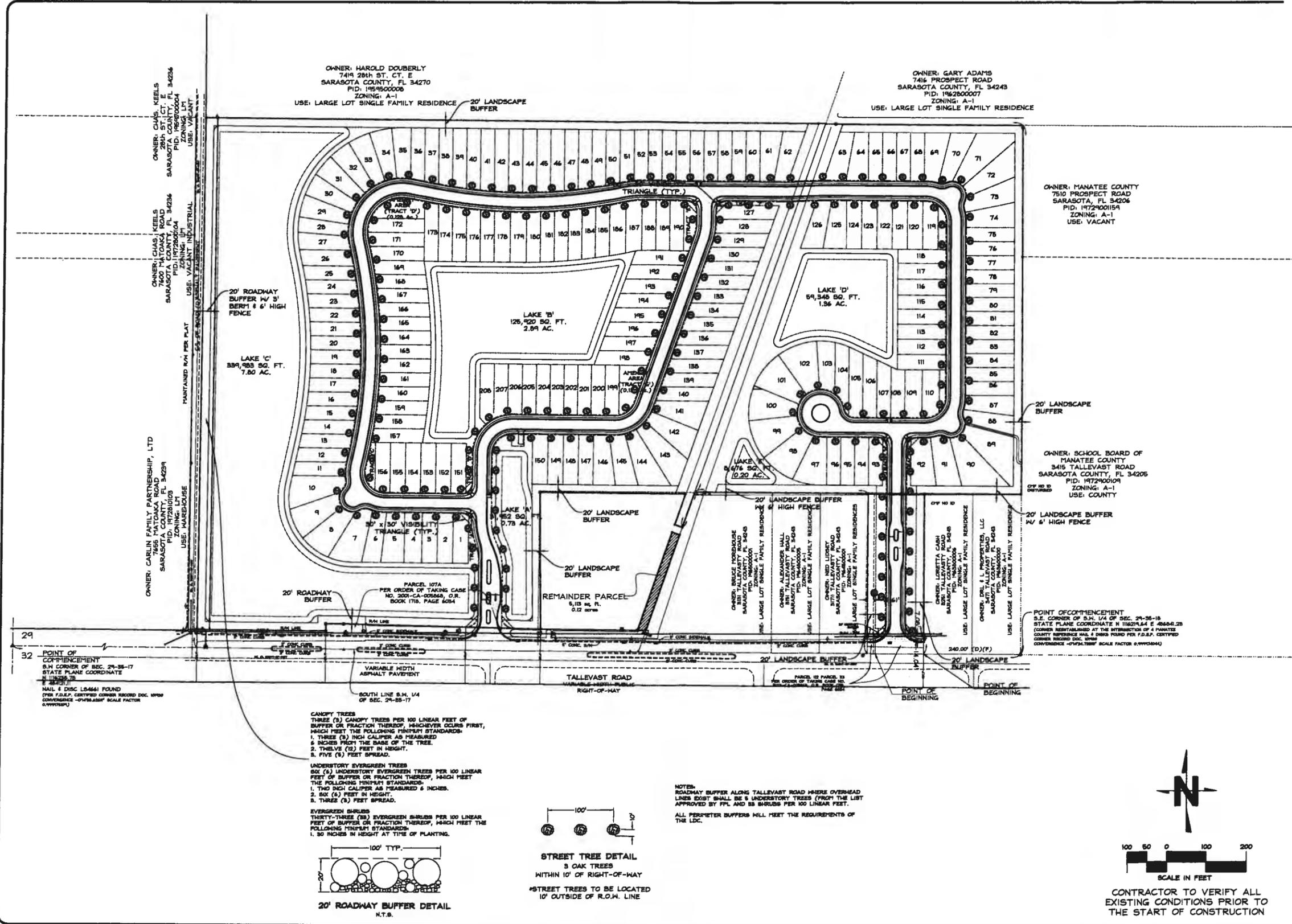
CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 5201 Lee Ridge Road, #220, Sarasota, FL 34233-5045
 (813) 927-3427
 Fax: (813) 927-3444
 Email: cavolieng@earthlink.net

CLIENT: UNIVERSITY VILLAGE, LLC
 PROJECT: UNIVERSITY VILLAGE
 SHEET: PRELIMINARY SITE PLAN

| NO. | REVISIONS | DATE | BY |
|-----|---------------------|---------|-----|
| 2 | Per County Comments | 4/24/13 | JRR |
| 1 | Per County Comments | 5/11/13 | JRR |

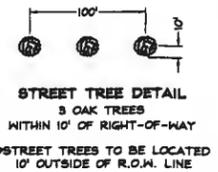
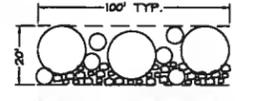
JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 46892

DRAWN: JRR
 CHECKED: JFC
 DATE: 11/1/12
 SCALE: 1" = 40'
 JOB NO.: BRUF35
 SHEET: 7

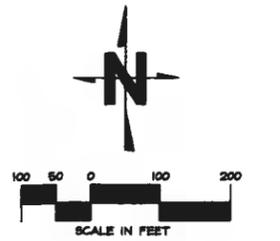


POINT OF COMMENCEMENT
S.W. CORNER OF SEC. 24-35-17
STATE PLANE COORDINATE
N 11835.75
E 4825.17
NAIL & DISC L54661 FOUND
THIS F.I.S.P. CERTIFIED CORNER RECORD DOC. WHEN
CONFORMANCE -07983887 SCALE FACTOR 0.9999994

- CANOPY TREES**
THREE (3) CANOPY TREES PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICHEVER OCCURS FIRST, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. THREE (3) INCH CALIPER AS MEASURED 6 INCHES FROM THE BASE OF THE TREE.
 2. TWELVE (12) FEET IN HEIGHT.
 3. FIVE (5) FEET SPREAD.
- UNDERSTORY EVERGREEN TREES**
SIX (6) UNDERSTORY EVERGREEN TREES PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. TWO INCH CALIPER AS MEASURED 6 INCHES.
 2. SIX (6) FEET IN HEIGHT.
 3. THREE (3) FEET SPREAD.
- EVERGREEN SHRUBS**
THIRTY-THREE (33) EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. 30 INCHES IN HEIGHT AT TIME OF PLANTING.



NOTES:
ROADWAY BUFFER ALONG TALLEVAST ROAD WHERE OVERHEAD LINES EXIST SHALL BE 5' UNDERSTORY TREES (FROM THE LIST APPROVED BY FPL AND BE SHRUBS PER 100 LINEAR FEET.
ALL PERIMETER BUFFERS WILL MEET THE REQUIREMENTS OF THE LDC.



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

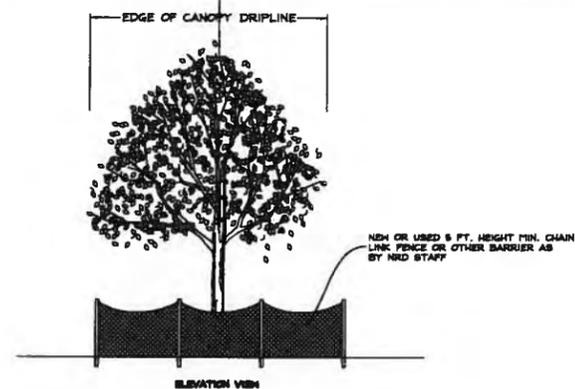
AVOLI Engineering, Inc.
Consulting Civil Engineers
11111 1727-3447
11111 1727-3446
5201 New Ridge Road, Suite 102, Sarasota, FL 34235-5045
email: cove@avolieng.com

CLIENT: UNIVERSITY VILLAGE, LLC
PROJECT: UNIVERSITY VILLAGE
SHEET: PRELIMINARY LANDSCAPE PLAN

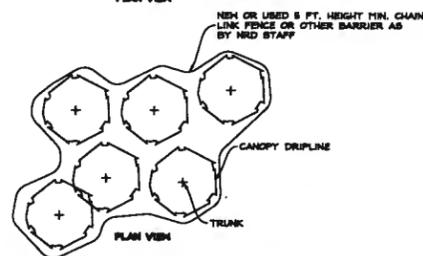
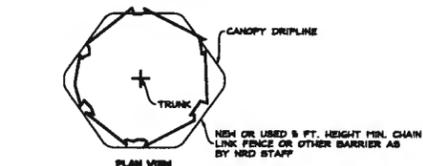
| NO. | REVISIONS | DATE | BY |
|-----|---------------------|---------|-----|
| 1 | Per County Comments | 5/22/13 | JFC |
| 2 | Per County Comments | 5/17/13 | JRR |

JOHN F. CAYOULI, P.E.
FL LICENSE NO.: 66692

DRAWN: JRR
CHECKED: JFC
DATE: 11/1/12
SCALE: 1" = 100'
JOB NO.: BRUF35
SHEET: 8

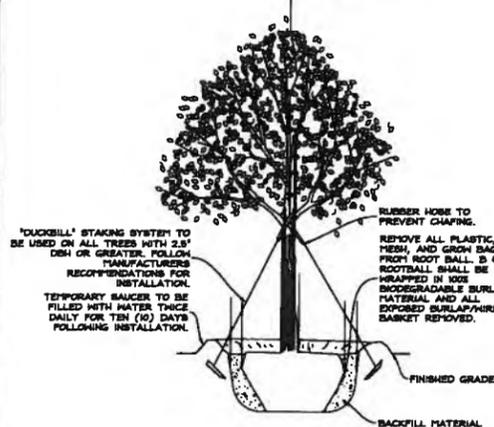


- TREE PROTECTION BARRIER ENCOMPASSES ENTIRE AREA WITHIN DRIPLINE.
 - BARRIER SHALL BE CONSTRUCTED OF 5' HEIGHT NRD OR USED CHAIN LINK FENCE OR OTHER BARRIER AS APPROVED BY NRD STAFF, WITH METAL POSTS TO BE 8' ON CENTER, PLUMS TO THE GROUND.
 - BARRIER FENCING SHALL BE MAINTAINED IN PLACE BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
 - NO PARKING, DRIVING OF EQUIPMENT, STORAGE OF CONSTRUCTION MATERIALS OR EXCAVATION SHALL OCCUR WITHIN THE TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT.



TREE GROUPS PROTECTION NOTES
 - HIGH PROTECTIVE GROUPINGS, PROTECTIVE BARRIER SHALL ENCOMPASS ALL OF THE DRIPLINES OF THE ENTIRE GROUP OF TREES AS SHOWN ABOVE. NO CONSTRUCTION ACTIVITY IS ALLOWED WITHIN THE TREE PROTECTION BARRIER AREA INCLUDING DRIVING/PARKING OF VEHICLES, STORAGE OF CONSTRUCTION MATERIALS OR EXCAVATION INSIDE THE BARRIER AREA FOR THE DURATION OF THE PROJECT.

TREE PROTECTION PLAN
 N.T.S.



NOTES:
 1) TREE SHALL BE "MULCHED IN" WHEN PLANTED.
 2) TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE.
 3) 8" DIAMETER OF MULCH SHALL BE APPLIED AROUND TREES.
TREE PLANTING DETAIL
 N.T.S.

LANDSCAPE NOTES

- LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 78, LANDSCAPE AND SCREENING STANDARDS, AND APPLICABLE DEVELOPMENT APPROVALS.
 - PLANTINGS IN REQUIRED LANDSCAPE AREAS SHALL BE WITH PLANT SPECIES THAT ARE NATIVE AND/OR NATURALIZED TO FLORIDA. ALL REQUIRED LANDSCAPE AREAS SHALL RETAIN EXISTING NATIVE TREES, SHRUBS, GROUND COVER AND GRASSES TO THE GREATEST EXTENT POSSIBLE. EXISTING TREES AND SHRUBS MEETING THE MINIMUM STANDARDS OF SECTION 78 THAT BE COUNTED TOWARDS FULFILLING PLANTING REQUIREMENTS.
 - IN ADDITION TO PROHIBITED PLANT SPECIES LISTED IN SEC. 78.A.3, THE FOLLOWING COASTAL PLANT SPECIES SHALL NOT BE PLANTED IN REQUIRED LANDSCAPE AREAS: BEACH SUNFLOWER, BUTYRONOOD, SEAGRASS AND SEA OXIDE BANY.
 - NATIVE PLANT SPECIES TYPICAL TO THE VEGETATIVE COMMUNITIES FOUND IN NON-COASTAL HAWAII COUNTY SHALL BE ENCOURAGED.
 - FOR LANDSCAPE BUFFERS IN EXCESS OF 1,000 FEET TOTAL FOR THE ENTIRE PROJECT, A MINIMUM OF THREE (3) DIFFERENT SPECIES FOR EACH PLANT CATEGORY (E.G., CANOPY TREE, UNDERSTORY TREE AND SHRUB) SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE AREAS. MASH PALM TREES ARE USED AS CANOPY TREES, A MINIMUM OF TWO (2) PALMS IN A GROUPING SHALL SERVE AS THE EQUIVALENT OF ONE (1) CANOPY TREE PURSUANT TO SECTION 78. ADDITIONALLY, IF PALMS ARE USED AS CANOPY TREES, PLANTING REQUIREMENTS SHALL APPLY.
 - INTERMITTENT CONTOURING OF SOIL TO ACHIEVE A NATURAL APPEARANCE AND TO FACILITATE DRAINAGE AND AIR FLOW IN ROADWAY AND GREENBELT BUFFERS IS PERMITTED PROVIDED CONTOURING IS ACCORDANCE WITH (1) - (4) BELOW. CONTOURING SHALL NOT BE LOCATED IN AREAS THAT WOULD POTENTIALLY AFFECT THE VISIBILITY OF PROTECTED TREES OR REQUIRED VEGETATION. OPACITY SHALL NOT BE THE PRIMARY PURPOSE FOR CONTOURING. ANY OPACITY ACHIEVED THROUGH CONTOURING SHALL BE INCIDENTAL TO THE OPACITY FROM VEGETATION. VEGETATION SHALL BE PRIMARY MEANS OF ACHIEVING OPACITY.
- CONTOURING REQUIREMENTS:**
- MAX. HEIGHT: 5'
 - MAX. SLOPE: 3:1
 - MAX. LENGTH OF INDIVIDUAL CONTOURS: 50'
 - NO POLE THAN 50% OF THE BUFFER LENGTH SHALL BE CONTOURED. CONTOURS THAT OVERLAP SHALL NOT BE DOUBLE COUNTED.
- NOTWITHSTANDING THE PROVISIONS OF THIS SECTION RELATIVE TO CONTOURING, WHERE THE SITE IS ELEVATED OR HILL BE ELEVATED ABOVE THE ADJACENT ROADWAY, THE LANDSCAPE BUFFER AREA SHALL BE ELEVATED TO THE FLOOD PROTECTION ELEVATION TO ENSURE THAT THE LANDSCAPING PROVIDES THE REQUIRED LEVEL OF PROTECTION. IN THESE CIRCUMSTANCES, THE ELEVATION SHALL NOT BE CONSIDERED PART OF THE PROVISIONS OF CONTOURING. HOWEVER, SUCH ELEVATION IS NEITHER REQUIRED NOR ENCOURAGED IF IT WOULD NECESSITATE REMOVAL OF EXISTING VEGETATION HAVING A HIGH LEVEL OF PRESERVATION OR THROUGH UNDESIRABLE NATURAL FEATURES SUCH AS NETLANS. IN SUCH CIRCUMSTANCES, OPACITY REQUIREMENTS MAY BE MET BY EXISTING VEGETATION OR NEW PLANTINGS BELOW THE FLOOD PROTECTION ELEVATION.
- IN REQUIRED LANDSCAPE AREAS, TREE PLANTINGS SHALL BE STAGGERED AND CLUSTERED IN NATURAL ARRANGEMENTS RATHER THAN IN LONG, STRAIGHT FORMAL ARRANGEMENTS.
 - REQUIRED ROADWAY BUFFERS SHALL NOT COUNT TOWARD THE TOTAL INTERIOR LANDSCAPING REQUIRED FOR PARKING AREAS.
 - AN ANNUAL REPORT DEMONSTRATING THAT REQUIRED BUFFER PLANTINGS ARE GROWING AT SUFFICIENT RATE TO ACHIEVE THE REQUIRED HEIGHT AND OPACITY REQUIREMENTS SHALL BE PREPARED BY A PROFESSIONAL QUALIFIED FOR THIS PURPOSE AND SUBMITTED TO THE PLANNING DEPT. IF THE ANNUAL REPORT INDICATES THAT REQUIRED PLANTINGS WILL NOT ACHIEVE HEIGHT AND OPACITY REQUIREMENTS, SUPPLEMENTARY PLANTINGS SHALL BE ADDED AS APPROVED BY THE PLANNING DEPT. THE SURVIVAL OF REQUIRED PLANTINGS SHALL BE GUARANTEED THROUGH PERFORMANCE SECURITY WHICH SHALL BE RELEASED UPON CERTIFICATION BY A PROFESSIONAL QUALIFIED FOR THIS PURPOSE AND APPROVAL BY THE PLANNING DEPT. THAT REQUIRED HEIGHT AND OPACITY STANDARDS HAVE BEEN ACHIEVED. UPON SUCH CERTIFICATION, ANNUAL REPORTS SHALL NO LONGER BE REQUIRED.
 - OVERHEAD POWERLINES OR DETENTION OR RETENTION PONDS SHALL NOT BE LOCATED WITHIN REQUIRED LANDSCAPE AREAS OR TREE STANDS DESIGNATED FOR PRESERVATION. DETENTION AND/OR RETENTION PONDS SHALL BE INCORPORATED INTO A LANDSCAPE BUFFER DESIGN, PROVIDED, HOWEVER, THAT SUCH INCLUSION DOES NOT CHANGE THE OVERALL BUFFER EITHER IN TERMS OF WIDTH AREAS OR OVERALL OPACITY.
 - TO AVOID CONFLICTS WITH BUFFER VEGETATION, LOTS ADJACENT TO ROADWAY AND GREENBELT BUFFERS SHALL HAVE A MINIMUM FIFTEEN (15) FEET BUILDING SETBACK FOR BUILDINGS, SWIMMING POOLS, POOL CAGES OR OTHER STRUCTURES THAT WOULD POTENTIALLY INTERFERE WITH BUFFER VEGETATION.
 - VEGETATION WITHIN PRESERVATION AREAS SHALL REMAIN IN ITS NATURAL STATE. PLANTS IN REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED IN A MANNER THAT PRESERVES THE NATURAL SHAPE AND GROWTH CHARACTERISTICS OF THE SITE AND THE NATURAL FEATURES SUCH AS NETLANS OR-SITE. THE AESTHETIC CONTOURING OF STOP-WATER RETENTION PONDS, IN CONJUNCTION WITH OTHER LANDSCAPE FEATURES, IS ENCOURAGED.
 - NO PARKING AREAS, LOADING AREAS OR BUILDING AREAS SHALL BE PLACED WITHIN ANY LANDSCAPE BUFFER.
 - TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (2/3) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE; HOWEVER, IF GREATER SWALES MUST ALLOW FOR POSITIVE FLOW OF WATER WITHOUT ANY OBSTRUCTION TO THE SITE.
 - THE REQUIRED LANDSCAPING WITHIN THE ROADWAY BUFFERS SHALL PROVIDE 80% OPACITY TO A HEIGHT OF SIX (6) FEET AS VIEWED FROM THE EDGE OF PAVEMENT FROM THE NEAREST OUTSIDE TRAVEL LANE OF THE ADJACENT THROUGHWAY ROAD WITHIN THREE (3) YEARS FROM THE DATE OF THE FINAL PLAN.
 - RENDERING SIDEWALKS OR TRAILS WITHIN THE ROADWAY BUFFERS ARE PERMITTED, SUBJECT TO APPROVAL BY THE PLANNING DEPT.

TREE REPLACEMENT INFORMATION

TREE REPLACEMENT SHALL BE PROVIDED AT THE FOLLOWING RATIO, AS REQUIRED BY SECTION 78 OF THE LDC:
 PALM TREES SHALL BE PROVIDED AT A 1:1 RATIO TO REPLACEMENT RATIO.
 ALL TREES IDENTIFIED AS REQUIRING REPLACEMENT IN SECTION 78 SHALL BE AT THE FOLLOWING RATIOS:

- 4" - 8" = 1:1
- 8" - 10" = 2:1
- 10" + = 3:1

- DISCOUNT TOBACCO SPECIES WILL BE UTILIZED TO THE GREATEST EXTENT POSSIBLE.

- PERMITTED FLORIDA BURNER GRADES TREES WILL BE UTILIZED IN ALL REQUIRED PLANTINGS.
- ALL TREES SHALL BE APPROPRIATE TO THE SOIL AND CLIMATE CONDITIONS SPECIFIC TO THE SITE.
- IRRIGATION SHALL BE FINALLY DESIGNED AND SPECIFIC-TYPE LANDSCAPING SHALL BE UTILIZED TO THE MAXIMUM EXTENT POSSIBLE.
- ALL LANDSCAPE AREAS SHALL MEET THE REQUIREMENTS OF SECTION 78, VISIBILITY TRIANGLES.
- ALL CANOPY TREES SHALL BE A MINIMUM OF 2" CALIBER, 10 FEET IN HEIGHT AND A 5 FOOT SPREAD AT THE TIME OF PLANTING.
- ALL UNDERSTORY TREES SHALL BE A MINIMUM OF 1.5" CALIBER AND 10 FEET IN HEIGHT AT THE TIME OF PLANTING.
- ALL REQUIRED SHRUBS IN VEHICULAR USE AREAS SHALL BE A MINIMUM OF 1 GALLON AND 8 INCHES AT THE TIME OF PLANTING.

OPTIONAL PLANT LIST

- CANOPY TREES THAT INCLUDE:
- LIVE OAK - SOUTHERN MAGNOLIA - MIMOSA
- RED MAPLE - LAUREL OAK - MASH PALM
- UNDERSTORY TREES THAT INCLUDE:
- DANGLING HOLLY - BAYBERRY MAGNOLIA
- EASTLON HOLLY

LANDSCAPE NOTES

- TOPSOIL MATERIAL, WHEN CALLED FOR ON THE PLANS, SHALL BE FREE OF STICKS, STONES LARGER THAN 1" DIA., PLANTS, OR ANY OTHER DEBRIS WHICH WOULD BE TOXIC OR OTHERWISE HARMFUL TO PLANT GROWTH. TOPSOIL SHOULD BE FERTILE AND OF A NATURALLY LIGHT CHARACTER.
- THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES, UTILITIES AND VEGETATION TO REMAIN ON THE SITE AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.
- IT SHALL BE THE LANDSCAPE CONTRACTOR'S FINANCIAL RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED OR KILLED AT NO ADDITIONAL COST TO THE OWNER FOR SUSTAINED PERIOD OF LESS THAN 18 MONTHS (AFTERCARE).
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE BY THE ENGINEER OF RECORD. MAINTENANCE SHALL INCLUDE PRUNING, FLOODING, WEEDING, REPLACEMENT OF BUCK OR DEAD PLANTS, WATERING (INCLUDING COST OF EQUIPMENT SUCH AS WATER-TRUCK) AND ANY OTHER CARE WHICH IS NEEDED FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
- EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
- ALL PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS DESCRIBED IN 'GRASSES AND STANDARDS FOR NURSERY PLANTS', STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE, OR EQUAL, THEREOF AS APPROVED.
- ALL SHRUB BEDS AND HEDGES SHALL BE TOP-DRESSED WITH 5" OF MULCH AS SPECIFIED IN THE PLANT SCHEDULE.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE ACTIVITIES WITH OTHER CONTRACTORS ON THE JOB SITE. ANY DAMAGE CAUSED TO OTHER WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIALS SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE BY THE OWNER.
- UNIT PRICES FOR ALL PLANT MATERIAL SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT WITH BID.
- CONTRACTOR SHALL INSTALL AN AUTOMATIC IRRIGATION SYSTEM WHICH PROVIDES 80% COVERAGE OF ALL REQUIRED LANDSCAPED AREAS, INCLUDING THE TREE/SHRUB BUFFER AS SHOWN ON PLAN.
- CONTRACTOR SHALL INSTALL ALL TREE BARRICADES AND BELT FENCING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. BELT FENCING AND TREE BARRICADES ARE SUBJECT TO INSPECTION PRIOR TO CONSTRUCTION ACTIVITIES.

IRRIGATION NOTES

MATERIAL CONTRACTOR AGREES TO FURNISH ALL MATERIALS AND LABOR NECESSARY TO PROVIDE AN OPERATIONAL IRRIGATION SYSTEM PROVIDING 80% COVERAGE OF ALL LANDSCAPE AREAS.

CONTRACTOR TO BE RESPONSIBLE FOR THE DESIGN OR ARCHITECT.

IRRIIGATION SHALL BE AS PER INSTALLATION TO BE COORDINATED WITH SITE WORK CONTRACTOR AND ENGINEER.

CONSTRUCTION SHALL BE COORDINATED WITH ALL STATE AND LOCAL CODES. USE GOOD IRRIGATION PRACTICES.

IRRIIGATION SHALL BE COORDINATED WITH LANDSCAPE AND OTHER CONTRACTORS TO AVOID INTERFERENCE WITH TREE, SHRUB AND OTHER SITE IMPROVEMENTS.

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IRRIIGATION SHALL BE COORDINATED WITH LANDSCAPE AND OTHER CONTRACTORS TO AVOID INTERFERENCE WITH TREE, SHRUB AND OTHER SITE IMPROVEMENTS.

NOTE: THE FOLLOWING DATA IS PROVIDED FROM THE TREE INVENTORY SUMMARY PREPARED BY TBD

AVOLI Engineering, Inc.
 Consulting Civil Engineers
 5201 Bee Ridge Road, #225, Sarasota, FL 34233-5045
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CLIENT: UNIVERSITY VILLAGE, LLC
 PROJECT: UNIVERSITY VILLAGE
 SHEET: LANDSCAPE NOTES

| NO. | REVISIONS | DATE | BY |
|-----|---------------------|---------|-----|
| 5 | Per County Comments | 6/22/13 | JFC |
| 2 | Per County Comments | 4/26/13 | JRR |
| 1 | Per County Comments | 8/1/12 | JRR |

JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 46972

DRAWN: JRR
 CHECKED: JFC
 DATE: 11/1/12
 SCALE: 1" = 100'
 JOB NO.: BRUF33
 SHEET: 9

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION